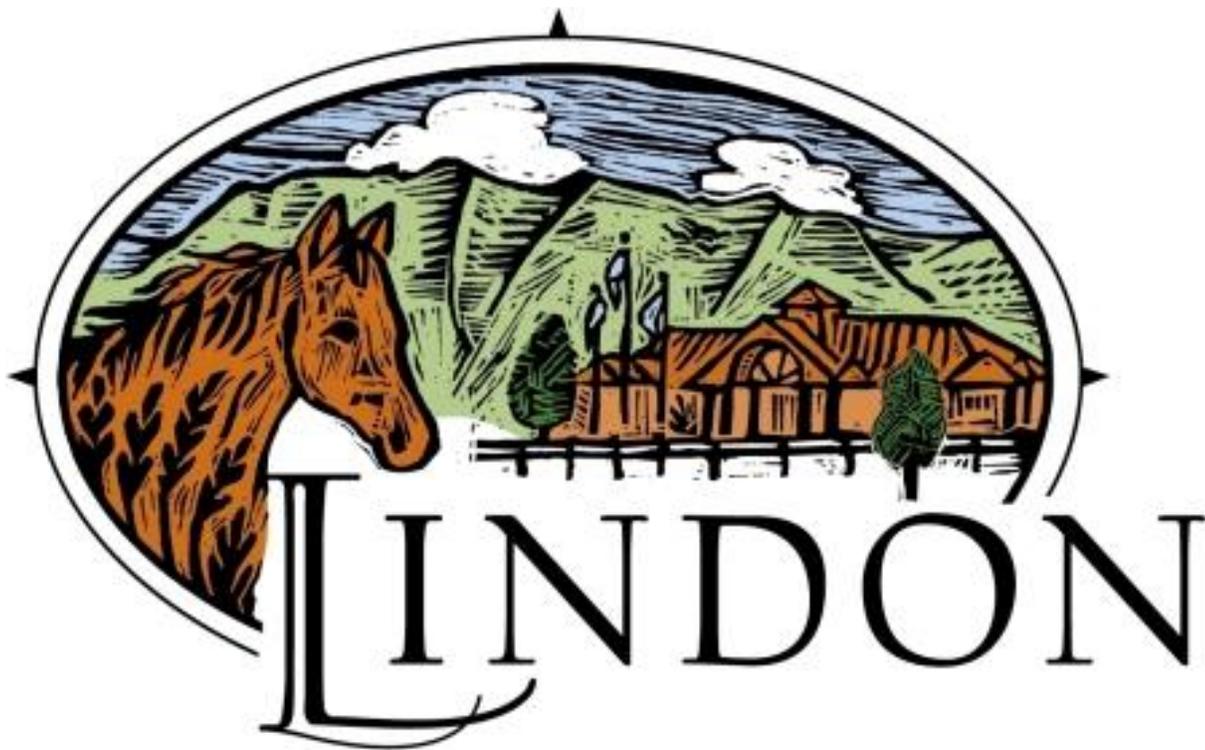


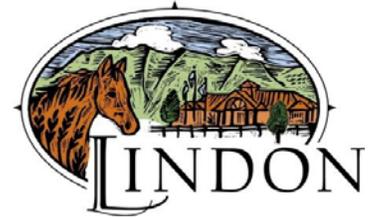
# **Lindon City Planning Commission Staff Report**



May 27, 2014

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 27, 2014** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 P.M.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

### AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. **Call to Order**
2. **Approval of minutes from May 13, 2014**
3. **Public Comment**

*(Review times are estimates only.)*

4. **General Plan Amendment — Rossi Project, approx. 600 North 2000 West** *(20 minutes)*  
Brent Skidmore requests a General Plan map amendment to change the General Plan designation of property located at approximately 600 North 2000 West from Commercial to Mixed Commercial. The applicant intends to establish office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after review by the Planning Commission.
5. **Zone Map Amendment — Rossi Project, approx. 600 North 2000 West** *(20 minutes)*  
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\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after review by the Planning Commission.
6. **Concept Review — National Packaging Innovations, 750 N. 2800 W.** *(20 minutes)*  
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\warehousing uses on the site. No official motions will be made.
7. **New Business (Reports by Commissioners)**
8. **Planning Director Report**

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

**Posted By:** Jordan Cullimore  
**Time:** ~11:00 am

**Date:** May 23, 2014  
**Place:** Lindon City Center, Lindon Public Works, Lindon Community Center

## **Item I – Call to Order**

May 27, 2014 Planning Commission meeting.

### **Roll Call:**

Ron Anderson  
Sharon Call  
DelRay Gunnell  
Rob Kallas  
Mike Marchbanks  
Bob Wily

# Item 2 – Approval of Minutes

Planning Commission – Tuesday, May 13, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **May 13, 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: Del Ray Gunnell, Commissioner  
10 Pledge of Allegiance: Mike Marchbanks, Commissioner

12 **PRESENT** **ABSENT**

Sharon Call, Chairperson  
14 Ron Anderson, Commissioner  
Del Ray Gunnell, Commissioner  
16 Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
18 Bob Wily, Commissioner  
Hugh Van Wagenen, Planning Director  
20 Jordan Cullimore, Associate Planner  
Kathryn Moosman, City Recorder

22 **Special Attendee:**  
24 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 April 8, 2014  
were reviewed.

30  
32 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF APRIL 8, 2014 AS AMENDED. COMMISSIONER  
34 WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

38 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.

40 **CURRENT BUSINESS** –

- 42  
44 4. **Concept Review** – *White Horse Subdivision, Approximately 97 North 400 West.*  
Matt Lepire, on behalf of DR Horton, requests review of a proposed 27-lot  
46 subdivision in the R1-20 zone at approximately 97 N. 400 W. The Commission will  
provide feedback on the layout of the subdivision prior to the submission of a final  
48 subdivision application to the City. Not official motions will be made.

