

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **March 10, 2015 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.

8 Conducting: Sharon Call, Chairperson  
9 Invocation: Bob Wily, Commissioner  
10 Pledge of Allegiance: Andrew Skinner, Commissioner

12 **PRESENT** **ABSENT**  
13 Sharon Call, Chairperson  
14 Rob Kallas, Commissioner  
15 Mike Marchbanks, Commissioner  
16 Bob Wily, Commissioner  
17 Matt McDonald, Commissioner  
18 Andrew Skinner, Commissioner  
19 Hugh Van Wagenen, Planning Director  
20 Jordan Cullimore, Associate Planner  
21 Kathy Moosman, City Recorder

22 **Special Attendee:**  
23 Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.  
28 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of February 24,  
29 2015 were reviewed.

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31 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
32 REGULAR MEETING OF FEBRUARY 24, 2015 AS AMENDED. COMMISSIONER  
33 SKINNER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
34 MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

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

40 **CURRENT BUSINESS** –

- 41  
42 4. **Site Plan** – *Spring Gardens Senior Community, approx. 800 West 700 North.*  
43 Russ Watts of Watts Enterprises seeks site plan approval of an elderly care  
44 facility (Spring Gardens Senior Community) at approximately 700 North 800  
45 West in the General Commercial (CG) zone. Recommendations will be made to  
46 the City Council at the next available meeting.

48

2 Jordan Cullimore, Associate Planner, opened the discussion by giving a brief  
summary of this agenda item. He explained that Russ Watts of Watts Enterprises came  
4 before the Commission about a month ago for a one lot subdivision approval involving  
some street dedication. Mr. Cullimore then gave some background explaining that the  
6 applicant is proposing to construct a 74,916 square foot care facility in the General  
Commercial zone. He noted that care facilities are conditionally permitted in the CG  
8 zone subject to the requirement that one care facility cannot be within 1,500 feet of  
another facility within the city and noted this proposal complies with the distance  
10 requirement. Mr. Cullimore further explained that the City Council is designated as the  
land use authority for typical site plan applications and the Planning Commission will  
12 review the application and then make the recommendation to the City Council.

Mr. Cullimore noted that off-street parking standards for a care facility is one  
14 stall per staff member plus one stall per three residents. This proposed facility will have  
15 staff members and up to 105 residents, which will require 50 total stalls and the  
16 submitted site plan proposes 60 parking stalls, which satisfies the parking requirement.  
Mr. Cullimore mentioned that additionally, the Code requires five bicycle stalls and the  
18 site plan proposes to install five bicycle parking stalls, and meets the requirement.

He then referenced a summary of Parking Requirements as follows:

- 20 • Vehicle Spaces Required: 50
- Vehicle Space Provided: 60
- Bicycle Spaces Required: 5
- Bicycle Spaces Provided: 5

22 Mr. Cullimore further discussed that the 700 North Corridor has a specific street  
24 cross section which includes a narrower landscape strip than is typically required in the  
CG zone because there is a landscaped median on 700 North; the landscape strip is  
26 between the curb and the sidewalk. Mr. Cullimore stated that the proposed cross section  
on the submitted site plan matches the required cross section. In addition, the Code  
28 requires the frontages along 800 West and 600 North to have a 20 foot landscaped buffer  
with a 3 ft. berm and trees every 30 feet on center. He explained that at least 70% of the  
30 landscaping in the required strip must be grass, and the remaining 30% may be  
landscaped in decorative rock, bark, mulch or other non-grass ground covers. He noted  
32 that Mr. Watt's submitted site plan proposes the required 20 ft. landscaped buffer with  
trees every 30 feet or so; along 600 North, the trees are not on center.

34 Mr. Cullimore stated that the Planning Commission may approve these  
deviations if they feel the proposed design is appropriate and in the public interest. The  
36 plan also propose a 70 ft. stretch of cobble rock in an area that will be used for storm  
water detention; this area will not comprise more than 30% of the total landscaped  
38 frontage. Mr. Cullimore added that the site plan does not propose the 3 ft. required berm  
along 800 West and 600 North.

40 Mr. Cullimore also mentioned that the Code allows that the Planning  
Commission can waive the berming requirement if they determine it is appropriate and  
42 in the public interest. He added that interior landscaping must be provided at 40 square  
feet per required stall. The site has 60 parking stalls, which will require at least 2,400  
44 square feet of interior landscaping, exclusive of the required landscaped strip along  
street frontage. He noted the submitted landscaping plan proposes 4,739 square feet of  
46 qualifying interior landscaping to meet the requirement. The interior landscaping  
requirements include one (1) interior tree per 10 parking stalls. The number of required

2 interior trees for this site is six (6), which is the number of interior trees proposed on the  
site. He went on to say the Code requires that a minimum of 30% of the lot be  
4 maintained in permanent landscaped open space; the landscaping plan indicates that  
39% of the site will be maintained in landscaped open space.

