

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **June 23, 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: Matt McDonald, Commissioner  
10 Pledge of Allegiance: Rob Kallas, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Sharon Call, Chairperson	Andrew Skinner, Commissioner
14 Mike Marchbanks, Commissioner	
Rob Kallas, Commissioner	
16 Bob Wily, Commissioner	
Matt McDonald, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

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

- 24
- 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 June 9, 2015  
and the joint work session of February 10, 2015 were reviewed.

30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
31 JOINT WORK SESSION MEETING OF FEBRUARY 10, 2015 AS PRESENTED.  
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED  
33 IN FAVOR. THE MOTION CARRIED.

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35 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
36 REGULAR PLANNING COMMISSION MEETING OF JUNE 9, 2015 AS  
37 PRESENTED. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL  
38 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40 3. **PUBLIC COMMENT** –

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

44 **CURRENT BUSINESS** –

46

- 2 4. **Minor Subdivision** – *Eastlake at Geneva North Plat B, approx. 1010 West 600*  
3 *South*. Jared Anzures requests preliminary subdivision approval of a 2 lot subdivision  
4 at approximately 1010 West 600 South in the Light Industrial (LI) Zone.

6 Jordan Cullimore, Associate Planner, opened this agenda item by giving some  
7 background of this application. He stated that the applicant, Jared Anzures, is in  
8 attendance. Mr. Cullimore then showed photos of the site explaining it is located in the  
9 Light Industrial (LI) zone. He noted the parcel and the surrounding area were recently  
10 rezoned to LI to accommodate an office/warehouse building and a convenience store site.  
11 He explained that per conditions of the rezone, the only permitted use on what will be Lot  
12 #1 is a convenience store. He further explained this subdivision will allow for separate  
13 ownership of the office/warehouse and convenience store sites. Mr. Cullimore also  
14 mentioned that this item was previously before the Commission some time ago with an  
15 applicant who wanted to put a convenience store at the same location. The new applicants  
16 are proposing to subdivide and in effect create a typical lot and then a flag lot along the  
17 back.

18 Mr. Cullimore stated the minimum lot size in the LI zone is 1 acre (43,560 sq. ft.)  
19 and the lots created by this subdivision will be 1.652 acres (Lot 1) and 4.182 acres (Lot  
20 2). He noted that Lot 1 meets the required public street frontage of 100 feet (it has 331  
21 feet) and Lot 2 is considered a flag lot in this situation and requires only 25 feet of  
22 frontage (60 feet is being provided). He commented that staff has determined that the  
23 proposed subdivision complies with all remaining land use standards. He pointed out that  
24 this location is a good candidate for a flag lot because of the access issues with the  
25 railroad tracks on the frontage (narrow compared to the depth of the lot) which makes it  
26 smaller, so it makes for a good configuration and meets the applicant's needs. It will also  
27 be beneficial to the city as to develop the property at that location.

28 Mr. Cullimore noted the existing parcel is already in a subdivision and all street  
29 improvements have been previously constructed. He did mention there is a 100 foot  
30 CUWCD Temporary Construction Easement shown on the preliminary plan, and noted  
31 that easement is no longer in effect and will be removed on the final plat. He added that  
32 the City Engineer is addressing the engineering standards and all engineering issues will  
33 be resolved before final approval is granted. Mr. Cullimore then referenced for  
34 discussion an aerial photo of the proposed subdivision and the preliminary plan.

35 Mr. Cullimore noted that staff has found that everything complies with code  
36 requirements. He also mentioned (on a side note) that there is one difference from the  
37 preliminary plan as there is a 100 ft. temporary construction easement (Central Utah  
38 Water Conservancy District) that is expired and is no longer necessary and will be  
39 removed off of the final plat. He re-iterated they are working through the engineering  
40 standards and requirements to make sure they are finalized before final approval is  
41 granted. Mr. Cullimore then turned the time over to the applicant for comment.

