

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **May 27, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Rob Kallas, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
Sharon Call, Chairperson	
14 Ron Anderson, Commissioner	
Rob Kallas, Commissioner	
16 Mike Marchbanks, Commissioner	
Bob Wily, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
20 Kathryn Moosman, City Recorder	

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of May 13, 2014
26 were reviewed.

28 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF MAY 13, 2014 AS AMENDED. COMMISSIONER WILY
30 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

32 3. **PUBLIC COMMENT** –

34 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.

36 **CURRENT BUSINESS** –

- 38 4. **Public Hearing: General Plan Amendment** – *Rossi Project, Approximately 600*
40 *North 2000 West.* Brent Skidmore requests a General Plan map Amendment to
change the General Plan designation of property located at approximately 600 North
42 2000 West from Commercial to Mixed Commercial. The applicant intends to
establish office/warehouse uses on the site. Recommendations will be made to the
44 City Council at their next available meeting after review by the Planning
Commission.

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

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6 Jordan Cullimore, Associate Planner, led the discussion by giving a brief
summary of this agenda item stating the applicant, Brent Skidmore, who is attendance, is
8 requesting a General Plan Map Amendment to change the General Plan designation of
property located at approximately 600 North 2000 West from Commercial to Mixed
10 Commercial. Mr. Cullimore noted the applicant intends to establish office/warehouse
uses on this site. He added that the recommendations will be made to the City Council at
12 their next available meeting after review by the Planning Commission. He mentioned the
property owners are Brent & Marsha Skidmore and Melvin & Mary Frandsen Family
LLC.

14 Mr. Cullimore opened the discussion by explaining the agenda items (#4 and #5)
are similar to each other and will piggy back off one another. He noted the first item is
16 the General Plan Amendment which is in conjunction with item #5 which is the Zoning
Map Amendment. He noted that with any zone change request State Statute and City
18 Code requires that any zone change be in accordance with the General Plan designation
on the General Plan map. Mr. Cullimore then showed some renditions of the proposed
20 office warehousing site plan. Mr. Cullimore explained that the complex will likely serve
businesses that require office/warehousing space in which light assembly, packaging, and
22 shipping activities will occur. He stated that this type of use is best situated in the light
industrial or mixed commercial zones. Mr. Cullimore then presented the aerial photo of
24 the proposed area to be re-classified and photographs of the existing site, the conceptual
site plan and the conceptual architectural renderings.

26 Mr. Cullimore then presented an overview stating the applicant proposes to
develop these parcels with a site configuration similar to the site plan concept shown as
28 attachment #3 (in the staff report). He went on to say the structures' architectural design
will be similar to the structures portrayed in attachment #4 (in the staff report). He stated
30 the site currently includes two lots, with the southern lot being split zoned between MC
and CG. He explained that when a lot is split zoned, the more restrictive zone, which is
32 the CG zone, controls the entire lot. Mr. Cullimore further explained the northern lot is
also zoned CG, and the applicant's proposed use is not allowed in the CG, but it is in the
34 MC zone. Consequently, the applicant requests that the two lots be rezoned to the MC
zone. Mr. Cullimore reiterated that Lindon City Code requires that any zone change must
36 be consistent with the City's General Plan Designation. He added that the General Plan
mirrors the current zoning, so the applicant is requesting that the General Plan
38 designation be changed to permit the zone change and allow their desired uses.

40 Mr. Cullimore then presented the findings of fact to consider as follows:

- 42 1. The General Plan currently designates the property under the category of General
Commercial. This category includes retail and service oriented businesses, and
shopping centers that serve community and regional needs.
- 44 2. The applicant requests that the General Plan designation of the property be
46 changed to Mixed Commercial, which includes the uses in the General
Commercial designation, as well as light industrial and research and business
uses.

