# Lindon City Planning Commission Staff Report

February 26, 2019

# Notice of Meeting
## *Lindon City Planning Commission*

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 26, 2019,** 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

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

1. **Call to Order**

2. **Approval of minutes**
   Planning Commission 2/12/2019

3. **Public Comment**

4. **Beany's to Go Site Plan Approval. Mike Penn and Laura Goldfinch, 531 N. State Street**
   The applicants request site plan approval for a beverage drive-thru building located in the General Commercial zone. Parcel #45:244:0001) *(15 minutes)*

5. **New Business from Commissioners**

6. **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. 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 websites.

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

**Posted By**: Kathryn Moosman, City Recorder
**Date:** 2/22/19
**Time:** 3:00
**Place:** Lindon City Center, Lindon Police Station, Lindon Community Center

## Item 1: Call to Order

Sharon Call – Chair

Mike Marchbanks

Steve Johnson

Rob Kallas

Scott Thompson

Jared Schauers

## Item 2: Approval of Minutes

Lindon City Planning Commission Meeting 2/12/2019

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, February 12, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 7:00 P.M.**

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| Conducting: | Sharon Call, Chairperson |
| Invocation: | Jared Schauers, Commissioner |
| Pledge of Allegiance: | Scott Thompson, Commissioner |

| **PRESENT** | **EXCUSED** |
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| Sharon Call, Chairperson | |
| Rob Kallas, Commissioner | |
| Mike Marchbanks, Commissioner | |
| Steven Johnson, Commissioner | |
| Scott Thompson, Commissioner | |
| Jared Schauers, Commissioner | |
| Mike Florence, Planning Director | |
| Anders Bake, Associate Planner | |
| Brian Haws, City Attorney | |
| Kathy Moosman, Recorder | |

**Special Attendee:**
Matt Bean, Councilmember

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of January 22, 2019 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 22, 2019 AS PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – 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.

**CURRENT BUSINESS –**

4. **Lindon's Edge Site Plan Approval — Castle Park Properties, LLC and Davies Design Build 126 S. Main.** Continued from January 22, 2019. The applicants request site plan approval for a fourteen (14) building business park to be constructed on approximately 5.5 acres located in the General Commercial zone. (Parcel #'s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302)

Mike Florence, Planning Director, led this discussion by stating this item was continued from the January 22, 2019 meeting. He explained for site plan approval, tonight the planning commission will be evaluating whether the site plan and buildings meet Title 17 development regulations and Commercial Design Standards. Mr. Florence noted since the meeting on January 22, 2019 the developer has made the following updates:

a) Façade materials for the two buildings along Main Street now include 85% brick and glass
b) The buildings along Main Street are oriented towards the street with a front entrance
c) Landscape islands were added as an option in the parking lot adjacent to the single family. *The applicant has provided site plans with and without the landscape islands.*

Two stalls would be lost but the parking would still be in compliance.

Mr. Florence stated the applicant proposes 14 buildings consisting of 42 individual office spaces on 5.5 acres. Each building is two stories and has an average square footage of approximately 90 square feet per floor. Certain units will also have a basement for office storage. The reception center building, at the northeast corner of the property, will remain and will continue in business.

Mr. Florence then referenced the list of items reviewed at the January 22nd meeting and explained the updated changes made. He explained the proposed buildings most align with the two-part commercial block building. He then referenced the standards for such building in the Commercial Design Standards followed by discussion.

Mr. Florence noted the City Engineer is working through any technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted. Mr. Florence stated the development will be constructed in three phases. The developer will demo the houses along Main St. first and possibly the shed on the south side. Any building or landscaping that isn't in the way of construction will remain intact until that corresponding phase starts.

Mr. Florence then referenced an aerial photo and site pictures, site plan, site plan with landscape islands, and architectural renderings followed by discussion. Mr. Florence also read the recommended conditions to be included in the motion.

Chairperson Call stated it appears the applicants have made some really good changes and addressed some concerns however they have also received information regarding concerns from some neighbors. Commissioner Kallas asked staff about the issue with the street and if that was resolved. Mr. Florence replied when the street is completed it will follow the same curb, gutter and sidewalk profile as on main street. There was then some discussion on the street width (asphalt), right of way and improvements. Mr. Florence noted he is still looking into the history of the home on the corner (dance studio).