42 The applicant, Mr. Anzures, addressed the Commission at this time. Mr. Anzures  
43 also mentioned with the way the building will be situated the access will still be available  
44 to the back portion (west) as the landscaping will be a gravel base. Commissioner Kallas  
45 asked where the transition will be to the railroad track and the property on the east. Mr.  
46 Anzures stated there will be a partial landscape strip with the other side being curb and  
47 gutter. Mr. Cullimore stated the next application on the agenda is the site plan and there  
48 will be more details presented then. Chairperson Call pointed out that the only thing that

2 doesn't meet the requirements (as far as conditions) is the temporary construction  
4 easement that needs to be removed from the plat. Mr. Cullimore said it is just a side note  
and does not need to be included as a condition. There was then some additional  
discussion regarding this agenda item.

6 Chairperson Call asked if there were any further questions or comments. Hearing  
none she called for a motion.

8  
10 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS  
REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE KNOWN AS  
EASTLAKE AT GENEVA NORTH PLAT B WITH NO CONDITIONS.

12 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL AYE  
16 COMMISSIONER MARCHBANKS AYE  
18 COMMISSIONER KALLAS AYE  
COMMISSIONER WILY AYE  
COMMISSIONER MCDONALD AYE  
THE MOTION CARRIED UNANIMOUSLY.

20  
22 5. **Site Plan:** *Blackcliff Industrial Park, approx. 1010 West 600 South.* Jared Ansures  
requests site plan approval of a 40,957 square foot office/warehouse building at  
approximately 1010 West 600 South in the Light Industrial (LI) Zone.

24  
26 Mr. Cullimore gave a brief summary of this agenda item explaining this is a site  
plan application for a 40,957 square foot commercial building with an intended use as an  
office/warehouse with several bays located in the Light Industrial (LI) zone. He noted  
28 this parcel and the surrounding area were recently rezoned to LI to accommodate an  
office/warehouse building and a convenience store site. The site will share access from  
30 600 South with a future convenience store. He noted a previous application for a two lot  
subdivision (Eastlake at Geneva North Plat B) on this site was recently considered by the  
32 Planning Commission and that plat has not yet been recorded. Mr. Cullimore stated it is  
staff's recommendation that the recordation of that plat be a condition of approval for this  
34 site. Mr. Cullimore then referenced the parking standards as follows:

36 Requirements:

- 38 • General Office requires 1 space for every 350 square feet (52 required for this  
project).
- 40 • Warehousing requires 1 space for every 1,000 square feet (23 required for this  
project).
- 42 • Total required vehicle spaces is 75.
- 44 • Bike parking in the LI zone requires two stall for the first 50 spaces and 1 stall for  
every 50 spaces thereafter (3 required for this project)
- 46 • Provided:
  - Total provided vehicle spaces is 108 which is 44% over the requirement.
  - City Code allows for parking to exceed minimum requirements up to a 30%  
threshold. Anything over that requires Planning Director and City Engineer

2 approval based on compelling reasons. *The applicant has yet to provide*  
3 *reasons behind the excess parking being provided.*

- 4 • Bike parking: 9 stalls are being provided.
  - 6 ○ *There is a slight concern that there is not sufficient space to access bicycle*  
7 *parking without trampling landscaping. Staff is hoping for the applicant to*  
8 *address this concern.*

10 Mr. Cullimore mentioned with the exception of the entryway, this site does not  
11 have any public frontage and no landscape strip is required. He noted the interior  
12 landscaping must be provided at 40 square feet per required stall with one tree per 10  
13 stalls. With the proposed 108 stalls, that equates to 4,320 square feet and 11 trees  
14 required; 4,767 square feet and 16 trees are provided.

