

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 28, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100  
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

7 Conducting: Sharon Call, Chairperson  
8 Invocation: Matt McDonald, Commissioner  
9 Pledge of Allegiance: Bob Wily, Commissioner

10 **PRESENT**

11 Sharon Call, Chairperson  
12 Ron Anderson, Commissioner  
13 Mike Marchbanks, Commissioner  
14 Rob Kallas, Commissioner  
15 Bob Wily, Commissioner  
16 Matt McDonald, Commissioner  
17 Hugh Van Wagenen, Planning Director  
18 Jordan Cullimore, Associate Planner  
19 Kathy Moosman, City Recorder

10 **ABSENT**

11 Andrew Skinner, Commissioner

22 **Special Attendee:**

23 Councilmember Matt Bean

- 24
- 25 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
  - 26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of September 23,  
27 2014 were reviewed.

28

29 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
30 REGULAR MEETING OF SEPTEMBER 23, 2014 AS WRITTEN. COMMISSIONER  
31 WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
32 MOTION CARRIED.

33 3. **PUBLIC COMMENT** –

34

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

37 **CURRENT BUSINESS** –

- 38
- 39 4. **Public Hearing** – *General Plan Amendment, Colmena Group, Approx. 600 South &*  
40 *Geneva Road.* Bryan Stevenson of Coleman Group requests a General Plan Map  
41 amendment to change the General Plan designation of property located at  
42 approximately 600 South and Geneva Road from Commercial to Light Industrial.  
43 The applicant intends to establish retail and office/warehousing uses on the site.  
44

2 Recommendations will be made to the City Council at their next available meeting  
after Planning Commission review.

4 COMMISSIONER ANDERSON TO OPEN THE PUBLIC HEARING.  
6 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

8 Jordan Cullimore, Associate Planner, opened the discussion by giving an  
overview of this agenda item. He explained this is a request by Bryan Stevenson and  
10 Lance Bullen of Colmena Group for approval of a General Plan Map amendment to  
change the General Plan designation of property located at approximately 600 South and  
12 Geneva Road (across from the Harley-Davidson dealership) from Commercial to Light  
Industrial. He then referenced the conceptual site plan showing the area in question  
14 noting the current general plan designation is commercial and the zoning is CG-A8. He  
further noted the applicant is wanting to establish a retail and office/warehousing use on  
16 the site and has the property under contract through Anderson/Geneva. He added that  
recommendations will be made to the City Council at their next available meeting after  
18 Planning Commission review.

20 Mr. Cullimore explained that the applicant proposes to develop the parcels with a  
site configuration similar to the site plan concept included in the packet (attachment 4).  
He explained the southernmost structure that fronts along 600 south will be a gasoline  
22 service station, and the northernmost structure will be office/warehousing space and will  
have an architectural design similar to the design portrayed in attachment 5 (included in  
24 the packets).

26 Mr. Cullimore noted the current zoning (CG-A8) allows for gasoline service  
stations, but does not permit office/warehousing uses. He added that staff initially  
advised the applicant that the Mixed Commercial General Plan/zone designations would  
28 best accommodate their proposal, but after further review it was identified that the  
minimum zone area for the Mixed Commercial zone is 15 acres, and this request would  
30 not satisfy the 15 acre requirement. Staff then advised the applicant that a general  
plan/zone change to Light Industrial would comply with code requirements and still  
32 allow the applicant to develop the site according to their plans.

34 Mr. Cullimore went on to say that city code requires that any zone change must be  
consistent with the City's General Plan Designation; the current General Plan designation  
is commercial. He noted the applicant is requesting that the General Plan designation be  
36 changed to Light Industrial to permit the zone change and allow their desired uses.

38 Mr. Cullimore re-iterated the General Plan currently designates the property as  
Commercial. He went on to say this category includes retail and service oriented  
businesses and shopping centers that serve community and regional needs. Mr.  
40 Cullimore stated that the applicant requests that the General Plan designation of the  
property be changed to Light Industrial, which accommodates manufacturing, industrial  
42 processes, and warehousing uses not producing objectionable effects. He further stated  
the Light Industrial designation also allows some appropriate related retail uses such as  
44 gasoline service stations.

46 Mr. Cullimore the presented the following analysis followed by discussion:

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:

- a. It is the purpose of the industrial to provide for employment and manufacture of materials which are essential to the economy of Lindon City and to provide areas in appropriate locations where a combination of research and development, manufacturing, and industrial processing and warehousing may be conducted.
- b. The goal of industrial development is to promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity as reflected in the Community Vision Statement.
  - i. Objectives of this goal are to:
    1. Encourage the development of high quality, aesthetically pleasing business park areas incorporating major landscape features.
    2. Identify those areas most appropriate for business park development in future growth areas, such as major highway access areas.
    3. Establish and enforce standards with respect to environmental concerns such as; noise, air quality, odor and visual.
    4. Increase the city's business base in the technology sector, building on the existing base and growing technology infrastructure, and consider expanding the Research and Development zones.
  - c. Applicable city-wide land use guidelines:
    - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
    - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
    - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

Mr. Cullimore then referenced an aerial photo of the proposed area to be re-classified and photographs of the existing site, the applicant's proposal, the conceptual site plan and also the conceptual architectural renderings.

