

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, December 8, 2020 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: Sharon Call, Chairperson
Invocation: Jared Schauers, Commissioner
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

EXCUSED

Sharon Call, Chairperson
Mike Marchbanks, Commissioner
Rob Kallas, Commissioner
Steven Johnson, Commissioner -via remotely
Scott Thompson, Commissioner-via remotely
Jared Schauers, Commissioner
Renee Tribe, Commissioner
Mike Florence, Planning Director
Anders Bake, Associate Planner
Kathryn Moosman, City Recorder

Special Attendee:

Councilmember Vanchiere - via remotely

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 November 24, 2020 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 24, 2020 AS PRESENTED.
COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Call 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. **Major Subdivision – Green Valley – Approximately 600 North Main Street.**
Alan Colledge is seeking preliminary major subdivision approval for a four-lot single family home development at approximately 600 North Main Street. (Parcel numbers: 14:071:0230, 14:068:0214, 14:068:0196, 14:071:0316, and 14:042:0186).

2 Anders Bake, Associate Planner, led this agenda item by giving a brief overview
stating this proposed 4-lot subdivision meets the minimum lot size and infrastructure
4 requirements for the R1-20 zone. He noted as part of this development, a portion of Main
Street will be constructed continuing the street South of 600 North and ending in a
6 temporary cul-de-sac; the road alignment follows the Lindon City Street Master Plan
map.

8 Mr. Bake stated this subdivision layout was previously approved by Lindon City
through a Major Subdivision application that received City Council approval on
10 12/17/2013 and final city engineer approval on 2/18/2015. The approved plat was not
recorded with Utah County and has since expired, requiring the applicant to reapply for
12 subdivision approval. He noted in 2013 the City Council gave three conditions of
approval for items that were missing on the original plans and all of these items are
14 included in the updated plans and have been reviewed by city staff.

Mr. Bake then went over the Lot Requirements, (R1-20 zone) and the Subdivision
16 Requirements noting all requirements are in compliance. Mr. Bake noted the City
Engineer is working through any technical issues related to the plat and civil engineering
18 plans and will ensure all engineering related issues are resolved before final approval is
granted. He also read the conditions of approval included in the motion. Mr. Bake then
20 presented an Aerial photo, Lindon City Street Master Plan Map section and the Plat
followed by some general discussion.

22 Lindon resident Jim Peters, addressed the commission at this time. Mr. Peters
stated he is a neighbor to the property in question. Mr. Peters then referenced the map
24 showing where the sewer ties in pointing out it ties in at 480 North and not 600 North. He
pointed out the secondary water line is in the middle of the street at the end of the
26 pavement. He added out in front of his house is a water meter box that is important for
surveying and further up the street to the south edge of the Nelson property there is a
28 plastic bucket for the culinary water belt. He questioned if they are allowing public
access to Wadley Farms from main street and if so, is that on the plan. His objection to
30 that is that main street is an artery but 600 North is not an artery and not designed as that
so it would create a lot of traffic on the secondary street.

32 Mr. Florence stated that issue will be discussed at a future meeting. He directed the
commission to make sure they are focused on the 4-lot subdivision and not Wadley
34 Farms as this application does not grant Wadley Farms access. Mr. Florence also spoke
on the reimbursement process noting within six months of installation a reimbursement
36 application must be filed with the city.

Mr. Peters re-iterated that safety issues and street lighting are issues of concern for
38 him. Mr. Florence pointed out that development requires a street light but they can
coordinate with Mr. Colledge on where that light can go. Chairperson Call commented
40 that these issues are things that can be worked through with staff (as far as water, sewer
and lighting). Mr. Florence confirmed that statement. Mr. Florence added that staff will
42 be working with Mr. Colledge on the final engineering plans. He also spoke on the
temporary turnaround noting they will confer with the city attorney on that matter and it
44 does not need to be considered tonight. Mr. Colledge commented that traffic impacts will
be minimal. Mr. Peters suggested that a sign that says "no outlet" would be good as they
46 get a lot of turnaround traffic as it is now.

2 Following some additional discussion, the commission agreed this is a pretty
straightforward request and were in agreement to approve the major subdivision
4 application as presented with the conditions as listed in the motion.

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

8 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF THE GREEN
10 VALLEY SUBDIVISION PLAT WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH THE CITY STAFF TO MAKE
12 ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2.
THE PLAT WITH LOT LAYOUTS IS APPROVED AS PROVIDED IN THE STAFF
14 REPORT; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL PROVIDE
STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES
16 OF OWNER'S CONSENT TO DEDICATION, AND OBTAIN SIGNATURE OF ALL
ENTITIES INDICATED ON THE ATTACHED SUBDIVISION PLAT; 4. COMPLETE
18 (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE),
WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL
20 REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 5. THE PLANS AND
PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE
22 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;
6. PRIOR TO FINAL DEVELOPMENT APPROVAL THE APPLICANT SHALL
24 PLACE PERMANENT SURVEY MONUMENTS IN THE SUBDIVISION; 7. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED
26 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
28 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
32 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