2 Jordan Cullimore, Associate Planner, led the discussion by giving a brief  
summary of this agenda item stating this is a request by Matt Lepire with DR Horton to  
4 review a proposed 25-lot subdivision in the R1-20 zone at approximately 97 N. 400 W.  
on approximately 10 acres. Mr. Cullimore noted that the applicants would like feedback  
6 from the Commission on the layout of the subdivision prior to submitting a final  
subdivision application to the City. Mr. Cullimore explained that concept reviews are  
8 non-binding and provide the applicant an opportunity to receive feedback and no motion  
is required.

10 Mr. Cullimore re-iterated that the applicants haven't submitted a formal  
application but will be submitting their application to subdivide property off of 400 west  
that will be connecting on 10<sup>th</sup> north. Mr. Cullimore then showed the concept plan to the  
12 Commission and noted because of the geography of the area and the street network, it is a  
unique street configuration as to give frontage and access to all of the lots. Mr. Cullimore  
14 stated the applicant would like to familiarize the Commission with the project as a  
concept plan so when they submit the formal application they will be familiar with the  
16 concept

18 Mr. Cullimore mentioned that from a connectivity perspective, the pedestrian  
access is an issue and they would like to know if the Commission feels comfortable with  
the proposed layout or if they would like to see an improved pedestrian walkability and  
20 connectivity by potentially doing a pedestrian path somewhere or if they feel comfortable  
with it as proposed. Mr. Cullimore stated that the City Council has reviewed this  
22 Concept Plan at a previous meeting. He went on to say that from a subdivision regulation  
standpoint this street layout meets all requirements.

24 Chairperson Call invited the applicants forward at this time. Chairperson Call  
asked Mr. Lepire to describe what type of homes they plan on building. Mr. Lepire stated  
26 that all lots meet the 20,000 square foot minimum (½ acre lots) with no special conditions  
and they will also meet the current zoning. He also stated that they plan to build on most  
28 of the lots. Mr. Lepire noted that they don't have the price point is still conceptual, but it  
is estimated to be around the \$450,000 range. Mr. Lepire stated the homes will be  
30 approximately 2,000 to 2,800 square feet. Mr. Cullimore mentioned that the area is not  
in a flood zone and the homes can have basements.

32 There was then some discussion regarding the potential of land locking  
neighboring land owners to the west and looking at possibly extending the cul-de-sac to  
34 keep the same sort of design. Mr. Lepire commented that they currently working with  
the adjacent land owners and they feel confident that they are on board. Mr. Lepire  
36 added that they have tried to be sensitive to the needs of the property owners.

38 There was then some additional general discussion by the Commission regarding  
this concept plan. Commissioner Kallas inquired if the storm drainage has been  
engineered. Mr. Lepire replied that the storm drainage has not been engineered yet and  
40 they have not gotten into the design aspect because they are leaving it open to wait to  
hear the comments from the Commission and the City Council; that will be their next  
42 step as they move forward.

44 Chairperson Call asked if there were any public comment at this time. Jack Reese,  
resident in attendance, commented that he attended the City Council meeting last week  
and stated that he has some concerns regarding land locking the property. He noted that  
46 he owns the property to the west of the proposed development. He stated that currently  
there is an existing lane, a driveway and a bridge that goes across his property and into  
48 the property being developed, and his concern is that the development will block it off

2 and it will not be developable. Mr. Reese suggested looking at other options to preserve  
an access and he feels this would be in the best interest of the property owners in the long  
run.

4 Mr. Lepire stated that this issue was discussed at City Council and as far as  
accessing of the creek, they don't know if the current bridge is a legal access, so as far as  
6 creating an access point, that is something they will need to look into. He noted that the  
way they have currently designed this, the development to the west will more than likely  
8 have to purchase two to possibly four homes to do a truly complete development. With  
that in mind, it is not really landlocked, because if they took that exact same concept all  
10 of that land would be landlocked. In other words, with all of the land they are proposing  
to develop, if they didn't buy the existing homes that were there and create an access  
12 point, that land would also be landlocked (where the homes are now). Mr. Cullimore  
mentioned that the LDS Church owns a large parcel on Lakeview Road that they had  
14 progressed with a proposed site plan for a church several years ago that was put on hold,  
but it still may happen in the future and that is something to be aware of; to potentially  
16 preserve the access.

18 Mr. Reese mentioned, as far as tying in with his parcel to the west, that his  
neighbor, Phil Brown is building a large structure on his property to the south of his  
property and Ryan Gardner is also building a large garage structure directly west of his  
20 property, so that would leave his property isolated if there is not a cul-de-sac. He  
reiterated that his concern is the access into his property. He added that he feels at this  
22 point it would be an easy matter to stub out an access where the existing access is. Mr.  
Cullimore commented to keep in mind that this is a concept review only and the parties  
24 are welcome to discuss these issues. Mr. Lepire stated they would be open for discussion  
and to take these issues into consideration.

26 Chairperson Call said it appears the two property owners will have to work out  
the access issues before the site plan is submitted. Mr. Lepire said this is not a public  
28 access road but he would be happy to talk to Mr. Reese to solve this issue collectively.  
Mr. Van Wagenen suggested that Mr. Reese provide a sketch of what he envisions for the  
30 property for the Commission to review and consider with the application.

32 Chairperson Call commented that it looks like this development fits within the  
zoning requirements. She also suggested that the applicant work with City staff on the  
storm drainage issues. Mr. Lepire confirmed he will be working with staff on these  
34 issues as they move forward. He noted that they feel this will be a good development for  
the area. He added they plan on bringing an application forward to the next meeting and  
36 they will work with Mr. Reese and the homeowners to work these issues out.

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

40 5. **Site Plan** – *Taco Bell Restaurant, 571 N. State Street.* Desert De Oro Foods, Inc.  
requests site plan approval for a 2,111 square foot Taco Bell Restaurant in the  
42 General Commercial (CG-A) Zone. The new building will be located on a 0.74 acre  
lot.