48 Mr. Cullimore then presented the Analysis for consideration as follows:

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 commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
 - b) Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
 - c) The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.
 - i. Objectives of this goal are to:
 1. Expand the range of retail and commercial goods and services available within the community.
 2. Promote new office, retail, and commercial development along State Street and 700 North.
 - d) 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. Skidmore, the applicant, addressed the Commission at this time. He commented that he does not know the differentiation between agenda items #4 and #5 so he will approach both at the same time. He noted that this is a family owned property and he would like to see light commercial and office warehouse in the area. He added that he feels it is appropriate to request the mixed use on both parcels and he feels this development will enhance the road.

Chairperson Call commented that she feels the issue is whether to keep the land strictly commercial or mixed commercial. She called for any public comment at this time.

Curtis Miner, with Curtis Miner Architecture, was in attendance and approached the Commission at this time. He noted that he is working with Mr. Skidmore and the developers on this project. Mr. Miner then shared his comments on why this proposed development is an appropriate use for this property. He commented that they understand that 700 north is a commercial corridor and the City wants to preserve it, as that, as long as it functions correctly. He explained how a Commercial development works and noted that Commercial developers evaluated this piece of property and they realized that this would be a good transition piece. The main factors Commercial developers look at to determine if a property would work as commercial are traffic factors, intersections, rooftops and lot configuration; 700 north will have the traffic advantage but 2000 West will not, additionally the lot is too deep going east to west. He stated this will be a well done office warehouse/use with storefront. He noted that where the transition happens

2 depends on traffic, transportation etc. He noted that they must be careful how this
develops. He added that the building will screen the property.

4 Pete Rossi, developer, addressed the Commission at this time. Mr. Rossi asked
the Commission to consider how properties develop. He commented that this corridor has
6 had interest by developers over the years and a lot have failed. This is a well located
corridor and interchange. The market is a great indicator of developing and will dictate
8 by itself. He noted the question is what is going to come to this area, and in his opinion
this is a major interchange that has yet to play out. Mr. Rossi stated that in order for a
10 retail establishment to succeed it is driven by traffic counts. So, the road to the west will
never carry any significant amount of traffic. He feels it will be a long time out before
700 North generates any significant retail.

12 Mr. Rossi commented that what would kick start the area is a good transitional
flex space between the Noah's building and any future development. He also explained
14 that the parcels run east to west and because of that configuration, they could never space
plan that property for anything but flex space because of the depth of the lot and land
16 locking issues. Mr. Rossi stated that this is great ground and the configuration is perfect
for what they are proposing and it will bring quality tenants to the area as it has freeway
18 access and great visibility.

20 Commissioner Kallas commented that the City does not expect all retail on the
700 North corridor. He added that the question is if we change the zone have we painted
our future and is a consideration. There was then some additional general discussion.
22 Chairperson Call invited public comment at this time. There were several residents in
attendance to address the Commission as follows:

24 **Jocelyn Soderstrom:** Ms. Soderstrom inquired how "light industrial" the building will
26 be. She also mentioned that she has concerns regarding the noise and the hours of
operation. Mr. Rossi stated that the development will be low impact Light Industrial and
28 the bays will be on the interior and he doesn't think the neighbors any noise because it is
in a concrete building. He added there will be typical business hours.

30 **Jacob Ryan:** Mr. Ryan stated that he owns the old Noah's building. He noted they
32 purchased and converted the building to one hundred percent office use. He further noted
that they have secured a tenant for the entire space "Forever Green", which is an
34 International Company and this is their International Headquarters. Mr. Ryan mentioned
that he appreciates the developer's transparency and commented that Curtis Miner has
36 designed a wonderful product. Mr. Ryan did comment that he is slightly concerned about
the product going in there and realizes the concerns of the neighbors. Mr. Ryan stated
38 that he supports the project but he does not want it to look like an industrial building. He
concluded by stating he is indifferent of supporting it until they know what is going in
40 there and if it is the best use of the property.

42 **Jason Dodge:** Mr. Dodge commented that the building is hard to envision and he feels it
is getting a bad rap when thrown into the light industrial realm. He noted that it is a flex
44 base development, which is a great use for the property. Mr. Dodge feels the argument is
the 700 North corridor is not impacted by pushing the zoning to the north because it will
46 be the last to fill in. As far a kick starting the corridor, this is a nice tilt up building with a
glass front and he feels it will be a great start for the 700 North corridor.