Commissioner Kallas asked Mr. Cullimore for a reminder of how the architectural requirements will change if the zone change is approved. Mr. Cullimore stated as it is currently written they will be able to use concrete tilt-up or colored concrete tilt-up in

the light industrial zone as well as metal buildings, which is less stringent.

2 Commissioner Kallas then asked the applicants to describe the architectural design of  
their building. Mr. Bullen stated their building will be similar to a lot of products being  
4 built recently which is a modern, “clean” warehouse. The applicant then presented a  
drawing of the proposed building noting it is predominantly concrete tilt-up with a glass  
6 storefront (along the face that is visible from Geneva Road). He added they will also be  
using some different colors (concrete and efface material) to get some architectural  
8 relief and to provide some locations for signage. Mr. Bullen explained that because this  
building is a relatively small footprint the average percentage of something other than  
10 tilt up is pretty large as a percentage of the frontage (which will look more like a retail  
front because of the size). He went on to say this is market driven more than anything  
12 else because a lot of tenants today are interested in space like this as far as needs and  
uses and want a nice storefront presence. He noted this is a trend in the country on a  
14 larger scale as there is a lot of flex space being used.

Commissioner Kallas pointed out that most of what the applicant is explaining  
16 would fit under the mixed commercial zone. Mr. Cullimore agreed with that statement  
noting the reason they are not requesting that zone is that the ordinance requires a  
18 minimum zone size. Commissioner Kallas mentioned that he feels Geneva Road will  
ultimately be a nice commercial street with less industrial in the future, so if the zone is  
20 changed from commercial to industrial he would feel better about doing it with what the  
applicant has presented as it has more of a commercial line of structure. Commissioner  
22 Wily inquired if the 15 acre requirement can be waived. Mr. Cullimore stated that the  
code does not allow it to be waived, noting it was recently dropped from 30 to 15 acres.

24 Mr. Bullen pointed out because there is not access to cross the railroad tracks  
along Geneva Road they feel like the highest value space will be on the corner, and the  
26 further south down Geneva Road the uses change. Commissioner McDonald mentioned  
the high interest of Maverick Corporation of frontage on Geneva Road, noting in  
28 discussion with them this would be one of their larger store (5,000 sq. ft.) layouts  
because this is their core market (industrial construction). Chairperson Call observed  
30 what the applicants are proposing is very similar to what is already developing in the  
area. Mr. Stevenson commented from what is on the north side of the road extending  
32 west is similar and it is what the market is currently calling for with a lot of demand. He  
explained this corner would be hard to get a retailer to locate there (because of direct  
34 access) so it lends itself to a flex space type building.

Mr. Cullimore brought up the fact, from staff’s analysis, that it makes sense to  
36 preserve the retail component along the frontage. Commissioner Anderson expressed the  
same concerns as Commissioner Kallas that if the zone is changed there may be the  
38 potential of slipping back in with a metal building in the future. The applicant stated  
they do not plan on using metal as they are not marketable and cost a lot to maintain and  
40 are seldom built; he would not have a problem with agreeing to not build a metal  
building. Commissioner Kallas asked if a condition of approval could be that the  
42 structure will meet the architectural requirements of the CG-A8 zone. Mr. Van Wagenen  
stated they could recommend a condition of requiring a concrete tilt up building or at the  
44 least not a metal building. Commissioner Kallas also asked this is approved with mixed  
commercial architectural standards and if something fell through, would it not have to  
46 revert back so quickly. Mr. Van Wagenen advised the Commission to keep in mind that  
the last time this was done it was a bit cumbersome, and the way to avoid this issue is to  
48 say the site plan changes substantially from what is being approved, including

architectural elevations, then the zone would revert back into the light industrial zone; what they cannot do is talk about ownership, but outside of that, by the nature of the request, those stipulations can be made. There was then some additional discussion by the Commission regarding this agenda item.

Chairperson Call called for any further discussion. Hearing none she called for a motion with the conditions discussed.

COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE APPLICANTS REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL #38:425:00008 FROM COMMERCIAL TO LIGHT INDUSTRIAL (LI) WITH THE FOLLOWING CONDITIONS 1. THE SITE MUST MEET THE MC ZONE ARCHITECTURAL REQUIREMENTS AND 2. THE SITE MUST INCLUDE A CONVENIENCE STORE/GAS STATION COMPONENT ALONG THE 600 SOUTH FRONTAGE. COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Public Hearing** – *Zone Map Amendment, Colmena Group, Approx. 600 South and Geneva Road.* Bryan Stevenson of Coleman Group requests a Zone Map amendment to change the zoning designation of property located at approximately 600 South and Geneva Road from General Commercial A8 (CG-A8) to Light Industrial (LI). The applicant intends to establish retail and office/warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

Mr. Cullimore led the discussion by stating this item is the second part of a two part approval that has already been discussed. He noted this action would put into effect the zoning in compliance with the general plan amendment that was just approved.

