

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **August 25, 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: Rob Kallas, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
13 Sharon Call, Chairperson	13 Matt McDonald, Commissioner
14 Bob Wily, Commissioner	
15 Mike Marchbanks, Commissioner	
16 Rob Kallas, Commissioner	
17 Andrew Skinner, Commissioner	
18 Hugh Van Wagenen, Planning Director	
19 Jordan Cullimore, Associate Planner	
20 Kathy 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 August 11,  
25 2015 were reviewed.

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27 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
28 OF THE REGULAR MEETING OF AUGUST 11, 2015 AS PRESENTED.  
29 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
30 FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

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

36 **CURRENT BUSINESS** –

- 38  
39 4. **Minor Subdivision** – *Public Works Plat C, approx. 946 West Center Street.* Lindon  
40 City requests preliminary approval of a 2 lot subdivision at approximately 946 West  
41 Center Street in the Light Industrial Zone (LI) zone.

42  
43 Hugh Van Wagenen, Planning Director, gave a brief overview of this agenda item  
44 explaining this is a subdivision request in order to facilitate a land sale between Lindon  
45 City and Nicolson Construction, Inc. (essentially a land trade). He noted that Mark  
46 Clement and Dave Nicolson are in attendance as representatives of the application and  
47 are part of this agreement with the City. Mr. Van Wagenen noted the site plan for lot 4  
48 will be considered in item 9 of the agenda. He explained the minimum lot size in the LI

2 zone is 1 acre (43,560 sq. ft.) and Lot 3 of the proposed subdivision will be 3.19 acres  
4 (city portion) and lot 4 will be exactly 2.97 acres (Nicolson portion) and both lots will  
6 have frontage along a public street. He stated that the required curb and gutter already  
8 exist along the frontage of both proposed lots and the landscaping will be addressed with  
the site plan application. He noted the City has not received the geotechnical report yet,  
and staff suggests that a condition be that the developer provide the report and address  
any geotechnical issues to the satisfaction of the City Engineer.

10 Mr. Van Wagenen explained that Mr. Nicolson plans to provide utility access to  
12 their site (for a fire hydrant) and the Public Works site from Geneva Road through the  
14 adjacent property owner's land; they don't have an easement or agreement from the  
16 adjacent property owner as yet. Mr. Van Wagenen added that staff suggests a condition  
also be that the developer obtain an easement adequate to the City from the adjacent  
property owner for utility service to go through that property. He noted that on the last  
plan submitted there is no storm drain service provided to the northwest corner of the  
Public Works Site (which is the low point on the property).

18 Mr. Van Wagenen also mentioned that staff recommends that another condition of  
20 approval be that they provide adequate storm drain service to that property (150 North  
22 Street is a private street). Staff also suggests that a condition of approval be that  
24 developer obtain whatever documentation is needed (if any) to the satisfaction of the City  
26 Attorney that the roadway is a perpetual private right-of-way that can be used to access  
the lot. Mr. Van Wagenen stated this is an administrative step to clear up some property  
boundary lines including some easements through the area. He added that both lots meet  
the minimum acreage in the light industrial zone and frontage requirements are met. He  
stated that Mr. Nicolson will address the site plan requirements in the next agenda item.

28 Mr. Van Wagenen then presented an aerial photo of the proposed subdivision, the  
30 preliminary plan and also site photos followed by discussion. Commissioner Wily  
32 inquired where the road goes (150 North). Mr. Van Wagenen showed a site photo  
34 explaining the road dead ends in that location. He noted this agreement has already been  
approved by the City Council. Chairperson Call directed the Commission to make sure all  
the conditions are included in the motion.

36 Chairperson Call asked if there were any further questions or comments from the  
38 Commission. Hearing none she called for a motion.