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2 **Ed Rickers:** Mr. Rickers handed out conceptual drawings to the Commission. He stated
that he supports the idea that there are other businesses that would be attracted to this
kind of zoning change.

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

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10 Chairperson Call commented that the question tonight is what would be the best
use of the land as far as changing the zoning. Commissioner Kallas questioned why the
zoning split the parcel. Mr. Van Wagenen explained the zoning was changed as the
12 parcels were shifted with the R2- Overlay.

14 Commissioner Anderson commented that something to consider is the mixed
commercial ordinance and what it allows in the standard land use table. Mr. Van
Wagenen mentioned that the city can reverse a re-zone if need be as it is city initiated.
16 Commissioner Kallas commented that he thinks the project looks nice but added that it is
hard to make a decision when the 700 North Corridor is the last portion of the city that
18 has great exposure and a great location; and if this project fits with the 700 North corridor
vision.

20 Mr. Van Wagenen commented that staff has had several requests for this type of
flex office space use in the area and there is a growing demand. Mr. Cullimore
22 commented that it seems the Commission has identified, through the discussion; the
question of how far to encroach into what is planned for general commercial before it
24 jeopardizes the plan. Chairperson Call commented that a comment was made that it may
be a long time before 700 North is developed. Commissioner Marchbanks commented
26 that he doesn't have a problem with the change and noted there is no question that 2000
west is different than 700 north, but he feels this is a compatible transition to what is
28 already there. He added that he is less concerned about the impact on the neighbors by
this development than a Maverick or Holiday Oil for instance.

30 Following some additional general discussion by the Commission, Chairperson
Call called for a motion.

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34 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE
GENERAL PLAN DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY
36 PARCEL #14:057:0052 AND #14:057:0061 FROM GENERAL COMMERCIAL TO
MIXED COMMERCIAL. COMMISSIONER MARCHBANKS SECONDED THE
38 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL AYE
COMMISSIONER ANDERSON AYE
COMMISSIONER MARCHBANKS AYE
42 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
44 THE MOTION CARRIED UNANIMOUSLY.

46 5. **Public Hearing: Zone Map Amendment** – *Rossi Project, Approximately 600 North*
48 *2000 West.* Brent Skidmore requests a Zone Map Amendment to change the zoning
designation of property located at approximately 600 North 2000 West from General

Commercial (CG) to Mixed Commercial (MC). The applicant intends to establish office/warehouse uses on the site. Recommendations will be made to the City Council at their next available meeting after review by the Planning Commission.

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

Chairperson Call commented that this issue already discussed in the previous agenda item. She called for any public comments or questions from the Commission. Hearing none she called for a motion to close the public hearing.

COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Mr. Van Wagenen directed the Commission to reference the previous discussion on the general plan amendment (agenda item #4) and to include it in the motion.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE ZONING DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL #14:057:0052 AND #14:057:0061 FROM GENERAL COMMERCIAL (GC) TO MIXED COMMERCIAL (MC) AS REFERENCED AND DISCUSSED FROM THE PREVIOUS AGENDA ITEM #4 CONSIDERATIONS. COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. **Concept Review** – *National Packaging Innovations, 750 North 2800 West*. Ed Daley, of National Packaging Innovations, requests feedback on a proposal to change the General Plan designation of Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial and to rezone the property from General Commercial (CG-A8) to Mixed Commercial (MC). The applicant intends to establish office/warehouse uses on the site. No official motions will be made.

Jordan Cullimore, Associate Planner, opened the discussion by explaining this is a request by Ed Daley, who was in attendance, of National Packaging Innovations, for feedback on a proposal to change the General Plan designation of Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial and to rezone the property from

2 General Commercial (CG-A8) to Mixed Commercial (MC). The applicant intends to
3 establish office/warehouse uses on the site. He noted that no official motions will be
4 made they are only looking for feedback from the Commission. Mr. Cullimore stated this
5 application is similar to the previous agenda items discussed tonight as it is a flex space
6 project.

