

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 10, 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.

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

PRESENT **EXCUSED**

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner – arrived 8:37
Steven Johnson, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Renee Tribe, Commissioner
Mike Florence, Planning Director
Anders Bake, Associate Planner
Kathryn Moosman, Recorder

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 August 27, 2019 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 27, 2019 AS PRESENTED. COMMISSIONER THOMPSON 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.

Jeff Southard, Lindon resident, was in attendance to clarify from the last meeting regarding Avalon Senior Apartments that federal law states one resident who is 55 and older and no one under 18 can live in Avalon. However, the Lindon City ordinance is stricter and wiped that requirement out entirely as it has to be 55 and older and they are meeting the requirement of no one under 18 years of age. He stated he gave a copy of the rental agreements to the planning director for verification. He added Avalon staff complies with all requirements. He noted the current rent ranges from \$918 to \$1,320 per month with only eight units that are more expensive. He pointed out that most units meet the moderate-income housing affordability act and a fair number of the units would help meet the moderate-income housing requirements. Chairperson Call thanked Mr. Southard for the clarification.

2 **CURRENT BUSINESS –**

4 At this time, Chairperson Call proposed to amend the agenda order and have item
6 number five prior to reviewing item number four. She then called for a motion to amend
the agenda order.

8 COMMISSIONER THOMPSON MOVED TO AMEND THE AGENDA ITEM
10 ORDER TO REVIEW ITEM NUMBER FIVE AND THEN RESUME TO AGENDA
ITEM NUMBER FOUR. COMMISSIONER TRIBE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

12 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
14 COMMISSIONER JOHNSON AYE
COMMISSIONER THOMPSON AYE
16 COMMISSIONER SCHAUERS AYE
COMMISSIONER TRIBE AYE
18 THE MOTION CARRIED UNANIMOUSLY

20 **4. Training on the Lindon City Commercial Design Standards.**

22 Mike Florence, Planning Director, stated as requested by the Commission, he will
be presenting training on the Lindon City Commercial Design Standards. Mr. Florence
24 began by stating the Commercial Design Standards are applied to all areas zoned
Commercial General on State Street and 700 North. He noted the object of these
26 guidelines is to guide future development that will enhance the character of Lindon City.
He explained the Standards are broken down into three sections as follows:

- 28 • Streetscape
- Layout and Spatial Form
 - 30 • Amenities
 - Trees
 - 32 • Landscaping, Paving, Entry Markers
 - Lighting
 - 34 ○ Street and Ped Scale
- Site Design
- 36 • Setbacks
 - Parking
 - 38 • Driveways and Circulation
 - Site/Building Lighting
 - 40 • Signs
- Architectural Character
- 42 • Historical Home Types
 - Commercial Block Forms
 - 44 • Massing and Orientation
 - Height
 - 46 • Mixed Use Housing
 - Exterior Walls and Surfaces
 - 48 • Textures, Colors, Finishes

- Windows, doors and Fenestration
- Exterior trim and decorative detailing
- Roofing
- Mechanical and Service areas

Following the presentation there was some general discussion regarding the standards and sections presented. Chairperson Call thanked Mr. Florence for the update and valuable information.

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

5. 7th at Geneva Road Site Plan Approval —Axley-Way Investments, LLC. 775 N. Geneva Rd. Axley-Way Investments, LLC requests site plan approval for a 31,000 square foot commercial building in the Lindon Village zone. Parcel # 14:053:0161

Anders Bake, Associate Planner, led this discussion by giving a brief overview of this item explaining for site plan approval, tonight the Planning Commission will be evaluating whether the site plan and building meet Title 17 development regulations and Commercial Design Standards.

Mr. Bake went on to say the property at 775 N Geneva recently received subdivision approval to divide the existing parcel into two lots and the applicant will be developing on the new north parcel. He noted the applicant has recently demolished all existing buildings on the site and is proposing to build one new multi-tenant building with a future retail pad site on the corner of Geneva Road and 700 North. He explained the applicants building will include tenant space that will be a combination of uses that include office, retail, showroom and accessory indoor storage to support the retail use.

Mr. Bake indicated the applicant's site plan meets vehicle parking requirements of one stall per 350 square feet of office space and one stall per 500 square feet of showroom and accessory storage area; the site has a total of 66 stalls with 3 ADA stalls. He added the site plan also meets the required bicycle parking with 6 spaces and provides adequate traffic circulation for customers and trucks. The site also provides access from Geneva road to the future commercial property to the south.

Mr. Bake explained the commercial landscaping standards require a 20-foot-wide and 3-foot-high landscaping strip along public street frontages unless otherwise approved by the Planning Commission. He noted the applicant would like to request that the berm along Geneva road be less than 3 feet high due to the building sitting below the street and sidewalk grade. He pointed out the landscaping standards also require the applicant to submit an overall landscaping plan that identifies "areas to be sod or other types of vegetation or ground cover."

Mr. Bake indicated the applicant has not yet submitted a landscaping plan so compliance with ground cover vegetation requirements cannot be determined at this time. He noted a plan was submitted prior to this meeting for review by staff. Mr. Bake turned the time over to the applicant for comment.

The applicants spoke on the building materials and fenestrations they plan to use noting they are trying to deal with the vision of the corridor. He pointed out they have had a lot of people interested in the area and have indicated they like the look of the

2 building; they feel they can bring good revenue to the city. The applicant also asked the
Commission if it would be alright to have a 3 ft. berm on Geneva Road because of the
4 building sitting below the street and sidewalk grade. The Commission stated they have no
problem with that due to the topography.

6 Following some additional discussion, the Commission directed the applicant to
redo their rendering to include the entry way dressed up (canopy), appropriate lighting,
8 some vertical landscaping features, color differentiation, and to show the board form and
bring it back before the Commission for review.

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

12
COMMISSIONER THOMPSON MADE A MOTION TO CONTINUE THIS
14 ITEM TO THE NEXT MEETING. COMMISSIONER KALLAS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

16	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
18	COMMISSIONER JOHNSON	AYE
	COMMISSIONER MARCHBANKS	AYE
20	COMMISSIONER THOMPSON	AYE
	COMMISSIONER SCHAUERS	AYE
22	COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 24
6. **New Business: Reports by Commissioners** – Chairperson Call called for any
26 new business or reports from the Commissioners.

28 Chairperson Call asked for an update from the last city council meeting and what
happened with the Ivory Homes Concept Review discussion. Mr. Florence stated he gave
30 the same presentation to the Council as given to the Planning Commission noting the City
Council was split with two not in favor and two moderately in favor with some design
32 changes and more information. He noted staff will redline it and bring the changes back
to both the Planning Commission and City Council for review.

- 34
7. **Planning Director Report** –
36 • General City Updates

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

40
ADJOURN –

42
COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
44 MEETING AT 8:55 PM. COMMISSIONER TRIBE SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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48 Approved – September 24, 2019

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Sharon Call, Chairperson

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Michael Florence, Planning Director