40 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
42 REQUEST FOR APPROVAL OF A TWO LOT INDUSTRIAL SUBDIVISION WITH  
44 THE FOLLOWING CONDITIONS 1. GEOTECHNICAL REPORT BE PROVIDED  
46 AND ITEMS BE ADDRESSED TO SATISFACTION OF THE CITY ENGINEER AND  
2. DEVELOPER OBTAINS ADEQUATE EASEMENTS FROM THE ADJACENT  
PROPERTY OWNER TO PROPERLY RUN UTILITIES THROUGH THAT SITE TO  
GENEVA ROAD AND 3. APPLICANT PROVIDE STORM DRAIN SERVICE TO  
THE NORTHWEST CORNER OF THE PUBLIC WORKS PROPERTY AND 4.  
APPLICANT PROVIDE SUFFICIENT DOCUMENTATION THAT 150 NORTH IS A  
PERPETUAL PRIVATE RIGHT OF WAY THAT CAN BE USED TO ACCCESS THE  
LOT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KALLAS AYE  
COMMISSIONER WILY AYE  
4 COMMISSIONER SKINNER AYE  
THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

6  
8 5. **Site Plan:** *Nicolson Business Park Phase 2, approx. 150 North Geneva Road.* Dave  
10 Nicolson of Nicolson Business Park Phase 2 requests site plan approval of a 40,000  
square foot industrial building on lot 2 of the Public Works Plat C Subdivision, in the  
Light Industrial LI zone.

12 Mr. Van Wagenen gave some background of this agenda item explaining this is  
14 the same site discussed in the previous item. He noted that Dave Nicolson and Mark  
Clement are in attendance as representatives of this agenda item. Mr. Van Wagenen  
16 explained this is a site plan application for a 40,000 square foot office/warehouse  
building that will have four units and located in the Light Industrial zone just off of  
Geneva Road. He added this site has access of 150 North, which is a private roadway.  
18 Mr. Van Wagenen then referenced the parking requirements noting the requirements have  
been met:

- 20 • General office requires 1 space for every 350 square feet (6 total for this project).
- 22 • Warehouse requires 1 space for every 1,000 square feet (40 spaces for this  
project).
- 24 • Total provided vehicle spaces is 57 which is 11 stalls more than the minimum  
required.
- 26 • ADA parking is to be provided with 2 stalls which meets the minimum  
requirement.
- 28 • Bike parking in the LI zone requires two stalls for the first 50 spaces and one stall  
for every 50 spaces thereafter (2 required for this project; 4 provided).

30 Mr. Van Wagenen explained in the LI zone all frontages require a landscape strip  
of 20 feet with trees every 30 feet on center and this requirement is being met. The  
32 interior landscaping must be provided at 40 square feet per required stall with one tree  
per 10 stalls. He noted with the proposed 57 stalls, that equates to 2,280 square feet and 6  
34 trees required; 5,010 square feet of landscaping and 12 trees are provided. Mr. Van  
Wagenen stated then referenced the architectural elevations which were submitted after  
36 the staff report was sent.

38 Mr. Van Wagenen also referenced the architectural standards stating the colored  
elevations are provided in the packets. He noted the front elevation facing 150 North is  
composed of cast stone stucco, cast stone, and timber stone accents. The elevation facing  
40 Geneva Road has similar finishes, while the rear elevation (south facing) and other side  
elevation (east facing) consist of prefabricated metal walls with colors yet to be  
42 determined. He noted the roof is also prefabricated metal with color yet to be determined.  
All colors must meet the color palette. He added that the Planning Commission can allow  
44 the required 25% treatment (defined below) to be consolidated to one or more sides of the  
building.

46 Mr. Van Wagenen stated that Code requires that all buildings in the Light  
Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend  
48 with the surrounding property and structures.” The code also requires the following:

- 2 • Twenty-five percent (25%) minimum of the exterior of all buildings (except as  
4 permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco,  
Precast concrete or concrete tilt-up buildings also meet the architectural treatment  
6 requirement, subject to the standards in section 17.49.070(2) as follows.
- 8 a. *With the consent of the property owner, the Planning Commission may allow  
10 some or all of the required architectural treatment on a proposed building or  
12 addition to be transferred or consolidated to a pre-existing building or  
14 structure, or transferred to one or more sides of a proposed structure, which  
16 may be more visible from a public street. Said transfer of architectural  
18 treatment would need to improve the overall visual character of the area in a  
20 greater manner than if the treatment is only applied to the less visible  
building, addition, or side of the structure being considered. No net loss of  
treatment should occur. When considering a transfer of the architectural  
treatment, the Planning Commission should be conscious of visual site lines of  
adjacent buildings and properties to determine if they would be negatively  
impacted by a Planning Commission decision to allow transfer of the  
architectural treatment on the proposed structures.*

22 Mr. Nicolson commented that they plan to use the same products to match the  
existing buildings and it will have the same industrial look and feel. The back of the  
24 building will be corrugated metal to also match the existing building. He then explained  
what the entire site will look like when the total campus is complete including the  
demolition of the neighboring property. Mr. Nicolson stated they are working with  
26 abatement and state permits and are in the process of cleaning up the site. They also have  
the agreements for the easements in place. He noted they plan to improve the look of the  
28 entire area and they feel they have all the issues covered. Commissioner Kallas  
commented that this appears to be a nice looking building and will be an improvement to  
30 the area. Commissioner Wily added that it will be a nice addition. Chairperson Call  
pointed out this site plan appears to meet all requirements.

32 Mr. Van Wagenen went on to say there are a few engineering issues that will need  
to be resolved before the plans are finalized and staff will ensure all requirements are met  
34 and there are three recommended conditions of approval as follows:

- 36 1. Public Works Plat C be recorded.
- 38 2. There is an agreement regarding the City sale of property to the developer. Staff  
suggests that site plan approval include the requirement that the developer follow  
through on the requirements of the agreement (with the purpose of tying  
compliance with the agreement to the development approval).
- 40 3. The City has not accepted responsibility for the water line in 150 North. Staff  
42 suggests that if the city chooses that it is not in the public interest to take  
responsibility for that line, that the developer connect to a public line.

44 Following some additional discussion Chairperson Call asked if there were any  
further comments from the Commission. Hearing none she called for a motion.

46  
48 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL OF A 40,000 SQUARE FOOT BUILDING

2 WITH THE FOLLOWING CONDITIONS: 1. PUBLIC WORKS PLAT C BE  
3 RECORDED AND 2. DEVELOPER MUST FOLLOW THROUGH ON THE  
4 REQUIREMENTS OF THE AGREEMENT TO ACQUIRE PROPERTY FROM THE  
5 CITY AND 3. IF THE CITY DOES NOT ACCEPT THE WATER LINE ON 150  
6 NORTH AS A PUBLIC LINE, THE DEVELOPER MUST CONNECT TO A PUBLIC  
7 LINE. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS  
8 RECORDED AS FOLLOWS:

9	CHAIRPERSON CALL	AYE
10	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER KALLAS	AYE
12	COMMISSIONER WILY	AYE
	COMMISSIONER SKINNER	AYE

14 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

16 6. **Site Plan** – *Mountain Tech Center, approx. 2570 West 600 North.* Mark Weldon of  
17 WICP West Lindon requests approval for 2 office buildings, each of which will be  
18 50,000 square feet in size, at approximately 2570 West 600 North in the General  
19 Commercial A8 (CG-A8) zone.

20  
21 Mr. Van Wagenen also led this discussion by explaining Mark Weldon is in  
22 attendance as representative of this agenda item. He noted this is a site plan application  
23 for two 50,000 square foot office buildings with an intended use as high density office  
24 space and the buildings will be constructed in two phases. The site is located in the  
25 General Commercial A8 (CG-A8) zone, indicating that buildings up to 80 feet in height  
26 are permitted. This parcel is located in the northwest corner of PG/Lindon interchange on  
27 I-15. The site has limited access off 600 North via a UDOT right in/right out only access.  
28