There was then some discussion regarding the landscaping buffer and island adjacent to the residential neighborhood. Mr. Richard Gale, resident, stated he would prefer as much landscaping as possible to block the building, but they really don’t want tall trees that will block the view of the mountains. He would prefer a hedge perhaps 12 ft. as the wall is 8 ft. tall.

The applicant, Mr. Axley stated they are happy doing either one and mentioned a flowering pear tree may be a good choice and is a preferred decorative tree in the valley. Patrice Brettschneider, neighboring resident, stated she would prefer trees that would block the buildings so it still feels like a residential neighborhood. She added they have personally planted five trees there and would like to see more trees planted as a buffer.

Commissioner Marchbanks stated is important to acknowledge they should be given credit if they put landscaping on the outside of the wall property where it is not required. Mr. Axley agreed stating they have complied above and beyond the amount of landscaping that is required by city code. Ms. Brettschneider stated she is just asking for a few more trees on the landscaping strip (on their side) to break up the buildings, she is not asking to remove parking stalls. Mr. Axley stated they would be willing to re-distribute some of the trees and landscaping to be good neighbors. Commissioner Marchbanks mentioned Castle Park has been a good neighbor up to this point.

Chairperson Call stated aside from the area discussed, there are concerns with traffic noting the commission received a letter requesting a traffic study. She then turned the time over to public comment at this time.

Mr. Gale expressed the concerns of himself and his neighbors with this development. They don't think Main Street and 200 South (intersection) can handle the scope of this project and the amount of traffic this development will bring. They would like to have a traffic study done and believe it is a reasonable request before the project starts. Mr. Axley said typically they are not required to do a traffic study as they are not doing a zone change and they are expensive and a financial burden and it is not necessary; this property is zoned for what it was approved for and can handle what the use could be; that burden should not be put on the property owner.

Mr. Florence said the city doesn't look at the zone but looks at the substantial impact that will deteriorate the level of service to require a traffic study and there must be a burden to show that will happen and he is not sure that has happened yet; we don't know if the intersection is failing so that burden has not been met. Councilmember Kallas stated he thinks a traffic study would say the curb, sidewalk and gutter should be installed. He can't see that we can reject this project because the sidewalk, curb and gutter isn't finished.

Mr. Gale stated there is already a congestion problem in the neighborhood at that intersection with a tremendous influx of cars and with a new development coming in and adding more businesses it will just get worse. He feels the project may be too big for the existing street location. Eric Barzeele pointed out 800 West in Orem is the same width when the road is finished and he doesn't think the traffic percentage increase will be more than 2%.

Commissioner Marchbanks pointed out that businesses in business parks aren't the enemy for traffic as residents usually generate a lot more traffic. He pointed out that staff would recommend a traffic study report if they thought it was warranted. He believes the residents will be amazed at how nice a neighbor this project will be rather than more homes or retail space. Mr. Axley agreed stating this will not have the movement of a residential neighborhood.

Chairperson Call mentioned the concerns of the landscaping and traffic study noting the building materials issue has been resolved. Mr. Axley indicated they would be happy to meet with the affected neighbors regarding the landscaping trees.

Following some additional discussion, the Commission agreed to require trees on the North side of the East side (to work with the neighbors) and the landscape island. The Commission also agreed that a traffic study is not warranted.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion to continue.