44  
46 Mr. Cullimore opened the discussion by explaining this is a request by Desert De  
Oro Foods, Inc. for site plan approval for a 2,111 square foot Taco Bell Restaurant in the  
General Commercial (CG-A) Zone. He noted that the new building will be located on a

32,440 square foot lot. Mr. Cullimore then presented the analysis of the site plan followed by some general discussion.

*Landscaping Requirements – LCC 17.48.030*

- The landscaping plan complies with Commercial landscaping requirements.

*Parking Requirements – LCC 17.18*

- Parking spaces required: 21
  - Spaces provided: 34
- Bicycle stalls required: 4
  - Stalls provided: 6
- The proposed configuration for vehicle and bicycle parking meets Code requirements.

*Commercial Design Guidelines*

- Site Design
  - The design guidelines encourage buildings to be setback no more than 50. This building will be setback approximately 62 feet to accommodate a 2-way driveway that will facilitate traffic flow through the drive-thru. It is staffs opinion that this configuration satisfies the intent of the Design Guidelines by balancing site design with safety considerations.
- Building Materials
  - The design guidelines encourage brick, stone, and colored decorative concrete block as primary materials with stucco, wood/cement fiber siding and timbers as secondary materials.
  - The materials used on the building include earth-toned E.I.F.S (“synthetic stucco”), stone wall wainscoting, and a metal slat wall and valance.

Ryan Taylor, representing Desert De Oro Foods, Inc. was in attendance representing Desert De Oro Foods Inc. Mr. Cullimore showed the current site location, site plan and elevations and also the materials to be used. Mr. Cullimore noted they will share an access with the strip mall and they are working on a cross easement agreement in the area. He went on to say that they meet all of the standard site plan requirements. Mr. Cullimore noted that Lindon City Code requires a landscape berm (which their plan does not include) but with Planning Commission approval that can be waived. Mr. Cullimore stated they will provide a pedestrian walkway. He further stated that all of the parking standards are met.

Chairperson Call asked what the main reason would be for the Commission to waive the berm. Mr. Cullimore stated that because of the slope it would not be ADA compliant, but they would still have the required landscaping (he referenced the landscape plan). Mr. Cullimore noted that this plan also meets the Commercial Design Guidelines. He then presented photos of the building design and elevations. Commissioner Kallas asked if the property has been purchased or if it will be leased. Mr. Van Wagenen replied that it is being leased by Desert De Oro Inc.

Chairperson Call commented that it seems this site plan meets the landscaping and parking requirements and also the Architectural Design Guidelines. Commissioner Anderson commented that the metal look is a departure from what was used in the past but he understands that it is used more frequently now and he would just like to ensure

2 that it fits in with the guidelines and the ordinances. Mr. Van Wagenen stated the design  
is consistent with the guidelines and agreed metal is not encouraged as a building  
4 material but it is an architectural feature. He noted that a lot of the aspects of the building  
that do meet the guidelines. Mr. Cullimore then read the section of the code.

6 Skip Dunn, property owner in attendance, addressed the Commission at this time.  
Mr. Dunn commented that he owns the property next to the site location and noted that he  
has a few concerns. Mr. Dunn stated that when he bought the property (which is not part  
8 of the Walmart annexation) there was a 12 ft. section of ground that joins his ground in  
the back of the property that he does not have control over (or owns) but takes care of  
10 (per his conditional use permit). He noted that he does not have control of the sprinkling  
system (controlled through Walmart) and when Taco Bell comes in the sprinkling system  
12 will be abandoned. Mr. Dunn stated that he would like to xerospace the area but that has  
previously been denied by the City.

14 Mr. Dunn stated that the retaining wall is another concern. He noted that he  
would like to see the elevations to make sure they are not undermining the retaining wall  
and ensure that it will compliment his property. He stated that he would like to see  
16 someone take care of the 12 ft. strip or have Walmart deed him the ground and, if so, he  
will continue to take care of it as he does not want it to be a blithe to his property or the  
18 City. Mr. Dunn also inquired about the white 2 rail fence on his property stating it is hard  
to maintain. Chairperson Call stated the fencing requirement has been removed from the  
20 ordinance and he may remove the fence if he wishes. Mr. Dunn added that he feels that  
this development will be a great addition to the City.

22 Chairperson Call stated that City Staff will work with Mr. Dunn and Walmart on  
the landscaping strip behind his property. Chairperson Call commented that these issues  
24 will not affect the site plan discussed tonight. Mr. Cullimore directed the Commission to  
consider the option of waiving the berm in the motion.

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

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE REQUEST  
FOR SITE PLAN APPROVAL BY DESERT DE ORO FOODS, INC., FOR A 2,111  
32 SQUARE FOOT TACO BELL RESTAURANT LOCATED AT 571 NORTH STATE  
STREET WITH THE CONDITION THAT THE BERM IS WAIVED IN THE FRONT  
34 20 FEET TO ALLOW FOR ADA ACCESS AND ALSO BE SUBJECT TO THE  
EASEMENT RIGHT OF WAY ACCESS WITH WALMART. COMMISSIONER  
36 GUNNELL SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

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

44  
46 6. **Site Plan** – *Woods Crane Service, 1550 West 20 South*. KBR Construction requests  
site plan approval for a 14,900 square foot office/warehouse building in the Light  
Industrial (LI) Zone. The new building will be located on a 4.6 acres lot.

2 Hugh Van Wagenen, Planning Director, opened the discussion by explaining this  
3 is a request by KBR Construction for site plan approval for a 14,900 square foot office  
4 warehouse building in the Light Industrial (LI) Zone. He noted that the new building will  
5 be located on a 4.6 acres lot. Mr. Van Wagenen then passed out a new amended site plan  
6 showing some minor changes. Mr. Van Wagenen then presented photos of the site plan  
7 location. Mr. Van Wagenen stated that Buck Robinson, representing KBR Construction  
8 is in attendance along with Tucker Woods, representing Woods Crane Service, to address  
9 the Commission.