29 Mr. Van Wagenen then referenced the parking standards requirements as follows:

- 30 • High Density Office uses requires 1 space for every 250 square feet (416 total or  
31 208 per building required for this project).
- 32 • Total provided vehicle spaces is 601 which is 44% over the requirement.
  - 33 ○ City Code allows for parking to exceed minimum requirements up to a  
34 30% threshold. Anything over that requires Planning Director and City  
35 Engineer approval based on compelling reasons. The applicant has  
36 indicated that the tenants for these buildings require a high parking to  
37 square foot ratio. Many new business models have increased the number  
38 of employees per square foot in office space.
- 39 • ADA parking is to be provided with 12 stalls which meets the requirement of 2%.
- 40 • Bike parking in the CG zone requires a ratio of 8% bike stalls to vehicular stalls  
41 with 16 bike stalls maximum. In this case 32 bike stalls are required or 16 for  
42 each building. This requirement is being met.

43  
44 Mr. Van Wagenen mentioned one aspect of the entryway, is that this site does not  
45 have any public frontage and no landscape strip is required. There is a possibility that  
46 UDOT may require a public roadway from the entrance into this site, but that issue is still  
47 being determined. If this becomes a requirement, staff will ensure all codes are being met  
48 with regard to the landscaping.

2 Mr. Van Wagenen went on to say the interior landscaping must be provided at 40  
square feet per required stall with one tree per 10 stalls and with the proposed 601 stalls  
4 that equates to 24, 040 square feet and 60 trees required; 24,174 square feet of  
landscaping and 62 trees are provided so the requirements are met.

6 Mr. Van Wagenen stated the CG zone requires 20% open space on any project  
and 21.3% is being provided. Lindon's Commercial Design guidelines, which govern  
8 architectural treatments in the CG zone, identify masonry building materials, such as  
brick, stone, and colored decorative concrete block (including fenestration) as the  
10 preferred primary building material; and brick, stone, colored decorative concrete block,  
stucco, wood/cement fiber siding, and timbers as secondary materials; fenestration is also  
12 highly encouraged. He noted the building materials proposed for the exterior of the  
structures include painted concrete tilt-up panels, dark grey brick, varying blue glass  
14 windows, orange/brown stucco/wood accents, and aluminum sun shade features. He  
added that the building heights are approximately 42 feet high which is within the 80 foot  
16 limit. Mr. Van Wagenen mentioned this will be complimentary to the landscaping and  
will look very nice.

18 Mr. Van Wagenen noted the Commercial Design Guidelines indicate that earth  
tones are generally preferred over harsh or loud colors, except where more vibrant colors  
20 are used to create a special effect that is harmonious with the adjacent context. The  
Design Guidelines include a color palette for reference in determining compliance with  
22 this requirement.

Mr. Van Wagenen further explained that due to the unique right in/right out  
24 access to the site off a UDOT right of way, the applicant has met with UDOT and Lindon  
to address traffic concerns to and from the site. He noted the major concern is that there is  
26 no ability for vehicles leaving the site to make a left (head east) to get to the I-15  
interchange. This will most likely result in vehicles taking a right out of the site and  
28 making a U-turn at the intersection of 600 North and 2800 West. This intersection is  
under the jurisdiction of UDOT, American Fork and Lindon.

30 Mr. Van Wagenen further explained that U-turns from this intersection pose a  
hazard and therefore, a U-turn pocket further east on 600 North has been suggested as a  
32 possible short term solution to accommodate increasing traffic volumes from the site. The  
respective jurisdictions have agreed that this is an appropriate short term solution.  
34 However, there will most likely have to be improvements to the 600 North 2800 West  
intersection as additional development occurs. He stated it is unknown what  
36 improvements may be required and at what time and much of the unknown stems from  
the future Vineyard Connector and its realignment influence on the interchange.

38 Mr. Van Wagenen stated that due to the impact that these two high density office  
uses will have on the intersection, it is recommended as a condition of approval that the  
40 Developer and the City enter into a development agreement regarding cost sharing for  
any recommended future intersection improvements as may be determined by Lindon,  
42 American Fork, and UDOT at 600 North 2800 West prior to the building permit for  
Building 2 being issued.