15 Mr. Cullimore stated for the LI zone the architectural design requirement states  
16 that precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet  
17 the architectural treatment requirements subject to the following standards:

- 18 a. Bare concrete exteriors are permitted if the concrete color is consistent and if the  
19 building is also finished with additional architectural details such as entrance  
20 canopies, wrought iron railings and finishes, shutters, multi-level porches, metal  
21 shades, and metal awnings.
- 22 b. Painted or colored concrete exteriors are also permitted if the shade of each color  
23 is consistent and if the building is also finished with additional architectural  
24 details such as entrance canopies, wrought iron railings and finishes, shutters,  
25 multi-level porches, metal shades, and metal awnings.

26 Mr. Cullimore stated all colors should meet the color palette in the Design  
27 Guidelines. He also referenced the elevations that indicate the painted concrete will be  
28 the exterior finish of the building with Crabby Apple, March Wind, and Reflection being  
29 the designated colors. He added they are proposing a thin brick façade that is being  
30 provided on the walls above the entryways and metal awnings and outdoor wall lights are  
31 also being provided. He pointed out the building is within the 48 foot height limit in the  
32 LI zone, the highest point of the parapet wall being 40 feet. Chairperson Call mentioned  
33 at the last meeting they discussed whether white should be included on the color palette.  
34 Mr. Azure stated the color is more of a gray tone rather than white with the red accent.

35 Mr. Cullimore added there are a few engineering issues that will need to be  
36 resolved before the plans are finalized and staff will ensure all requirements are met.  
37 Mr. Cullimore then referenced for discussion an aerial photo of the site and surrounding  
38 area, photographs of the existing site, site plan, architectural rendering and elevations,  
39 landscaping plan and the color palette. There was then some additional discussion  
40 regarding curb, gutter and landscaping.

41 Mr. Cullimore mentioned one issue that Planning Director, Hugh Van Wagenen  
42 brought up with the issue of the potential of bikes parking and perhaps changing the  
43 orientation of the stalls so they won't trample the landscaping. Mr. Azures said they will  
44 adjust the landscaping and will accommodate that issue. Chairperson Call commented  
45 that it appears to be a nice building and the only condition being that the plat needs to be  
46 recorded and the parking/bike parking issues will be worked out with staff.

47 Chairperson Call asked if there were any further questions or comments. Hearing  
48 none she called for a motion.

2 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
3 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE 40,957 SQUARE  
4 FOOT COMMERCIAL BUILDING TO BE KNOWN AS BLACKCLIFF  
5 INDUSTRIAL PARK WITH THE FOLLOWING CONDITION 1. EASTLAKE AT  
6 GENEVA NORTH PLAT B SUBDIVISION BE RECORDED. COMMISSIONER  
7 MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
8 FOLLOWS:

9 CHAIRPERSON CALL AYE

10 COMMISSIONER MARCHBANKS AYE

11 COMMISSIONER KALLAS AYE

12 COMMISSIONER WILY AYE

13 COMMISSIONER MCDONALD AYE

14 THE MOTION CARRIED UNANIMOUSLY.

16 6. **Public Hearing** – *Ordinance Amendment – 17.57 Hillside Protection District*. This  
17 item was continued from the June 9, 2015 Planning Commission meeting. Brandon  
18 Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside  
19 Protection District to allow lots meeting certain conditions to be exempted from the  
20 requirements of the Hillside Protection District.

22 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC  
23 HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT  
24 VOTED IN FAVOR. THE MOTION CARRIED.

26 Mr. Cullimore opened this discussion by explaining that the purpose of the  
27 Hillside Protection District is to promote health, safety, and the general public welfare by  
28 establishing standards for development of certain hillsides to minimize soil and slope  
29 instability, erosion, downstream siltation, and to preserve the character of hillsides in  
30 Lindon. He noted the requirements of the Hillside Protection District apply to lots located  
31 the area designated as R1-12-H on the Zone Map. The requirements also apply to any  
32 residential building lot in the city with an average slope exceeding 20%. Mr. Cullimore  
33 stated where the Hillside Protection district applies, certain plans must be submitted, and  
34 geotechnical studies must be performed on the lot. Any structure built on the lot must  
35 conform to specific building site requirements that include, among other things, more  
36 restrictive setbacks. He noted the lot is also subject to safety considerations involving  
37 grading and filling with consideration also given to the preservation of the hillside  
38 character when determining the building footprint.