34 THE MOTION CARRIED UNANIMOUSLY.

36 **5. Minor Subdivision – Mountain Tech 6 and 7 – Approximately 2575 West 400**
North. Mark Weldon, on behalf of WICP Mt. Tech 6/Mt. Tech 7 LLC, requests
38 approval for a two-lot commercial subdivision at approximately 2575 West 400
North in the Regional Commercial Zone. (Parcel numbers: 14:059:0036 and
40 14:059:0058)

44 Mike Florence, Planning Director led this agenda item by explaining Annette
Roylance is in attendance representing the applicant, Mr. Weldon tonight. He explained
46 they are proposing a two-lot minor subdivision for two office/warehouse buildings. The
proposed lot sizes are 7.764 acres for Lot 1 and 7.329 acres for Lot 2. He noted this is a
48 two-part application request with the minor subdivision being presented first and the next
item being the site plan.

2 Mr. Florence stated the plat shows 30' wide private access easements around the
perimeter of each building and lot to provide proper access and site circulation. Mr.
4 Florence then went over the Lot Requirements noting it is in the Light Industrial West
Zone. He also discussed the Subdivision Requirements noting all requirements are in
6 compliance. Mr. Florence noted the City Engineer is working through any technical
issues related to the plat and civil engineering plans and will ensure that all engineering
8 related issues are resolved before final approval is granted. Mr. Florence then presented
the Subdivision Plat and Site plan followed by some general discussion.

10 Mr. Florence explained the Lindon City Street Master Plan map shows the future
Vineyard Connector highway crossing the southern portion of this property. The
12 applicant is proposing to reserve property for the Vineyard Connector and has been
actively working with UDOT.

14 A representative from UDOT commented they recently met with Mark Weldon
and city staff about a property trade. He asked if the negotiation was successful with the
16 third-party property. Mr. Florence stated they are working through the details.

Diane Maguire addressed the commission at this time. She stated she is working
18 on the property trade with the church right now and as soon as they close, they will get
both properties appraised. She noted next spring they should be able to go forward, but
20 they have promised to wait to finalize the documentation with the church. Mr. Florence
pointed out they will go into more detail on that issue on the site plan approval.

22 Following some general discussion, the commission was in agreement to approve
this request with the conditions as listed in the motion.

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

26
COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S
28 REQUEST FOR MINOR SUBDIVISION APPROVAL AT 2575 W. 400 N. WITH THE
FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK
30 WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE
ENGINEERING DOCUMENTS AND PLAT; 2. THE PLAT WITH LOT LAYOUTS IS
32 APPROVED AS PROVIDED IN THE STAFF REPORT; 3. PRIOR TO PLAT
RECORDING, THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT
34 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER'S CONSENT TO
DEDICATION, AND OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON
36 THE ATTACHED SUBDIVISION PLAT; 4. STREET RIGHT OF WAY BE
DEDICATED TO LINDON CITY AS FOUND ON THE SUBMITTED SUBDIVISION
38 PLAT; 5. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION
ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE
40 FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 6. THE
PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE
42 SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;
7. PRIOR TO FINAL DEVELOPMENT APPROVAL THE APPLICANT SHALL
44 PLACE PERMANENT SURVEY MONUMENTS IN THE SUBDIVISION; 8. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE
46 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE

2 COMMISSIONER MARCHBANKS AYE
COMMISSIONER JOHNSON AYE
4 COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
6 COMMISSIONER TRIBE AYE
THE MOTION CARRIED UNANIMOUSLY.

8

6. Site Plan – Mountain Tech 6 and 7 – Approximately 2575 West 400 North.

10 Mark Weldon, on behalf of WICP Mt. Tech 6/Mt. Tech 7 LLC, requests Site Plan
approval for two office/warehouse buildings in the Regional Commercial Zone.
12 (Parcel numbers 14:059:0036 and 14:059:0058)

14 Mr. Florence led this agenda item by explaining the applicant is seeking site plan
approval for two office/warehouse buildings (Lot 1 is 7.764 acres and Lot 2 is 7.329
16 acres). The proposal is to construct two, one story office/warehouse buildings on the site.

Mr. Florence further explained the property is currently vacant but was previously
18 used for an outdoor race track. The Lindon City Street Master Plan map shows the future
Vineyard Connector highway crossing the southern portion of this property. The
20 applicant is proposing to reserve property for the Vineyard Connector and has been
actively working with UDOT. The applicant has provided a professional parking study
22 and is petitioning for a reduction in the City parking standard.

Mr. Florence then went over the parking requirements referencing City parking
24 codes, that allow for alternative methods of reducing parking. He noted the Planning
Director and City Engineer may also modify the required parking spaces when
26 appropriate to avoid unreasonably excessive parking, or conversely to require additional
parking for high demand uses. He pointed out that broad flexibility is given to the
28 Planning Director and City Engineer in determining the appropriate number of spaces.
The applicant has provided a parking study from Hales Engineering (the study uses the
30 Institute of Transportation Engineers (ITE) Parking Generation, 5th edition, 2019 to
compare parking ratios).