44 Mr. Van Wagenen further stated there are a few engineering issues that will need  
to be resolved before the plans are finalized and staff will ensure all requirements are  
46 met; approval condition #1 is relevant here. Mr. Van Wagenen then presented an aerial  
photo of the site and surrounding area, photographs of the existing site, site plan,

2 architectural rendering & elevations, landscaping plan, color palette and U-turn street  
improvements followed by discussion.

4 Mr. Weldon addressed the Commission at this time. He noted that Global  
payments (incoming tenant from Pleasant Grove) will be bringing in some high paying  
6 jobs when they move to the area. They are also talking to him about an option on  
building #2 which they may exercise, but they won't need right away. Mr. Weldon added  
8 that they are also trying to acquire the parcel to the west that borders their property but  
the owners aren't willing to sell as they are wanting to put a hotel there. He noted, for the  
10 record, that from the start they have wanted to acquire that particular piece of property.  
Mr. Weldon also commented that they would love to have a round-about on the U-turn  
12 but the reality is that it makes their property worth less and it is a classic spot for a  
turnabout.

14 Mr. Weldon went on to say they have spent a million dollars on this project  
without even putting a shovel in the ground. Mr. Weldon stated they are excited about  
16 coming to Lindon and to bring these good tenants to Lindon. They are planning to be  
here for meeting on the 10<sup>th</sup> and they would love to have a group discussion on a  
18 turnabout, sewer, access, street improvements, cost sharing and other issues. Mr. Weldon  
noted he has offered \$50,000 for the turnabout alone.

20 Mr. Weldon stated the first project is for the office building for Frontier  
Communications. He explained they are spending \$125,000 just for landscaping alone to  
22 ensure that they respect the residential homes in the area. He noted they are putting a lot  
of money into landscaping and expensive water to service the landscaping. Mr. Weldon  
24 state this project will bring in 400 jobs and a 10 year lease as soon as they can get the  
project started. He mentioned this project is similar to the building they built in the  
26 Lindon Tech development. They are slated to bring two (2) buildings there and by the  
time they are done they will have 22 million dollars invested.

28 Mr. Weldon then gave a brief background on each of the tenants that have  
committed to these projects noting both are fortune 500 companies. He explained that  
30 Global Payments is an 8 billion dollar company with Frontier Communications being  
about the same. He pointed out that it is very fortunate that these companies are entering  
32 Lindon because of the jobs they will create (400) and both will double in size and expand  
beyond that with their scope and presence in Lindon. They would like to have walls up  
34 by December. There was then some lengthy discussion by Mr. Weldon and the  
Commission regarding this project. Mr. Van Wagenen went on to explain the project and  
36 suggested conditions of approval and noted they are working together to resolve any  
issues.

38 Chairperson Call suggested putting the conditions in the motion and leave the  
issues for staff and Mr. Weldon to work through. She added that as long as the conditions  
40 are in place she feels the building is great and it will be a nice development. The  
Commission was in agreement they are comfortable with approval with conditions.  
42 Commissioner Kallas likes the development and likes what Mr. Weldon is doing and  
hopefully the traffic issues will be resolved. Commissioner Wily commented that all  
44 these issues won't be solved tonight and added that he feels this will be a nice addition to  
the area. Commissioner Skinner commented that this will be a fabulous introduction to  
46 Lindon. Commissioner Marchbanks commented that for an odd shaped parcel this  
appears to work out nicely. Mr. Weldon stated that Global Payments wants to call the  
48 development "Open Edge Center" to help brand the name.