39 Mr. Cullimore stated the applicant, Brandon Jones (who is in attendance) owns a  
40 lot that is not in the designated Hillside Protection area, but has an average slope that  
41 exceeds 20%. Consequently, when the lot was platted, the requirements of the Hillside  
42 Protection District were applied. Mr. Cullimore explained that Mr. Jones approached City  
43 staff to find out whether he could modify the building footprint as long as the safety of  
44 the area is preserved. Staff discussed the requests (with input from the City Engineer) and  
45 determined that there are likely instances in which exceptions to the Hillside District  
46 requirements are appropriate as long as the general intent related to safety and the  
47 character of the hillside are preserved. Mr. Cullimore noted that currently, the existing  
48 ordinance does not allow for exemptions. This proposed amendment would allow for

2 certain exemptions from the Hillside Protection requirements where professional analysis  
of the lot indicates that doing so will not be detrimental to the purposes of the Hillside  
4 Protection District. In reviewing the proposal the City Engineer feels comfortable that  
these provisions will still meet the intent of the ordinance by providing for the  
6 requirements related to the purpose while at the same time with specific lots grant some  
relief of them (essentially a variance) for specific situations.

8 Mr. Cullimore then referenced for discussion the Lindon City Zone Map, the  
proposed amendment to LCC 17.57 Hillside Protection District, Lot 7 of Meadows at  
10 Bald Mountain Plat A, and photos of the lot and of another lot located on Dry Canyon  
Drive in Lindon that could benefit from the proposed amendment. Commissioner Kallas  
12 asked the applicant if his intent is to have the right to excavate as to make it a flatter lot.  
Mr. Jones stated his intent it to enlarge his buildable area, so he is asking for a relief on  
14 the side yard setback as to stay away from the power lines; if he could pick up on both  
sides that would be ideal.

16 Chairperson Call inquired if this exception will need to come back before the  
Commission or if it can be reviewed by staff. Mr. Cullimore replied that the way the  
18 ordinance is currently written once the City Engineer feels comfortable it would come  
back before the Commission as there is a degree of subjective discretion or they can  
20 allow staff to handle it. He added they do not envision that this will be applied for  
broadly but it will allow additional tools while still maintaining the purpose.  
22 Commissioner McDonald voiced his concerns with the language regarding health and  
safety and liability issues (for both the city and on a personal level). Commissioner Wily  
24 commented that the Commission is entitled to rely on the advice of experts in many  
areas.

26 Chairperson Call pointed out that the Commission is being asked to approve the  
ordinance tonight not the actual site. Mr. Cullimore confirmed they are not granting any  
28 exemption tonight just creating a tool to request the exemption. Following discussion the  
Commission agreed to have applications for exemption come back before the  
30 Commission for review and feels comfortable with the ordinance language. Chairperson  
Call mentioned the next step will be to present this item to the City Council and if they  
32 approve the ordinance change then the site plan will come back to the Commission.

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

36 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF  
ORDINANCE AMENDMENT 2015-10-O AS PRESENTED WITH CHANGES.  
38 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
42 COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
44 COMMISSIONER MCDONALD	AYE

THE MOTION CARRIED UNANIMOUSLY.

46  
48 Chairperson Call asked if there were any public questions or comments. Hearing  
none she called for a motion to close the public hearing.

2 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
3 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 7. **Review & Recommendation** – *Lindon City Bicycle & Pedestrian Master Plan*. The  
7 Commission will review the finalized Bicycle and Pedestrian Master Plan and make a  
8 recommendation to the City Council concerning adoption of the plan.