10 Mr. Van Wagenen then presented the analysis of the site plan followed by discussion:  
11 *Landscaping Requirements – LCC 17.49.060*

- 12 • The landscaping plan complies with LI zone landscaping requirements. The 20  
13 foot landscape strip is being provided along the 1550 West frontage with  
14 associated trees planted every 30 feet on center. There is an existing storm water  
15 ditch along the 20 South frontage. Landscaping along that frontage will  
16 incorporate the existing ditch and trees will be planted in consideration of the  
17 open ditch.

18 *Parking Requirements – LCC 17.18*

- 19 • Parking spaces required: 10 stalls for warehouse, 5 for office: 15 Total
  - 20 ○ Spaces provided: 20
- 21 • Bicycle stalls required: 2
  - 22 ○ Stalls provided: 2
- 23 • The proposed configuration for vehicle and bicycle parking meets Code  
24 requirements.

25 *Interior Parking Lot Landscaping Requirements – LCC 17.18.085*

- 26 • 40 square feet of landscaping required for every stall;  $20 * 40 = 800$  square feet
  - 27 ○ 850 square feet shown on plan. However, a portion shown on plan does  
28 not meet requirement to be considered interior parking lot landscaping.  
29 This can be remedied by increasing another area of landscaping on the  
30 plan or by reducing the number of parking stalls on-site. Either way, only  
31 a small modification will be required to meet code.

32 *Architectural Design Guidelines – LCC 17.49.070*

- 33 • Exterior
  - 34 ○ The Planning Commission may approve ribless, metal, flat-faced, stucco  
35 embossed, metal sandwich panel buildings when the Planning  
36 Commission finds that the building is aesthetically pleasing, adequately  
37 trimmed, contrasted with different colors, is proportioned, blends in with  
38 surrounding property and has a similar look to that achieved by  
39 17.49.070(1). The exterior appearance of such buildings shall primarily be  
40 of earth tone colors.
  - 41 ○ The building elevations show a stucco embossed, flat-faced, metal  
42 sandwich panel building with a four foot exposed concrete foundation  
43 with a pattern. The color appears to be gray.

44  
45 Mr. Van Wagenen commented that this development will be a nice improvement  
46 from what is currently at the location. He then turned the time over to Mr. Robinson and  
47 Mr. Tucker. Commissioner Kallas asked if there has been any thought to tie it in with the

2 existing building. Mr. Robinson stated that they plan on matching the other building  
3 exactly. Commissioner Marchbanks commented that it will look much better and be an  
4 improvement in the area. Mr. Van Wagenen stated that their department has been  
5 contacted by business owners regarding the dust issue from the cranes in the area.  
6 Chairperson Call stated that she will accept public comment at this time.

7 Larry McColm, property owner, was in attendance. Mr. McColm stated that he  
8 owns the buildings to the east of the proposed site. He noted that he thinks this will be an  
9 improvement, but voiced his concern that he is hoping that the ground will be covered  
10 with paving, heavy gravel or something similar to keep the dust down from the heavy  
11 cranes as it is an issue. Mr. Robinson commented that these improvements will make it  
12 look a lot better and the cranes will be moving on asphalt and concrete which should  
13 alleviate the dust problem. Mr. McColm also inquired about the chain link fencing. Mr.  
14 Robinson stated that they will be discussing the re-alignment of the fencing; he added  
15 that there will not be any chain link fencing in the front anymore.

16 Mr. McColm also inquired about 200 south and stated that it would be helpful to  
17 make it connect for access issues and they desperately need an access road to the west in  
18 the area. He inquired if the City could assess this area to alleviate the limited access and  
19 other associated problems. Mr. Van Wagenen commented that a Special Improvement  
20 District may be an option (where the property owners would collectively fund the  
21 infrastructure) among other options. There was then some general discussion regarding  
22 the issue of 200 south going through or connecting for access purposes. Chairperson Call  
23 stated that the property owners will need to work with staff on these issues and discuss  
24 the options.

25 Mr. Van Wagenen commented that the Commission could choose to approve this  
26 site to be subdivided into its own lot leaving the remainder piece untouched, and to also  
27 make it clear that no more frontage would need to be dedicated or approved (which  
28 would require additional engineering work and a separate application). Chairperson Call  
29 stated, at this point, if the site plan is approved, planning staff will still need to meet with  
30 the property owners to find a resolution regarding access. Chairperson Call directed the  
31 applicant to follow-up with staff on the road options. Chairperson Call also commented  
32 that it appears that this will be a nice development that will improve the area.

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

35  
36 COMMISSIONER KALLAS MOVED TO APPROVE THE REQUEST FOR  
37 SITE PLAN APPROVAL OF A 14,900 SQUARE FOOT OFFICE/WAREHOUSE  
38 BUILDING IN THE LIGHT INDUSTRIAL (LI) ZONE WITH THE FOLLOWING  
39 CONDITION: ALLOW THE APPLICANT TO IMPROVE THE SITE NO FURTHER  
40 THAN WHERE THE ROAD IS IMPROVED. COMMISSIONER WILY SECONDED  
41 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

42 CHAIRPERSON CALL AYE  
43 COMMISSIONER ANDERSON AYE  
44 COMMISSIONER MARCHBANKS AYE  
45 COMMISSIONER KALLAS AYE  
46 COMMISSIONER WILY AYE  
47 THE MOTION CARRIED UNANIMOUSLY.

48 7. **NEW BUSINESS** – Reports by Commissioners.

2 Chairperson Call called for any new business or reports from the Commissioners.  
Chairperson Call mentioned that the Lindon bike plan was noticed in the Daily Herald  
4 newspaper. She also mentioned the things that Provo City is doing to promote the use of  
bikes during bike week. Chairperson Call then gave a recap of the recent bike tour in  
6 SLC.