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

4  
6 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS  
REQUEST FOR SITE PLAN APPROVAL OF TWO 50,000 S.F. OFFICE BUILDINGS  
WITH THE FOLLOWING CONDITIONS: 1. OFF-SITE SEWER PLANS BE  
8 APPROVED AND 2. ACCESS TO THE PARCEL COMPLY WITH ANY UDOT  
REQUIREMENTS AND 3. STREET IMPROVEMENTS TO ACCOMMODATE  
10 INGRESS AND EGRESS TRAFFIC TO THE SITE BE CONSTRUCTED AND 4.  
DEVELOPER AND THE CITY ENTER INTO A DEVELOPMENT AGREEMENT  
12 REGARDING COST SHARING FOR ANY RECOMMENDED FUTURE  
INTERSECTION IMPROVEMENTS AS MAY BE DETERMINED BY LINDON,  
14 AMERICAN FORK, AND UDOT AT 600 NORTH 2800 WEST PRIOR TO THE  
BUILDING PERMIT FOR BUILDING 2 BEING ISSUED. COMMISSIONER  
16 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

18 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
20 COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
22 COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

24  
26 7. **Public Hearing** – *General Plan Map Amendment, approx. 115/117/119 South State*  
*Street.* Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan Map  
28 amendment to change the General Plan designation of property located at  
115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306)  
30 from Commercial to Mixed Commercial. The Commission will consider the request  
and make a recommendation to the City Council.

32 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.  
34 COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

36 Jordan Cullimore, Associate Planner, opened the discussion by explaining  
Leonard Lee of L.A. Lee Enterprises in in attendance to request approval of a General  
38 Plan Map amendment to change the General Plan designation of property located at  
115/117/119 South State Street from Commercial to Mixed Commercial. He added that  
40 following discussion the Commission will make a recommendation to the City Council.

42 Mr. Cullimore stated the applicant has owned the existing structures on the  
subject parcels for many years (most recent addition constructed in 1992). He noted the  
44 buildings have typically housed light manufacturing, and other industrial related uses and  
similar uses have continued to operate from the structures over the years. He noted that  
46 currently the buildings are in the General Commercial zone, which is now a zone that is  
predominantly oriented toward office and retail uses only. He explained as prospective  
48 industrial tenants have attempted to obtain business licenses from the City to operate out  
of the structures, staff has had to conduct research to determine whether the buildings

2 have nonconforming rights to the specific uses proposed since the current zoning does  
4 not allow for manufacturing and light industrial uses. Mr. Lee is requesting that the  
6 general plan designation, and, in the next agenda item, the zoning classification, be  
changed from Commercial to Mixed Commercial to allow, more broadly, other light  
industrial, manufacturing, and office/warehousing uses in the buildings.

8 Mr. Cullimore further explained the General Plan currently designates the  
property under the category of Commercial. This category includes retail and service  
oriented businesses, and shopping centers that serve community and regional needs. Mr.  
10 Cullimore stated that Mr. Lee is requesting that the General Plan designation of the  
property be changed to Mixed Commercial, which includes the uses in the General  
12 Commercial designation, as well as light industrial and research and business uses.

14 Mr. Cullimore then referenced the relevant General Plan policies to consider in  
determining whether the requested change will be in the public interest as follows:

- 16 a) It is the purpose of the commercial area to provide areas in appropriate locations  
18 where a combination of business, commercial, entertainment, and related  
activities may be established, maintained, and protected.
- 20 b) Commercial use areas should be located along major arterial streets for high  
visibility and traffic volumes.
- 22 c) The goal of commercial development is to encourage the establishment and  
development of basic retail and commercial stores which will satisfy the ordinary  
24 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.

26 i. Objectives of this goal are to:

- 28 1. Expand the range of retail and commercial goods and services available within the  
community.
- 30 2. Promote new office, retail, and commercial development along State Street and  
700 North.
- 32 d) Applicable city-wide land use guidelines:
  - 34 I. The relationship of planned land uses should reflect consideration of existing  
development, environmental conditions, service and transportation needs, and  
fiscal impacts.
  - 36 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.
  - 38 III. Commercial and industrial uses should be highly accessible, and developed  
compatibly with the uses and character of surrounding districts.

40 Mr. Cullimore then presented an aerial photo of the proposed area to be re-  
42 classified and photos of the existing structures followed by discussion.