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL FINALIZE ENGINEERING REVIEWS; 2. A PLAT AMENDMENT BE RECORDED PRIOR TO CONSTRUCTION BEGINNING; 3. SHARED PARKING BE APPROVED AS OUTLINED IN THE DEVELOPERS PARKING ANALYSIS. IF THE SHARED PARKING BECOMES AN ISSUE WHERE INSUFFICIENT ON-SITE PARKING IS NOT PROVIDED DUE TO INCOMPATIBLE SHARED USES OR VEHICLE PARKING OVERFLOWS INTO THE SURROUNDING NEIGHBORHOOD THE PROJECT PROPERTY OWNERS WILL SECURE ADDITIONAL PARKING THROUGH PURCHASE OR AGREEMENT. UPON COMPLAINT, THE CITY MAY REQUIRE CHANGES TO HOURS OF OPERATIONS FOR THE SHARED USES, AN UPDATED SHARED PARKING ANALYSIS, OR OTHER REQUIREMENTS TO PROVIDE SUFFICIENT PARKING; 4. IF THE BUSINESS PARK AND THE RECEPTION CENTER WERE EVER TO HAVE DIFFERENT OWNERSHIPS THEN A DEED OR OTHER LEGAL INSTRUMENT WILL BE RECORDED GUARANTEEING ACCESS TO PARKING AS PER LINDON CITY CODE TITLE 17; 5. DUE TO THE DEVELOPMENT BEING CONSTRUCTED IN PHASES AND THE NEED TO SHARE PARKING BETWEEN USES, A MINIMUM OF ONE HUNDRED (100) PARKING STALLS WILL BE CONSTRUCTED AND AVAILABLE FOR PHASE ONE; 6. LIGHT POLES ALONG MAIN STREET WILL BE INSTALLED THAT MEET LINDON CITY DEVELOPMENT STANDARDS; 7. MEET LANDSCAPING AS DISCUSSED BY PUTTING TREES INTO LANDSCAPING ISLANDS ON THE NORTH SIDE OF THE EAST END OF THE FENCE AND A FEW TREES ON THE SOUTH SIDE OF THE FENCE ON THE WEST END 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. **Lindon's Edge Plat Amendment – Castle Park Properties, LLC and Davies Design Build 126 S. Main**. The applicant's request Subdivision Plat Amendment approval of the Lindon's Edge Plat A Subdivision to consolidate existing parcels into one lot located in the General Commercial zone. (Parcel #'s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302).

Mr. Florence led this discussion by explaining the applicant, Castle Park is asking to consolidate existing parcels into one lot. He explained that Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat. Mr. Florence noted under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots.

Mr. Florence indicated this is just cleaning up the site so it's all under one ownership so there is one lot. He noted the City Engineer is working through any technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment. He indicated Castle Park owns all parcels that will be amended as part of the application for one lot; the proposed plat amendment is located in the General Commercial (CG) zone and meets minimum lot size and frontage requirements.

Mr. Florence then presented an aerial image with parcels, parcel map, and plat followed by discussion. Chairperson Call stated she has no further questions.

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

COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF LINDON'S EDGE PLAT "A" WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. **Site Plan Approval for Lot 3 of Mountain Tech South approximately 400 N. 2800 W.** Continued from December 11, 2018. Mark Weldon, on behalf of WICP West Mountain Tech South, requests site plan approval for a 158,000 square foot office building in the Regional Commercial zone. (Parcel #14:059:0040).

Mr. Florence gave an overview of this discussion item stating at the December 11th Planning Commission meeting the Planning Commission gave subdivision approval for the three-lot development and site plan approval for the two office/warehouse buildings; the planning commission continued site plan approval of the office building to

review a traffic circulation plan, traffic study, and updated renderings of the parking structure. He noted parking standards are based on the zone and the different uses in the building and their respective square footage.

Mr. Florence explained the Regional Commercial zone is specific regarding architectural design of buildings in the zone. The applicant's proposal includes a three-story parking structure for 673 vehicles. At the last meeting, the planning commission continued the review of the parking structure for the applicant to return with a design that is more architecturally similar to the office building. The applicants design has removed some of the concreate supports and replaced them with steel supports and vegetation screens. He then referenced a picture from a different project of what those screens may look like. He also referenced for discussion the following code section:
Lindon City Code 17.54.060 (1)(a)

- *Any parking structure above the finished ground elevation shall have the same setback requirements as outlined for buildings, and shall be architecturally integrated through use of the same or similar materials, colors, rhythm, landscaping, etc. Interior parking lot landscaping, as outlined in Section 17.18.085, must be provided for any parking stall in a parking structure that is visible from a "bird's eye view."*