8 At this time Mr. Van Wagenen presented outgoing Commissioner, Del Ray  
Gunnell, with a plaque in appreciation for his three years of service on the Planning  
Commission. Mr. Van Wagenen expressed his thanks, on behalf of the Commissioners, to  
10 Commissioner Gunnell for all of his work and dedication to the Commission and wished  
him well in his future endeavors. Commissioner Gunnell thanked the Commission for  
12 their friendship over the years and stated that it has been a pleasure to work with them.

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

16 **8. PLANNING DIRECTOR'S REPORT**–

18 Mr. Van Wagenen reported on the following items:

- 20 • 700 North Master Plan. Discussion on moratorium
- 22 • Discussion on smaller lots in existing R1-20 zone
- Bike plan update
- NUCTS update
- 24 • Commissioner Del Ray Gunnell is leaving.

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

28 **ADJOURN** –

30  
32 COMMISSIONER ANDERSON MADE A MOTION TO ADJOURN THE  
MEETING AT 10:20 P.M. COMMISSIONER GUNNELL SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34  
36 Approved – May 27, 2014

38  
39 \_\_\_\_\_  
40 Sharon Call, Chairperson

42  
43 \_\_\_\_\_  
44 Hugh Van Wagenen, Planning Director

**Item 3 – Public Comment**

**1 - Subject** \_\_\_\_\_  
**Discussion**

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**2 - Subject** \_\_\_\_\_  
**Discussion**

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**3 - Subject** \_\_\_\_\_  
**Discussion**

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## Item 4: General Plan Map Amendment — Rossi Project, approx. 600 North 2000 West

Brent Skidmore requests a General Plan map amendment to change the General Plan designation of property located at approximately 600 North 2000 West from Commercial to Mixed Commercial. The applicant intends to establish office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after review by the Planning Commission. File 14-011-6.

**Applicant:** Brent Skidmore

**Presenting Staff:** Jordan Cullimore

**General Plan:** Commercial & Mixed Commercial

**Current Zone:** General Commercial (CG) & Mixed Commercial (MC)

**Property Owner(s):** Brent & Marsha Skidmore; Melvin & Mary Frandsen Family LLC

**Address:** ~600 North 2000 West

**Parcel ID:** 14:057:0052, 14:057:0061

**Lot Size:** 5.36 acres, 5.29 acres; 10.65 total

**Type of Decision:** Legislative

**Council Action Required:** Yes

**Related Item:** File 14-012-3

### **SUMMARY OF KEY ITEMS**

1. Whether to recommend approval of a request to change the General Plan designation of the subject lots from General Commercial to Mixed Commercial.

### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the General Plan designation of the lots identified by Utah County Parcel #14:057:0052 and 14:057:0061 from General Commercial to Mixed Commercial, with the following conditions (if any):

- 1.
- 2.
- 3.

### **OVERVIEW**

The applicant proposes to develop these parcels with a site configuration similar to the site plan concept in attachment 3. The structures' architectural design will be similar to the structures portrayed in attachment 4. The complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The site currently includes two lots. The southernmost lot is split zoned between MC and CG. When a lot is split zoned the more restrictive zone, which is the CG zone, controls the entire lot. The northern lot is also zoned CG. The applicant's proposed use is not allowed in the CG, but it is in the MC zone. Consequently, the applicant requests that the two lots be rezoned to the MC zone. City Code requires that any zone change must be consistent with the City's General Plan Designation. The General Plan mirrors the current zoning, so the applicant is requesting that the General Plan designation be changed to permit the zone change and allow their desired uses.

### **FINDINGS OF FACT**

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.
2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

## **ANALYSIS**

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.

## **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the General Plan Designation of the lots identified by Utah County Parcel #14:057:0052 and 14:057:0061 from General Commercial to Mixed Commercial, with the following conditions (if any):

- 1.
- 2.
- 3.

## **ATTACHMENTS**

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the exiting site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