6 Mr. Cullimore stated that Lindon's Commercial Design guidelines, which govern  
architectural treatments in the CG zone, identify masonry building materials, such as  
8 brick, stone, and colored decorative concrete block (including fenestration) as the  
preferred primary building material; and brick, stone, colored decorative concrete block,  
10 stucco, wood/cement fiber siding, and timbers as secondary materials. He noted that an  
architectural rendering and elevation details are included in the staff report. He  
12 mentioned that the building materials proposed for the exterior include stone veneer,  
vertical/horizontal siding, and stucco.

14 Mr. Cullimore also mentioned that the Commercial Design Guidelines indicate  
that earth tones are generally preferred over harsh or loud colors, except where more  
16 vibrant colors are used to create a special effect that is harmonious with the adjacent  
context. He further stated that the Design Guidelines include a color palette for reference  
18 in determining compliance with this requirement. Mr. Cullimore then referenced a  
rendering depicting the building colors. He noted the proposed site plan complies with  
20 height and setback requirements in the CG zone. Mr. Cullimore added that the City  
Engineer is working with the Mr. Watt's on engineering considerations related to this  
22 site and will ensure all engineering related issues are resolved before final approval is  
granted.

24 Mr. Cullimore then references the aerial photo of the site and surrounding area,  
photos of existing site, the site plan, the landscaping plan, architectural rendering, photo  
26 and elevations, 700 North Street Cross Section and the commercial design guidelines  
color palette followed by some general discussion.

28 Chairperson Call commented that it appears that this application meets all of the  
requirements other than the site plan doesn't indicate the 3 ft. berm. Mr. Watts  
30 commented that they are comfortable adding the 3 ft. berm to the plan and it may give  
some vertical separation. Chairperson Call mentioned the only other item would be the  
32 20 ft. of landscape with the trees every 30 ft. on center. Mr. Watts stated the landscape  
architect varied them as he wanted to use some variety as to not have a sentinel of trees  
34 but there will be the same count of trees. Commissioner Kallas questioned what signage  
they are considering using. Mr. Watts stated they are planning to use a monument sign  
36 that will match the colors and materials of the building and noted they will submit the  
plan to the building department for approval. Mr. Watts noted they have a similar  
38 facility located in St. George and this proposed facility will be the same. They plan to  
start construction as soon as the building plans are approved and construction will be  
40 complete in approximately one year. Chairperson Call re-iterated Mr. Cullimore's  
comment that the Commission is usually the final land use authority on site plans, but  
42 because this is an assisted living facility it will go before the City Council for approval.

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

46 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE  
CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR SITE PLAN

2 APPROVAL WITH THE FOLLOWING CONDITIONS 1. FLEXIBILITY ON TREE  
PLANTING AND 2. ADDING THE BERMS ON 800 WEST AND 600 NORTH.  
4 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
8 COMMISSIONER KALLAS AYE  
COMMISSIONER MCDONALD AYE  
10 COMMISSIONER SKINNER AYE  
COMMISSIONER MARCHBANKS AYE  
12 THE MOTION CARRIED UNANIMOUSLY.

14 5. **Site Plan** – *Lindon Tech Center Phase III, approx. 500 North 2000 West.* Mark  
Weldon requests site plan approval for a 50,000 square foot office building at  
16 approximately 500 North 2000 West in the Mixed Commercial (MC) zone.

18 Hugh Van Wagenen, Planning Director, gave some background of this agenda  
item explaining this item is a site plan for a 51,526 square foot, two story office building  
20 on approximately 4.6 acres. Mr. Van Wagenen noted that Andrew Bollschweiler is in  
attendance tonight representing the applicant to answer any questions. He went on to say  
22 the site is located in the Mixed Commercial (MC) zone and the building is part of a larger  
campus that will also consist of two office/warehouse buildings to the north. He  
24 explained that those buildings received site plan approval at an earlier Planning  
Commission meeting. He further explained that this site plan will accommodate an  
26 additional parking lot and overall landscaping that was transferred from Lots 1 and 2 per  
the conditions placed on those approvals.