Mr. Florence stated at the last meeting, the planning commission continued the site approval of the office building and requested that the applicant provide a traffic circulation plan and traffic study. The site plan shows that the north/south access road is blocked in the middle with basketball courts. This was to limit traffic from other properties using this road as a cut through to the Pleasant Grove Interchange. He then presented a circulation plan that isn't much different than what the commission saw last time but they are more supportive of the updated plan. Regarding the traffic study and feedback from city staff and UDOT, the major items that came out of the study are as follows:

- The intersection at 2800 W. 600 N. already fails due to the amount of traffic during evening peak hours (4-6 p.m.)
- UDOT has determined that the intersection warrants a traffic signal but Lindon and American Fork Cities will need to ensure that the right-of-way is provided and the improvements installed prior to UDOT installing the traffic signal. Installing the traffic signal improves the level of service from a level F to a level C
- By 2024 the level of service at the intersection decreases to a level D
- 2800 W. and 400 N. needs to be improved to a 66' right-of-way that would include two drive lanes and a center turn lane
- UDOT would like to see deceleration and acceleration lanes built for the development on 600 N.
- When the intersection improvements are constructed, vehicles will no longer be able to do Uturns where they currently turn on 600 N. and will only be able to turn at the intersection
- The traffic engineer determined that the internal circulation is sufficient to accommodate the anticipated traffic flows

<u>Developer Improvements</u>

- The developer has agreed to plan for and install improvement on their property to accommodate the traffic signal. The developer previously made the improvements for Mountain Tech 3. The remaining improvements are in American Fork's jurisdiction and the developer and City have agreed to work with those property owners and the City to try and get the improvement installed. The exact right-of-way still needs to be studied and approved by UDOT but the developer has provided a proposed design
- The developer is dedicating 9 feet on 400 N. and 14 feet on 2800 W. and improving the right-of-way on his half of the street. When the remaining properties develop the right-of-way will be developed to it full 66' width and a center turn lane will be installed
- The developer will need to continue to work with UDOT on studying the acceleration and deceleration lanes on 600 N.

Mr. Florence then presented the Site Plan, Architectural Renderings (office building and parking structure), traffic circulation plan, emergency vehicle circulation followed by some general discussion.

Following discussion, the Commission agreed the changes made look great on the parking structure and ties in nicely; it is similar in building materials to the main building. Chairperson Call stated it appears the concerns regarding the traffic study and site circulation have also been addressed. Mr. Weldon stated they are willing to spend the money (but they are not required to do) to improve the northwest corner to help with the light. They are also asking DoTerra for any help with the light so it happens sooner rather than later. Chairperson Call stated they appreciate what he is willing to do.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. FINAL DESIGN OF THE OFFICE BUILDING AND PARKING STRUCTURE ARE TO COMPLY WITH LINDON CITY DESIGN STANDARDS; 2. THE PROJECT COMPLIES WITH ALL ENGINEERING REQUIREMENTS AS DETERMINED BY THE CITY ENGINEER BASED UPON CITY STANDARDS; 3. PROPOSED AND FUTURE ACCESS ROADS IN AND OUT OF THE SITE WILL BE CONSTRUCTED AS PROPOSED IN THE TRAFFIC STUDY; 4. THE APPLICANT WILL CONTINUE TO WORK WITH LINDON CITY AND UDOT ON DESIGNING AND DEDICATING THE APPROPRIATE RIGHT-OF-WAY ON THE MOUNTAIN TECH SOUTH PROPERTY TO ACCOMMODATE THE INTERSECTION SIGNAL; 5. PROPERTY WILL BE DEDICATED ON THE MOUNTAIN TECH SOUTH PLAT TO ACCOMMODATE THE 66' RIGHT-OF-WAY ON 2800 WEST AND 400 NORTH AND IMPROVEMENTS INSTALLED ON THE MOUNTAIN TECH SOUTH PROPERTY; 6. THE DEVELOPER WILL CONTINUE TO WORK WITH UDOT TO FURTHER STUDY THE ACCELERATION AND DECELERATION LANES ON 600 NORTH. 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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| CHAIRPERSON CALL | AYE |
| COMMISSIONER MARCHBANKS | AYE |

COMMISSIONER KALLAS AYE
COMMISSIONER JOHNSON AYE
COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED UNANIMOUSLY.