# Attachment 1



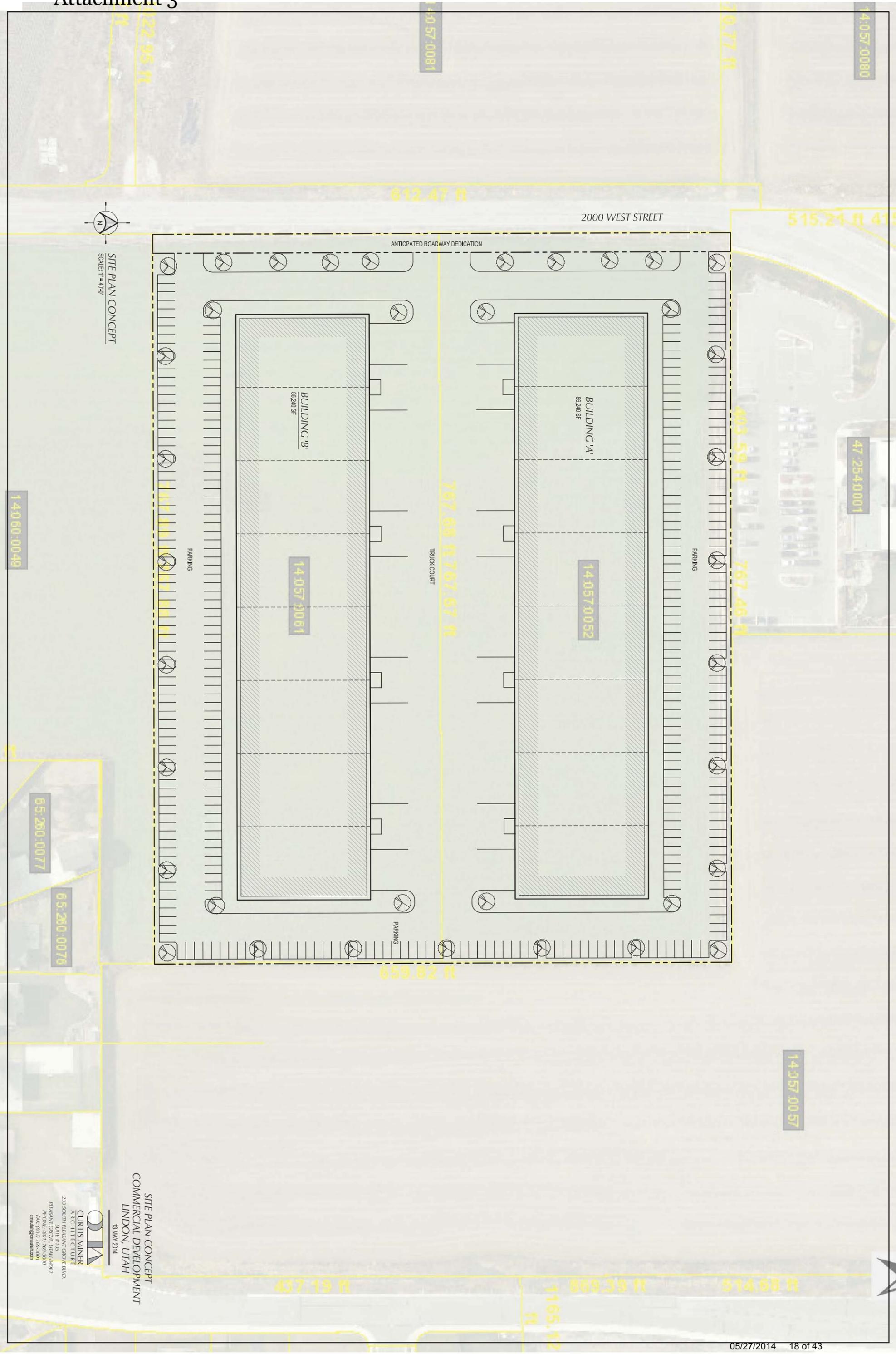
ATTACHEMENT 2  
Views from the Southwest corner of the proposed site:



Views from the Northeast corner of the proposed site:











Sample Image Only



Sample Image Only

## Item 5: Zone Map Amendment — Rossi Project, approx. 600 North 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\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after review by the Planning Commission. File 14-012-3.

**Applicant:** Brent Skidmore

**Presenting Staff:** Jordan Cullimore

**General Plan:** Commercial & Mixed Commercial

**Current Zone:** General Commercial (CG) & Mixed Commercial (MC)

**Property Owner(s):** Brent & Marsha Skidmore;  
Melvin & Mary Frandsen Family LLC

**Address:** ~600 North 2000 West

**Parcel ID:** 14:057:0052, 14:057:0061

**Lot Size:** 5.36 acres, 5.29 acres; 10.65 total

**Type of Decision:** Legislative

**Council Action Required:** Yes

**Related Item:** File 14-011-6

### **SUMMARY OF KEY ISSUES**

1. Whether to recommend approval of a request to change the Zoning designation of the subject lots from General Commercial (CG) to Mixed Commercial (MC).

### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) 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 (CG) to Mixed Commercial(MC), with the following conditions (if any):

- 1.
- 2.
- 3.

### **OVERVIEW**

The applicant proposes to develop these parcels with a site configuration similar to the site plan concept in attachment 3. The structures' architectural design will be similar to the structures portrayed in attachment 4. The complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The site currently includes two lots. The southernmost lot is split zoned between MC and CG. When a lot is split zoned the more restrictive zone, which is the CG zone, controls the entire lot. The northern lot is also zoned CG. The applicant's proposed use is not allowed in the CG, but it is in the MC zone. Consequently, the applicant requests that the two lots be rezoned to the MC zone, subject to approval of a supporting General Plan Map Amendment.

### **FINDINGS OF FACT**

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 4 involving the General Plan designation of the lots.

### **ANALYSIS & CONCLUSIONS**

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning

commission shall recommend adoption of a proposed amendment only where the following findings are made:

- The proposed amendment is in accord with the master plan of Lindon City;
- Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”
- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) 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 (CG) to Mixed Commercial(MC), with the following conditions (if any):

- 1.
- 2.
- 3.

### **ATTACHMENTS**

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the existing site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

# Attachment 1



ATTACHEMENT 2  
Views from the Southwest corner of the proposed site:

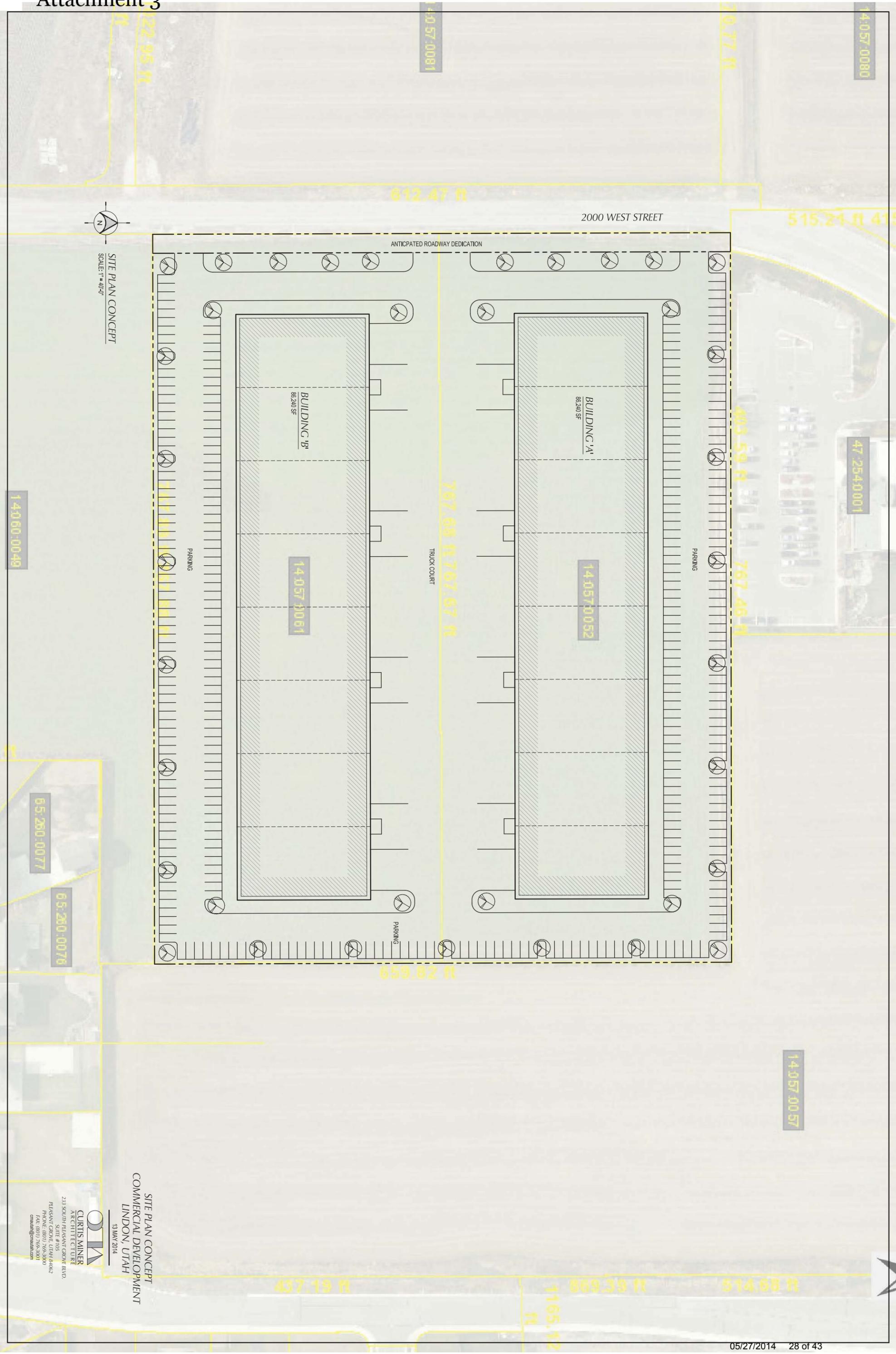


Views from the Northeast corner of the proposed site:





Attachment 3



SITE PLAN CONCEPT  
SCALE: 1" = 40'-0"

SITE PLAN CONCEPT  
COMMERCIAL DEVELOPMENT  
LINDON, UTAH  
13 MAY 2014

**CM**  
CURTIS MINNER  
ARCHITECTURE  
233 SOUTH PLEASANT GROVE BLVD.  
PLEASANT GROVE, UTAH 84062  
PHONE: (801) 769-3000  
FAX: (801) 769-3001  
cminner@cmna.com



Sample Image Only



Sample Image Only



Sample Image Only

## Item 6: Concept Review — National Packaging Innovations

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\warehousing uses on the site. File 14-014-5.

**Applicant:** Ed Daley

**Presenting Staff:** Jordan Cullimore

**Current General Plan:** Commercial

**Proposed General Plan:** Mixed Commercial

**Current Zone:** General Commercial (CG-A8)

**Proposed Zone:** Mixed Commercial (MC)

**Project Location:** 750 N. 2800 W.

**Parcel ID:** 13:063:0057

**Lot Size:** 4.96 acres

**Type of Decision:** None

**Council Action Required:** No

### **SUMMARY OF KEY ITEMS**

1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.

### **MOTION**

No motion necessary.

### **OVERVIEW**

The applicant proposes to develop these parcels with a site configuration similar to the site plan concept in attachment 3. The structures' architectural design will be similar to the structures portrayed in attachment 4. The complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The lot currently has a General Plan designation of General Commercial and is zoned CG-A8. The applicant's proposed use is not allowed in the CG-A8, but it is in the MC zone. Consequently, the applicant seeks feedback on a proposal to rezone the lot to the MC zone. City Code requires that any zone change must be consistent with the City's General Plan Designation. The General Plan mirrors the current zoning, so the applicant would also request that the General Plan designation be changed to permit the zone change.

### **MOTION**

No motion necessary.

### **ATTACHMENTS**

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the existing site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

# Utah County Parcel Map

47:256:0004  
CandR NOR  
1261 S 820 I  
Value: \$7,859,400 -- 4.33 acres

**130630057** LL...

E 1300 SOUTH ST

American Fork

13:063:0063  
PRICE/PROSWOOD LLC...  
860 E 1300 SOUTH - AMERICAN FORK  
Value: \$6,173,100 -- 39.92 acres



Generated from the Recorder's Online Parcel Map

13:063:0071  
VICTORY QUARRY COMPANY LLC...  
750 N 2600 WEST - LINDON  
Value: \$1,894,000 -- 2.49 acres

13:063:0057  
VICTORY QUARRY COMPANY LLC...  
750 N 2600 WEST - LINDON  
Value: \$2,099,200 -- 5 acres