28 Mr. Van Wagenen further explained that the parking standards in the Mixed  
Commercial Zone with high-density office uses require one parking stall for every 250  
30 square feet of floor area and bicycle parking is required at an 8% ratio to the total number  
of parking stalls up to 16 bike stalls; ADA parking spaces are based on the total number  
32 of vehicle spaces. Mr. Van Wagenen then referenced the square footage and correlating  
parking requirements for the project as follows:

- 34 Building One
- Office: 51,526 s.f. (206 stalls required)
  - 36 • Total Parking Required/ Provided: 206/264
  - Total ADA Spaces Required/Provided: 7/7
  - 38 • Total Bicycle Spaces Required/Provided: 16/16

40 Mr. Van Wagenen commented that this site has public frontage along 2000 West  
and 500 North. He noted that LCC Code Subsection 17.48.030(4) requires a 20 foot  
42 landscaped berm along public street frontages, of which at least 70% is planted in grass.  
The Code also requires that trees be planted within the strip every 30 feet on center; this  
44 requirement is met on the landscaping plan.

Mr. Van Wagenen went on to explain that the interior landscaping must be  
46 provided at 40 square feet per required stall. This project is required to provide sufficient  
interior landscaping to make up for deficiencies in Lots 1 and 2. A summary of the  
48 required and provided interior parking lot landscaping for the site is as follows:

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Lot 3

- Interior Parking Lot Landscaping required/Provided (40 s.f. per stall): 10,560/15,164 s.f. required from Lots 1 and 2: 3,872 s.f.
- Over: 4,604 s.f. (meets requirement to cover for Lots 1 and 2)

Mr. Van Wagenen further noted that Code requires that a minimum of 15% of each lot be maintained in permanent landscaped open space. This project is required to provide sufficient interior landscaping to make up for deficiencies in Lots 1 and 2. Mr. Van Wagenen then referenced a summary of the required and provided overall landscaping for the site as follows:

Lot 3

- Overall Landscaping Required/Provided (15% of total site): 30,448/81,962 s.f. required from Lots 1 and 2: 20,953 s.f.
- Over: 51,514 s.f. (meets requirement to cover for Lots 1 and 2)

Mr. Van Wagenen mentioned that all other landscaping requirements have been met for the building, including landscape buffers from adjacent zones and landscaping around the buildings.

Mr. Van Wagenen then discussed the architectural standards explaining that for the MC zone the architectural design requirement states that all structures shall be aesthetically pleasing, well-proportioned buildings that blend with the surrounding property and structures. He noted that all structures in the zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up or other materials and designs approved within the Lindon City Commercial Design Guidelines, or as otherwise approved by the Planning Commission. He mentioned that Concrete tilt-up buildings shall comply with the following standards:

- a) Painted or colored concrete exteriors are permitted. The shade of each color must be consistent.
- b) Bare concrete exteriors are not permitted.
- c) The exterior of a concrete tilt-up building shall be finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

Mr. Van Wagenen mentioned that an architect’s rendering of the structure and elevation details are included in the staff packets. He stated that the building materials proposed for the exterior of the structure include painted concrete tilt-up panels, dark grey brick, varying blue glass, orange/brown stucco/wood accents, and aluminum sun shade features. He noted the building height is approximately 42 feet high which is within the 48 foot limit.

Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, photographs of the existing site, site plan documents, architectural renderings and elevations and the landscaping plan followed by some general discussion.

Chairperson Call inquired if the building will be leased out for different office uses. Mr. Bollschweiler confirmed that the whole building is already leased out to one company. Commissioner Kallas commented that the rendering shows two buildings and asked if there is just going to be one office building and if the other building is the warehouse and also if the architectural standards will tie in. Mr. Bollschweiler stated the

2 previously approved buildings are office warehouse type structures on lots 1 and 2. He  
 4 also confirmed they will tie in with the architectural standards. Chairperson Call  
 6 observed that the parking, landscaping plan, open space, interior landscaping,  
 8 architectural design guidelines, color palette and the height requirements are all met.  
 10 Chairperson Call inquired when they plan to start construction. Mr. Bollschweiler replied  
 12 that warehouse building #1 is already in for permit final review and they expect to be  
 14 complete and ready to occupy by mid-November.

16 Chairperson Call asked if there were any public comments at this time. Several  
 18 residents in attendance addressed the Commission as follows:

20 **Jocelyn Soderstrom:** Ms. Soderstrom inquired about a piece of property at the top of the  
 22 parcel and what is being done with that piece. Mr. Van Wagenen stated that the  
 24 Commission considered that particular piece with lot #2 with the previous site plan and  
 26 that piece will be landscaped along with a 7 ft. precast fence (decorative on both sides)  
 28 that will act as a buffer between the residential and commercial areas. Ms. Soderstrom  
 30 also inquired about parking stating when Noah’s was there the parking situation was not  
 32 good along with additional lights and noise issues. Mr. Bollschweiler stated they will  
 34 keep the light levels down and will not flood into neighboring properties. These will be  
 36 typical office buildings with regular office hours but he is not the end user so he is not  
 38 sure what hours they will have. He noted that based on the office use there is ample  
 40 parking so they do not anticipate any parking issues.