7. **Concept Review – Mountain Tech South Lot 4. Approximately 400 N. 2800 W.** Mark Weldon requests concept review for Lot 4 to orient the proposed building towards the interior of the business park. A Concept Review allows applicants to receive Planning Commission feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. (Parcel #14:059:0040)

Mr. Florence led this discussion by stating the Regional Commercial zone requires under code 17.54.050 (1)(b) that buildings be oriented to the main street. Mr. Weldon is requesting feedback before applying for site plan approval whether the proposed building for Lot 4 can be oriented to the interior of the development with the back of the building oriented to 400 North. He noted concept reviews are to provide general feedback only and no decisions will be made or voted on tonight. He pointed out that the DoTerra warehouse building is oriented with the rear of the building towards 400 North.

Mr. Florence indicated from staff's research, it appears that the planning commission allowed the DoTerra warehouse to be oriented towards I-15 and to be oriented to the call center office building to create a campus type design. Because the warehouse was not oriented towards the street it appears that the planning commission required an increased amount of landscaping area and planting as well as a solid fence along 400 North. The DoTerra plan shows 158'of landscaping behind the meandering sidewalk for the portion screening the loading docks. The areas screening the parking lots are between 28' and 44'. The developer of Mountain Tech South is requesting that the proposed building on Lot 4 be oriented with the back of the building oriented towards 400 North and the side of the building to 2800 West.

Mr. Florence stated Mr. Weldon is proposing an increased amount of landscaping and a solid masonry wall to screen the back of the building. From the back of the meandering sidewalk to the north edge of the landscaping measures about 77'. However, there is a significant stormwater detention pond as part of this area that will receive detention for a large portion of the development. The current plans for lots 1, 2, 3 shows the detention area as rock but the site plan that the developer has provided shows the area as a "green" color that may indicate landscaping.

Mr. Florence stated Mr. Weldon is asking that the planning commission clarify if the detention area will be landscaped or if it will remain as rock. He noted the commission should also consider the width of the landscaping and how the sites function. He noted Mr. Weldon is also providing an increased amount of architectural detail and windows that will face 2800 West to help make the façade more attractive from the street.

Mr. Florence then presented the following exhibits: Site Plan, building renderings, Landscape plan, DoTerra landscape plan, and DoTerra rendering followed by discussion.

Mr. Weldon explained this project will be located next to the sewer treatment plant and next to the curvature of the road. He stated they would like to flip the building for two reasons:

1. So it doesn't face the sewer or the radius of the road
2. Offices are facing the other direction which will help alleviate the smell from the sewer plant
3. They will share the parking lot and have a wonderful view and they won't see truck wells.

Mr. Weldon then spoke on the building materials, landscaping and associated costs to ensure it is a nice building that meets all standards. Following some general discussion regarding landscaping comparison with DoTerra and the building positioning, the planning commission was in agreement that they are comfortable with flipping the building as there are compelling reasons due to the proximity to the sewer treatment plant and when the Vineyard Connector comes in; it appears this is the right way to situate the building and will add to the look of the campus.

Chairperson Call asked if there were any further comments or discussion. Hearing none she moved on to the next agenda item.

8. **Lindon Ridge Plat Amendment – approximately 45 S. Main Street**
   The applicant requests Subdivision Plat Amendment approval of the Lindon Ridge Subdivision to consolidate existing parcels into one lot located in the General Commercial zone. (Parcel #'s 14:070:0249, 14:070:0254, 14:070:0036, 14:070:0124, 14:070:0090, 14:070:0092, 14:070:0229, 14:070:0126, 14:070:0125, 14:070:0320)

Anders Bake, Associate Planner, gave an overview of this discussion item stating Lindon Ridge Apartments is petitioning to consolidate existing parcels into one lot. He noted the City Council gave final site plan approval for the Lindon's Ridge Senior Apartments in December 2018. He explained that Lindon City Code references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots. He stated a mix of commercial and residential surround this parcel.