13:063:0085  
DOWDY, JACQUELINE A (ET AL)...  
Value: \$2,831,900 -- 10.42 acres

13:063:0085  
DOWDY, JACQUELINE A (ET AL)...  
Value: \$2,831,900 -- 10.42 acres

15

15

14:054:0127  
ROCKWORKS LAND LLC...  
Value: \$2,782,300 -- 9.42 acres

Date: 5/22/2014

Attachment 1

ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





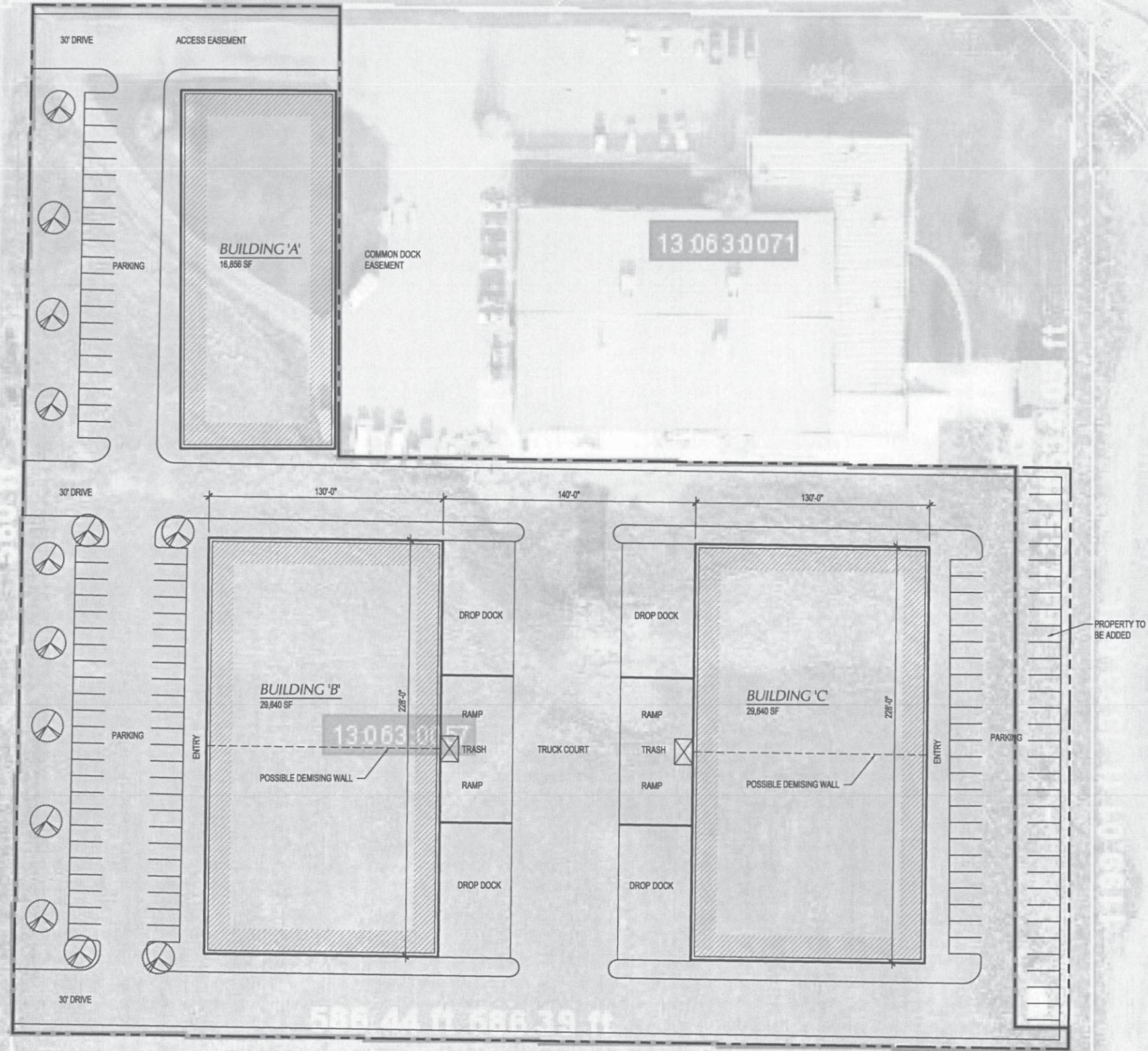
Views from the southwest corner of the proposed site:





Attachment 3

American Fork



CONCEPTUAL SITE PLAN 'B' - LINDON, UTAH  
SCALE: 1" = 30'-0"

NATIONAL PACKAGING INNOVATIONS  
SITE PLAN CONCEPT  
LINDON, UTAH  
20 MAY 2014



CURTIS MINER  
ARCHITECTURE  
233 SOUTH PLEASANT GROVE BLVD.  
SUITE #105  
PLEASANT GROVE, UTAH 84062  
PHONE: (801) 769-3000  
FAX: (801) 769-3001  
cma@curtisminer.com



## Item 7: New Business (Planning Commissioners Reports)

Item 1 –Subject \_\_\_\_\_  
Discussion

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Item 2 - Subject \_\_\_\_\_  
Discussion

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Item 3 - Subject \_\_\_\_\_  
Discussion

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# Item 8: Planning Director Report

Adjourn



Board of Adjustment		
Applicant	Application Date	Meeting Date
Lindon City: Bishops Storehouse Variance to Lot Size	January 2014	June 6, 2014

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a>	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) <a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a>	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) <a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a> <a href="mailto:info@birdseyertc.com">info@birdseyertc.com</a>	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
<b>Bikes Belong</b> - Trail construction grant. Requested amount: \$10,000 Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	<b>MAG Bicycle Master Plan Study</b> Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
<b>Land and Water</b> - Trail construction grant. Requested amount: \$200,000 Status: NOT SELECTED. RE-APPLY IN 2014.	<b>Utah Heritage Foundation</b> - Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
<b>Hazard Mitigation Grant / MAG Disaster Relief Funds-</b> (pipe main ditch)	<b>CDBG 2013 Grant</b> - Senior Center Van (\$50,000). Funds dispersed July 2013
<b>FEMA Hazard Mitigation Grant</b> - (pipe Main Ditch)	<b>EDC Utah 2014</b> - Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
	<b>CDBG 2014 Grant</b> - Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 73 New residential units: 17	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 31	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 12 Drug-free zone maps: 14	Lindon Heritage Trail Phase 3 Gateway RDA improvements		Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee Monthly