44 Chairperson Call commented that her biggest concern is that it is General  
Commercial along the whole corridor and to have that one parcel being Mixed  
Commercial sounds like spot zoning. Mr. Cullimore then explained what the current  
46 surrounding uses are. Mr. Lee then gave a brief summary of the businesses located in his  
properties. He noted that as far as the visual of his property it is a landscaped property  
48 and the back buildings blend in and are not very visible from the street front.

2 Chairperson Call called for any public comments at this time.

4 **Bill Fairbanks:** Mr. Fairbanks commented that he and Mr. Lee have been neighbors for  
quite a while and mentioned that he is not doing anything different than he has been  
6 doing in the past and pointed out that he may already be grandfathered in on the use. He  
also mentioned that the back building is so far back it would not be good for retail  
8 anyway. Mr. Fairbanks stated he has no problem with what they are doing or asking for,  
and if anything, give the zoning that will make it more inclusive so it is an expanded use.  
10 He added that there is a fairly good separation between the residential areas.

Mr. Cullimore stated that Mr. Lee has offered a tour of the facility to see it first-  
12 hand. He also mentioned that this item can be continued for further discussion and also  
allow for a side by side comparison of the MC and CG zones and to bring up any  
14 additional concerns. Following some lengthy discussion the Commission was in  
agreement they have some concerns and agreed to continue the item for further  
16 discussion and to allow the time to tour Mr. Lee's property/facility. Mr. Cullimore  
pointed out that from staff's perspective they are here to support elected and appointed  
18 officials; they presented to Mr. Lee something that would help ease his burden but from  
staff's perspective they don't have a specific agenda regarding this issue. The  
20 Commission agreed to tour the facility on September 22<sup>nd</sup>.

Chairperson Call called for any further public questions or comments. Hearing  
22 none she called for a motion to close the public hearing.

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

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

30  
COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO  
32 CONTINUE THE APPLICANT'S REQUEST TO CHANGE THE GENERAL PLAN  
DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL  
34 #14:070:0204 & 14:070:0306 TO FACILITATE A FIELD TRIP TOUR AND  
FURTHER DISCUSSION. COMMISSIONER SKINNER SECONDED THE MOTION.  
36 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
38 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
40 COMMISSIONER WILY	AYE
COMMISSIONER SKINNER	AYE

42 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

44 8. **Public Hearing** – *Zone Map Amendment, approx. 115/117/119 South State Street.*  
Leonard Lee of L.A. Enterprises requests approval of a Zone Map Amendment to  
46 rezone property located at 115/117/119 South State Street (Utah County Tax IDs  
14:070:0204 & 14:070:0306 from General Commercial (CG) to Mixed Commercial

2 (MC). The Commission will consider the request and make a recommendation to the  
City Council.

4

COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.  
6 COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

8

Mr. Cullimore stated this item was presented in the previous item and was  
10 continued to allow time to facilitate a tour of the facility and further discussion. He  
directed the Commission to also continue this item.

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

14

COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S  
16 REQUEST TO CHANGE THE ZONING DESIGNATION OF THE LOTS  
IDENTIFIED BY UTAH COUTY PARCEL #14:0070:0204 & 14:070:036 FROM  
18 GENERAL COMMERCIAL (CG) TO MIXED COMMERCIAL (MC) TO  
FACILITATE A TOUR OF THE FACILITY AND FOR CONSIDERATION OF A  
20 ZONING CHANGE. COMMISSIONER WILY SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
24 COMMISSIONER KALLAS AYE  
COMMISSIONER WILY AYE  
26 COMMISSIONER SKINNER AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

28

9. **Public Hearing** – *Ordinance Amendment – Commercial Design Guidelines*. Lindon  
30 City requests approval of amendments to Lindon City Code (LCC) Titles 17 & 18,  
and to the Lindon City Commercial Design Guidelines to change the Design  
32 Guidelines to Design Standards. The Commission will consider the request and make  
recommendations to the City Council.