42 **Scott Finlayson:** Mr. Finlayson inquired, because of the proximity to the residential  
 44 neighborhood, if there has been any consideration about traffic through the planned  
 46 pedestrian passageway and where it will go. Mr. Bollschweiler stated they will do the  
 48 improvements on the west side and put in a 4 ft. sidewalk so it matches what is there to  
 50 the north. Mr. Van Wagenen stated that all public improvements were taken into  
 52 consideration and approved with the subdivision approval.

54 Chairperson Call called for any further comments or discussion. Hearing none she  
 56 called for a motion.

58 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANTS  
 60 REQUEST FOR SITE PLAN APPROVAL OF A 51,526 SQUARE FOOT OFFICE  
 62 BUILDING REFERRED TO AS LINDON TECH CENTER, LOT 3, WITH NO  
 64 ADDITIONAL CONDITIONS. COMMISSIONER MARCHBANKS SECONDED  
 66 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

68 CHAIRPERSON CALL                     AYE  
 70 COMMISSIONER WILY                     AYE  
 72 COMMISSIONER KALLAS                 AYE  
 74 COMMISSIONER MCDONALD             AYE  
 76 COMMISSIONER SKINNER               AYE  
 78 COMMISSIONER MARCHBANKS         AYE  
 80 THE MOTION CARRIED UNANIMOUSLY.

82 6. **Public Hearing** – *Ordinance Amendment, Lindon City Code 17.48 Commercial*  
 84 *Zones.* Lindon City requests approval of an Ordinance Amendment to Lindon  
 86 City Code 17.48. The proposed amendment will modify minimum lot or

2 development size along the 700 North Commercial Corridor. This item was  
continued from the February 10, 2015 Planning Commission meeting.

4 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
6 COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

8 Mr. Cullimore led this agenda item by explaining this has been an ongoing item  
with several discussions among Planning Commissioners, City Council members, and  
10 staff regarding how to best promote a high quality, orderly development along 700 North  
that will be beneficial to the city and also to developers. He noted that staff presented  
12 some options to the Planning Commission on February 10, 2015 and received feedback  
from the Commission. He further explained that in response to the feedback received,  
14 staff has prepared a proposal that will divide the 700 North Corridor into districts and  
require an applicant developing any area of a district to show how the remainder of the  
16 district could develop to preserve access and visibility for the remaining area in the  
district. Mr. Cullimore then presented the details of the draft proposal to the Planning  
18 Commission followed by some lengthy general discussion. Following discussion the  
Commission agreed to recommend approval of the draft proposal to the City Council.

20 Chairperson Call called for any public comments or discussion. Hearing none she  
called for a motion to close the public hearing.

22 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.  
24 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

26 Chairperson Call called for any further comments or discussion. Hearing none she  
28 called for a motion.

30 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF  
ORDINANCE AMENDMENT #2015-5-O AS PRESENTED. COMMISSIONER  
32 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

34 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
36 COMMISSIONER KALLAS AYE  
COMMISSIONER MCDONALD AYE  
38 COMMISSIONER SKINNER AYE  
COMMISSIONER MARCHBANKS AYE  
40 THE MOTION CARRIED UNANIMOUSLY.

42 **7. New Business: Reports by Commissioners –**

44 Chairperson Call mentioned that she attended the last City Council meeting to  
listen to Mr. Cutler’s twin homes concept review. She brought up Mr. Cutler’s comments  
46 to the Council about expanding with more development along the street. He indicated  
that it was “wishful thinking” on his part, which was not the impression he gave at the  
48 planning commission meeting. She noted that Mr. Cutler again indicated that he may be

2 interested in purchasing and developing more lots. She stated that the Council felt it was  
4 a good use of the land which she did not dispute. The Commission agreed that was the  
discussion regarding this issue.

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

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10 **8. Planning Director Report**–

Mr. Van Wagenen reported on the following items followed by discussion:

- 12 • Transit Work Session on March 17<sup>th</sup> at 6:00 pm.
- 14 • Accessory Building Height in Residential Zone Light Industrial Architectural  
Standards Generally.

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

18 **ADJOURN** –

20 COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING  
22 AT 8:45 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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26 Approved – March 24, 2015

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director