32 Mr. Florence stated according the parking study, it is typical to use the 85th
percentile ITE parking rate as the required supply for a project and it is typical to add an
34 extra 10% to the required supply to ensure that vehicles can find a parking stall quickly
upon entering a site, to minimize the internal circulation. He then referenced the table
36 showing the comparison between the City parking standard and the ITE parking rate.

Mr. Florence noted the parking count numbers in the table are slightly different
38 from the submitted site plan. The total number of stalls for the proposed site plan is 338
and the total amount of stalls required by Lindon City code is 437.

40 Mr. Florence stated he and the City Engineer have reviewed the proposed
reduction in parking. The City parking code would require 437 parking stalls (241 for
42 building 1 and 196 for building 2) to meet the code requirement. The application is
proposing 338 stalls (156 for building 1 and 182 for building 2). He noted with the
44 parking study city staff feels comfortable recommending approval of the parking
reduction. Staff feels that there would still be ample parking even if the use of the
46 warehouse space changed to a manufacturing of other type of tenant. He noted in the city
parking code, the manufacturing parking rate is one stall per 750 square feet and there
48 would be sufficient parking to meet this parking use. The only allowed use in the

2 Regional Commercial zone that wouldn't meet the parking standard with the reduction
are retail uses. However, even if the applicant constructed all of the parking it wouldn't
4 meet a retail parking requirement.

Mr. Florence commented the proposed building meets the minimum setback of 30'
6 from the front property line. The minimum lot area in the Regional Commercial zone is
20,000 square feet and the applicant's lots range from 7.3 – 7.7 acres. He indicated the
8 Street lighting was installed on the northside of 400 North so street lighting will not be
required on the southside of the street. The proposed plan and subdivision plat show 30'
10 private shared access easements around both buildings. He noted the fire department has
reviewed the plans and they have no issues with site circulation.

Mr. Florence went on to say the proposed office/warehouse buildings are similar to
12 the buildings that have previously been approved at Mountain Tech South 2,3 and 4
14 which are tilt-up concrete buildings. One building fronts 400 North and the other building
will front the future Vineyard Connector and the two buildings have some variation in
16 roofline. He noted the Concrete tilt-up buildings are allowed when stamped, stained, or
textured panels are used to add character. He pointed out the buildings do have a change
18 in color to help create façade variation. The building entries have a metal canopy and the
windows at the entrances and end caps all have canopies and the windows wrap the side
20 facades. The parapets require a cornice treatment but it is difficult to tell from the
renderings if there is a cornice treatment. He noted Staff has added that the final drawings
22 meet the architectural requirements of the Regional Commercial zone as a condition of
approval.

Mr. Florence stated the City Engineer is working through any technical issues
24 related to the plat and civil engineering plans and will ensure all engineering related
26 issues are resolved before final approval is granted. Mr. Florence then presented the Site
Plan, Architectural Renderings, Landscape plan, Exhibit with future Vineyard Connector
28 and the Parking study followed by discussion.

Mr. Florence made mention that the applicant will be bringing in good tenants to
30 the area and the streetscape will be improved with these attractive new buildings being
constructed.

Chairperson Call pointed out that staff can make sure the architectural treatments
32 and design standards are in compliance. Following some additional discussion, the
34 commission was in agreement to approve this request with the conditions as listed in the
motion.

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

38
COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
40 REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER
42 TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2.
THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE
44 LINDON CITY DEVELOPMENT MANUAL; 3. FINAL BUILDING AND SITE
DESIGN WILL MEET THE REGIONAL COMMERCIAL ORDINANCE
46 REQUIREMENTS; 4. A REDUCTION IN PARKING BE APPROVED WITH 156
PARKING STALLS FOR LOT 1/MTN TECH 6 AND 182 PARKING STALLS FOR
48 LOT 2/MTN TECH 7; 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER

KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

7. New Business: Reports by Commissioners – Chairperson Call called for any
new business or reports from the Commissioners.

Chairperson Call asked Mr. Florence to report on how the council responded to the 700 North plan that was presented at the last meeting. Mr. Florence stated he presented the plan last night to the council and noted they spent time talking about residential and changes to the plan in regards to residential noting they will work with the consultant to update the plan. Chairperson Call also asked about the Island Dance property that was discussed last night. Mr. Florence indicated they worked out all building improvements until June 30, 2021 or their business license will be revoked. He will follow up with a letter. Councilmember Tribe asked if there were any updates on the new Lindon LDS Temple. Mr. Florence stated there are no new updates at this time.

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

8. Planning Director Report – There were no director reports at this time.

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

ADJOURN –

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 7:10 PM. COMMISSIONER THOMPSON SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 9, 2020

Sharon Call, Chairperson

Michael Florence, Planning Director