34

Mr. Cullimore explained that City Council and Planning Commission recently  
36 attended a work session in which a consultant, Brent Overson, gave a presentation about  
Design Standards for Commercial zones. He noted that after the presentation, the City  
38 Council directed staff to initiate an ordinance amendment to change the Lindon City  
Design Guidelines to Design Standards. The purpose of this item tonight is to begin the  
40 first step in discussion regarding how to implement the Standards.

Mr. Cullimore then presented items to consider as follows:

42

1. Should every aspect of the Commercial Design Guidelines, including site design,  
streetscape requirement, architectural design, etc., be converted to standards, or  
44 just architectural design? (should's vs. shall's)
2. Should the Design Standards retain the broad discretion present in the current  
46 guidelines to interpret the requirements and allow exceptions?

48

*There was some lengthy discussion regarding standards vs. guidelines and the following  
bullet items.*

- 2 • *Staff will research and bring back more information.*
- *Discussion on making sure standards aren't so strict they hurt the developer*
- 4 • *Allow some flexibility and less subjectivity.*
- *Need to set standards and let the developer use their creativity.*
- 6 • *The parameters need to be in place.*
- *Keep "shall's" focused on general themes.*
- 8 • *Development 700 North Corridor was mentioned and discussed. Agreed what is happening so far is good.*
- 10 • *Standards are pretty vague and it is good this is being reviewed and tightened up.*
- 12 • *Mandatory of what is important - look at the table of contents and move forward from there.*

14 Following discussion the Commission was in agreement to continue this item to allow staff to bring back more information for further discussion.

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

18  
 20 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION  
 OF THE PROPOSED ORDINANCE AMENDMENT FOR FURTHER RESEARCH  
 AND DISCUSSION. COMMISSIONER MARCHBANKS SECONDED THE  
 22 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
24 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
26 COMMISSIONER WILY	AYE
COMMISSIONER SKINNER	AYE

28 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

30 10. **Public Hearing** – *Ordinance Amendment – Commercial and Industrial Landscaping*  
*Standards. This item is continued to the next available Planning Commission*  
 32 **meeting.** Lindon City requests approval of an Ordinance Amendment to LCC  
 chapters 17.47 Research and Business Zone, 17.48 Commercial zones, and 17.50  
 34 Mixed Commercial to allow more water wise landscaping options. The Commission  
 will consider the request and make a recommendation to the City Council.

36  
 38 Mr. Cullimore stated this item has been continued to the next available Planning  
 Commission meeting. Chairperson Call called for any further comments or questions  
 from the Commissioners. Hearing none she called for a motion to continue.

40  
 42 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE  
 ORDINANCE AMENDMENT TO THE NEXT AVAILABLE PLANNING  
 COMMISSION MEETING TO ALLOW STAFF TO CONDUCT FURTHER  
 44 RESEARCH. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE  
 WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
48 COMMISSIONER KALLAS	AYE

2 COMMISSIONER WILY AYE  
COMMISSIONER SKINNER AYE  
4 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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

8  
10 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

12  
14 **11. New Business: Reports by Commissioners –**

14 Chairperson Call called for any new business or reports by the Commissioners.  
16 Commissioner Kallas mentioned he recently attended some meetings about transportation  
in the valley with discussion on how to increase traffic flow etc. with the idea that  
18 Geneva road will become a nice corridor if not a belt route. He would suggest looking at  
development in Vineyard and questioned if we as a City should be looking at our zoning  
on Geneva Road and if we are not doing an injustice to rezone it as commercial; look at  
20 what we will permit in the future.

22 Mr. Van Wagenen commented that we are due for a general plan update and that  
would be an issue that would be good to address and could help institute changes on the  
ground with the zoning map. Chairperson Call mentioned that the Planning Commission  
24 will be heavily involved with reviewing the general plan.

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

28 **12. Planning Director Report–**

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

- 32
- State of the City Report

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

36 **ADJOURN –**

38 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
MEETING AT 9:35 P.M. COMMISSIONER SKINNER SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40  
42 Approved – September 8, 2015

44  
46 \_\_\_\_\_  
Sharon Call, Chairperson

\_\_\_\_\_

Hugh Van Wagenen, Planning Director