7 He noted the applicant proposes to develop these parcels with a site configuration
8 similar to the site plan concept in attachment #3 (included in packets). The structures'
9 architectural design will be similar to the structures portrayed in attachment #4 (included
10 in packets). He noted the complex will likely serve businesses that require
11 office/warehousing space in which light assembly, packaging, and shipping activities will
12 occur. Mr. Cullimore stated the lot currently has a General Plan designation of General
13 Commercial and is zoned CG-A8. The applicant's proposed use is not allowed in the CG-
14 A8, but it is in the MC zone. Consequently, the applicant seeks feedback on a proposal to
15 rezone the lot to the MC zone. City Code requires that any zone change must be
16 consistent with the City's General Plan Designation. The General Plan mirrors the current
17 zoning, so the applicant would also request that the General Plan designation be changed
18 to permit the zone change. Mr. Cullimore inquired how the Commission views this
19 application and if they feel the same as the agenda items previously discussed.

20 Mr. Cullimore then presented an aerial photo of the proposed area to be re-
21 classified, photos of the existing site, a conceptual site plan, and a conceptual
22 architectural rendering.

23 The applicant, Mr. Daley, addressed the Commission at this time. He noted this
24 project is similar to the previous applications discussed but they will occupy it
25 themselves. Mr. Daley stated they are a packaging business including boxes, peanuts,
26 tape, shipping etc. and they will distribute them. They plan on having trucks come in and
27 also their own delivery vehicles. He stated they have been located in American Fork for
28 the past 7 years and have grown to a point where they need to relocate.

29 Commissioner Kallas commented that he has less of a problem with this
30 application than the previous agenda item. Commissioner Marchbanks agreed that he
31 does not have a problem with this proposal. Commissioner Anderson commented that
32 there is good access at the location. Chairperson Call stated that she has no concerns with
33 this application.

34 Following some additional general discussion by the Commission, Chairperson
35 Call called moved on to the next agenda item.

36 6. **NEW BUSINESS** – Reports by Commissioners.

37 Chairperson Call called for any new business or reports from the Commissioners.
38 Commissioner Kallas inquired if there has been any more feedback from the Senior
39 Living development on Main Street. Mr. Van Wagenen stated Mr. Knighton, the
40 developer, is still involved but the new partner, Bryce Christensen, may have another
41 higher priority project so it is still on hold. Mr. Van Wagenen stated the Osmond Senior
42 Living is currently under construction but they have run into a problem with the 3rd story
43 but they are working through it. Mr. Van Wagenen further noted that the building permit
44 for the Avalon Senior Living Center plans are being reviewed and they plan to begin
45 construction in June.

46 Commissioner Kallas inquired if there has been any more thought regarding smaller
47 lot sizes in the city. Mr. Van Wagenen replied that there has not been any change of the
48

2 code but a discussion will be coming up in June. Commissioner Marchbanks asked if
3 there are any recommendations on noxious trees like Russian olives, Cottonwoods, etc.
4 Mr. Van Wagenen stated that they will check in to this issue. Chairperson Call
5 commented that it looks nice where they laid the sod at Lindon View Park. Chairperson
6 Call also mentioned that she will not be here at next meeting.

7 Chairperson Call asked if there were any other comments or discussion from the
8 Commissioners. Hearing none she moved on to the next agenda item.

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10 **7. PLANNING DIRECTOR'S REPORT–**

11 Mr. Van Wagenen had nothing to report at this meeting.

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

14
15 **ADJOURN –**

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17 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
18 MEETING AT 9:55 P.M. CHAIRPERSON CALL SECONDED THE MOTION. ALL
19 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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22 Approved – June 10, 2014

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26 _____
27 Sharon Call, Chairperson

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30 _____
Hugh Van Wagenen, Planning Director