10 Hugh Van Wagenen, Planning Director, gave some background of the agenda  
11 item explaining in the spring of 2014, Lindon and Mountainland Association of  
12 Governments selected Fehr & Peers (with a grant) to create and design a Bicycle and  
13 Pedestrian Master Plan for the City. He noted a bicycle steering committee consisting of  
14 city staff, elected and appointed officials, and interested citizens, was created to provide  
15 feedback and guidance to the consultant in creation of the plan (he listed the committee  
16 members). He noted the plan consists of maps and cross sections for the development of  
17 both bicycle and pedestrian facilities within Lindon. Mr. Van Wagenen mentioned if this  
18 plan is adopted by the Commission and Council (by resolution) it will eventually be  
19 incorporated into the general plan.

20 Mr. Van Wagenen then referenced the 5 goals outlined in the plan, including  
21 promotion of alternative forms of transportation infrastructure (bicycle and pedestrian  
22 treatments) the priority list (by fund) and maps (that tie into other cities). He stated that  
23 public input was received through open houses and online surveys to gather general  
24 information. Mr. Van Wagenen noted the steering committee went on two field trips, one  
25 to Salt Lake City and the other to Boulder, Colorado, to tour other urban cycling areas.  
26 Mr. Van Wagenen then referenced the bicycle plan highlights including the purpose of  
27 the plan followed by some general discussion. Mr. Van Wagenen commented that there  
28 will be different types of amenities and fixtures that will be implemented, i.e., canopies,  
29 bike racks, lighting, signage, benches, drinking fountains etc.

30 Chairperson Call stated her biggest concern is if the financing will be available to  
31 implement the plan and if the Parc tax can be used and if additional grants can be applied  
32 for. Mr. Van Wagenen stated a portion of the bike lanes on Locust Avenue will be  
33 funded by the Parc tax. He noted that additional grants and state and municipal funds are  
34 possible funding options. Mr. Van Wagenen stated that ultimately they feel this plan will  
35 expand the opportunities for Lindon residents to get around and recreate in different ways  
36 in a safe environment throughout the city. He added that it will also tie in with our  
37 neighboring cities and counties. Following discussion the Commission was in agreement  
38 that this seems to be a good plan that will benefit Lindon residents. They also  
39 commented staff and the steering committee for their hard work on the plan.

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

42 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL  
43 OF THE APPLICANT’S REQUEST TO ADOPT THE LINDON BICYCLE AND  
44 PEDESTRIAN MASTER PLAN WITH NO CONDITIONS. COMMISSIONER WILY  
45 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE  
47 COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KALLAS AYE  
COMMISSIONER WILY AYE  
4 COMMISSIONER MCDONALD AYE  
THE MOTION CARRIED UNANIMOUSLY.

6

8. **Continued Public Hearing** – *Ordinance Amendment, Commercial and Industrial Landscaping.* This item has been continued to the next available Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

12

Chairperson Call stated this item has been continued to the next available Planning Commission meeting. Mr. Cullimore stated that staff is still gathering more information. Chairperson Call called for any comments or questions from the Commissioners. Hearing none she moved on to the next agenda item.

18 9. **New Business: Reports by Commissioners** –

Chairperson Call mentioned a resident approached her about the current road conditions of 400 North and if there are any plans for improvement. Mr. Van Wagenen stated as far as he knows that particular street will not be repaired in the near future as it is a matter of funding which is a problem statewide for municipalities. He noted if there are any specific areas (potholes etc.) that pose safety hazards the public works department will repair those areas.

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

28 10. **Planning Director Report**–

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

- Ivory Open house on June 24<sup>th</sup> at 6:00 pm in the Council Chambers.
- Pool Party on June 25<sup>th</sup> at 6:30 pm.

32

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

36 **ADJOURN** –

38 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE MEETING  
AT 8:50 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL  
40 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42

Approved – July 14, 2015

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\_\_\_\_\_  
Sharon Call, Chairperson

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48 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director