Mr. Cullimore also explained the current zoning (CG-A8) allows for gasoline service stations, but does not permit office/warehousing uses. Staff initially advised the applicant that the mixed commercial general plan/zone designations would best accommodate their proposal, but upon further review, it was identified that the minimum zone area for the Mixed Commercial zone is 15 acres. He noted this request would not satisfy the 15 acre requirement. Consequently, staff advised the applicant that a general plan/zone change to Light Industrial would comply with code requirements and still allow the applicant to develop the site according to their plans. Mr. Cullimore also presented an aerial photo of the proposed area to be re-classified, photographs of the existing site, the applicant's proposal, conceptual site plan, and the conceptual architectural renderings followed by discussion.

Commissioner Kallas inquired what the next step will be. Mr. Cullimore stated it will go before the City Council for zoning approval and then will likely go to the

2 Development Review Committee several times to tie down the technical issues then they  
3 will submit the site plan for approval. He noted that applicants have indicated they are  
4 still in discussions with the convenience store operator as to whether or not the  
5 convenience store is going to be operated under a ground lease or subdivided into two  
6 parcels and sell off one parcel, so dependent upon the discussions it will determine the  
7 site plan conditions (one or two parcels). There was then some lengthy general  
8 discussion regarding this issue and the conditions attached with the previous motion and  
9 associated time frames. Mr. Van Wagenen clarified as discussed, from staff perspective,  
10 the same conditions can be included in this motion for the zone change.

11 Chairperson Call called for any public comments at this time. Hearing none she  
12 called for a motion to close the public hearing.

13 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC  
14 HEARING. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL  
15 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

18 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY  
19 COUNCIL APPROVAL OF THE APPLICANTS REQUEST TO CHANGE THE  
20 ZONING DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY  
21 PARCEL #38:425:00008 FROM GENERAL COMMERCIAL A8 (CG-A8) TO LIGHT  
22 INDUSTRIAL (LI) WITH THE FOLLOWING CONDITIONS 1. THE SITE MUST  
23 MEET THE MC ZONE ARCHITECTURAL REQUIREMENTS AND 2. THE SITE  
24 MUST INCLUDE A CONVENIENCE STORE/GAS STATION COMPONENT  
25 ALONG 600 SOUTH FRONTAGE. COMMISSIONER MCDONALD SECONDED  
26 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

27 CHAIRPERSON CALL	AYE
28 COMMISSIONER ANDERSON	AYE
29 COMMISSIONER KALLAS	AYE
30 COMMISSIONER MARCHBANKS	AYE
31 COMMISSIONER WILY	AYE
32 COMMISSIONER MCDONALD	AYE
33 THE MOTION CARRIED UNANIMOUSLY.	

34 **5. New Business (Reports by Commissioners) –**

35 Chairperson Call called for any new business or reports from the Commissioners.  
36 Commissioner McDonald reported that he recently attended some training regarding  
37 public meetings and noted it was beneficial. He questioned if there is a section in the  
38 ordinance that states what the Commission's responsibilities are and questioned the  
39 yearly required training for Commissioners. Mr. Cullimore stated the ordinance section  
40 regarding Commission responsibilities is title 17.08 of the city code. He also noted the  
41 training with the Commission was recently presented before he was appointed; which is  
42 typically conducted by City Attorney, Brian Haws. There was then some general  
43 discussion regarding Planning Commission responsibilities. Chairperson Call brought up  
44

2 the previously discussed weed issue along a fence line on Center Street. Mr. Cullimore  
3 stated they are aware of this issue and it will be addressed and taken care of as soon as  
4 possible. Commissioner Kallas questioned if staff will have the analysis done on the  
5 Recovery Center by then the November 11<sup>th</sup> meeting. Mr. Van Wagenen confirmed they  
6 plan to have everything vetted so the Commission is familiar and comfortable with the  
7 issue prior to the meeting. There was then some general discussion regarding this issue.

8 **6. Planning Director Report–**

10 Mr. Van Wagenen gave an update on the Ivory Development noting they will be  
11 meeting with the committee (super DRC) to discuss time lines and figures etc. Mr. Van  
12 Wagenen emphasized to the Commission to make sure and voice any concerns or  
13 reservations they may have about the proposed development and talk about things early  
14 on. Mr. Van Wagenen also reported that Ron Anderson has submitted his resignation and  
15 he has agreed to stay on until the group home issue is complete. Mr. Van Wagenen noted  
16 the “Hallows Eve” party will be held at the Community Center on October 30<sup>th</sup>.  
17 Chairperson Call called for any further comments or discussion. Hearing none she called  
18 for a motion to adjourn.

20 **ADJOURN –**

22 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
23 MEETING AT 9:05 P.M. COMMISSIONER MCDONALD SECONDED THE  
24 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 Approved – November 11, 2014

28  
30 \_\_\_\_\_  
31 Sharon Call, Chairperson

32  
34 \_\_\_\_\_  
35 Hugh Van Wagenen, Planning Director