Mr. Bake stated the City Engineer is working through all technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment tonight. He indicated the applicant owns all parcels that will be amended as part of the application for one lot. A site plan including the development of three apartment buildings on this property has previously been approved by the Planning Commission and City Council. He noted the proposed plat amendment is located in the Senior Housing Facility Overlay (SHFO) zone and meets minimum lot size and frontage requirements.

Mr. Bake then presented an Aerial photo, Parcel map, previously approved Lindon's Ridge Site Plan and plat followed by discussion. Mr. Bake also read the proposed conditions to include in the motion. Chairperson Call stated this appears to be a pretty straightforward request.

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

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF THE LINDON'S RIDGE PLAT WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

9. **Beany's to Go Site Plan Approval. Mike Penn and Laura Goldfinch, 531 N. State Street.** The applicants request site plan approval for a beverage drive-thru building located in the General Commercial zone. Parcel #45:244:0001)

Mr. Florence stated this item has been pulled from the agenda as the applicant is working through some issues with UDOT and it will be discussed at the next meeting.

Chairperson Call called for any comments or discussion from the commission. Hearing none she moved on to the next agenda item.

10. **DoTerra Plat Amendment – 2400 West 400 North.** The applicant requests Subdivision Plat Amendment approval of the DoTerra Lindon Subdivision Plat A to consolidate two existing parcels into one lot located in the Regional Commercial zone. (Parcel #'s 14:059:0026 and 14:059:0048)

Mr. Florence gave an overview of this discussion item stating DoTerra International is petitioning to consolidate two parcels they own into one lot (this project is currently under construction). He noted Lindon City Code references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots. Mr. Florence stated the applicant is not in attendance but is fine with what is in the staff report.

Mr. Florence noted the City Engineer is working through all technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment. Mr. Florence stated DoTerra International, owns both parcels which will be amended as part of the application for one lot. A distribution warehouse and a call center building are currently under construction on the two lots. The proposed plat amendment is located in the Regional Commercial zone and meets minimum lot size and frontage requirements.

Mr. Florence then referenced an Aerial Image, Parcel Map, the previously approved DoTerra Site Plan and the Plat followed by some general discussion. Chairperson Call stated this appears to be a straightforward plat amendment request.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF AN AMENDMENT TO THE DOTERRA PLAT WITH THE FOLLOWING CONDITION: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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|---|---|
| CHAIRPERSON CALL | AYE |
| COMMISSIONER MARCHBANKS | AYE |
| COMMISSIONER KALLAS | AYE |
| COMMISSIONER JOHNSON | AYE |
| COMMISSIONER THOMPSON | AYE |
| COMMISSIONER SCHAUERS | AYE |

THE MOTION CARRIED UNANIMOUSLY.

11. **<u>New Business: Reports by Commissioners</u> –** Chairperson Call called for any new business or reports from the Commissioners.

Chairperson Call suggested doing some design standards training when a full Commission is in place. Councilmember Bean mentioned they have about six people they will be interviewing for the planning commission vacancy. There was then some discussion regarding street improvements and landscaping at the corner of 200 south and main street. There was also some discussion regarding a future review of the sign ordinance.

12. **<u>Planning Director Report</u> –**
    - City email review update

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

**ADJOURN** –

COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE MEETING AT 9:25 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 26, 2019

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Sharon Call, Chairperson

_____
Michael Florence, Planning Director

## Item 3: Public Comment

**1 -** Subject _____

Discussion_____

_____

**2** - Subject _____

Discussion_____

_____

**3** - Subject _____

Discussion_____

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# Item 4: Site Plan — Beany's to Go
# 531 N State St.

**Date: February 26, 2019**

**Project Address:** 531 N State St.
**Applicant**: Mike Penn & Laura Goldfinch
**Property Owner**: Platt, Valerie & Edward (Linden Nursery)

**General Plan**: Commercial
**Current Zone**: General Commercial (CG)

**Parcel ID**: 45:244:0001

**Type of Decision**: Administrative
**Council Action Required**: No
**Presenting Staff**: Anders Bake

**Summary of Key Issues**

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and Commercial Design Standards.

**Overview**

1. The applicant proposes to remove an existing outdoor restroom building and construct a new drive-through coffee shop building on the Linden Nursery property. The event center is currently constructing new restrooms in the existing building.

**Motion**

I move to (*approve, deny, continue*) the applicant's request for site plan approval with the following conditions:

1. The applicant will finalize engineering reviews;
2. The applicant will install bike parking as per Lindon City code
3. All items of the staff report.

**Surrounding Zoning and Land Use**

North: General Commercial – Saratoga Jewelry Co
South: General Commercial – Linden Nursery
East: General Commercial – State Street/single family & commercial
West: Residential (R1-20) – Linden Nursery

**Site Development Standards**

**Parking** – the applicants site plan meets vehicle parking requirements but does not provide the two required bicycle parking spaces.

| ***Required*** | ***Provided*** |
|---|---|
| Eating and Drinking Establishments | 5 stalls - compliant |
| 2 bike stalls required in CG zone | 0 - not compliant |

**Landscaping Standards**
The General Commercial zone requires a landscaped berm at least three feet high and twenty feet wide along all public street frontages. An existing berm along State Street meets this requirement. The code requires that trees shall be planted thirty feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas. The site plan indicates an existing tree and notes that new trees will be planted every 30 feet along State Street in the portion of the property adjacent to the applicant's building.

Interior Landscaping

| ***Required*** | ***Provided*** |
|---|---|
| Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space. | The existing open space on the property meets landscaping requirements. |

**Phasing**
The site and building will be constructed in one phase.

**Traffic Circulation**
The site plan provides adequate traffic circulation for the proposed use. All customers will enter and exit the site at the main driveway for the Linden Nursery and event center from State Street. Customers will drive in a counter clockwise loop around the building. The 20' turn radius meets city engineering standards and the route will be controlled using curbing and planter boxes. There is a second access at the North end of the site which will not be accessible to Beany's customers. The access is currently used by the nursery but UDOT as part of this approval has required that the gate will remain locked at all times except when it is being actively used by the nursery.

**Building Design and Architectural Standards**
Buildings in the General Commercial zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings.

The proposed buildings most align with the one-part commercial block building. Below are the standards for such building in the Commercial Design Standards:

| **Design Element** | **Design Standard Requirement** | **Compliance** |
|---|---|---|
| Massing and Form | If the structure is used for a business requiring a drive-through area, use an extension of the roofline detail and supportive elements on the façade to encompass a covered drive-through area that is consistent with the building. | The applicant will provide an updated rendering for the meeting. |
| Height and Scale/Size | Bays should vary in width from 15-25' Proposed height is approximately 16' | Compliant |
| Roofing | Sloped roofs should be the primary roof form and should use a material that is | Compliant |

| | | |
|---|---|---|
| | compatible in material and color with the exterior material of the building. | |
| Exterior Walls and Surfacing (building Materials) | Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades. | The applicant will provide an updated rendering for the meeting. |
| Fenestration (windows and doors) | Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone. | Compliant |
| Exterior Trim and Decorative Detailing | Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail | Compliant - Detailing or fenestration is provided at least every 25 feet. |

**Development Size and Setbacks**

| ***Required*** | ***Provided*** |
|---|---|
| Development lot size: 20,000 sq ft | 8.94 acres |
| Front: 20' | 40' |
| Rear when adjacent to residential: 40' | >40' |
| Side adjacent to commercial: 0' | >40' |
| Side adjacent to commercial: 0' | >40' |

**Engineering Requirements**

The City Engineer is working through technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment.

**Staff Analysis**

The new Beany's To Go will be an attractive amenity to the commercial corridor of Lindon City. The items of bicycle parking should be evaluated further by the planning commission.

**Exhibits**

1. Aerial photo
2. 3D rendering
3. Site Plan
4. Building elevations

Exhibit 1

Exhibit 2

## Item 5: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

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Discussion

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Item 1 – Subject _____

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Discussion

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## Item 6: Planning Director Report:

## ADJOURN