

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 23, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Charlie Keller, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Charlie Keller, Commissioner
17 Steven Johnson, Commissioner
18 Mike Vanchiere, Commissioner
19 Scott Thompson, Commissioner
20 Brandon Snyder, Associate Planner
21 Kathy Moosman, 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 the
29 Planning Commission meeting of October 9, 2018 were reviewed.

30

31 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR MEETING OF OCTOBER 9, 2018 AS PRESENTED.
33 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
34 IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

42 4. **Site Plan (Landscaping Review) — Washburn Storage Units, 590 North**
43 **Geneva Rd.** Jeremy Washburn requests landscaping review for the storage unit
44 complex consisting of 13 buildings (which include an office and caretaker
45 dwelling). The project is being developed in the Mixed Commercial (MC) zone.
46 The site plan was previously approved by the Planning Commission on February
47 16, 2017.

48

2 Brandon Snyder, Associate Planner, noted the applicant, Jeremy Washburn is in
attendance to request landscaping review for a storage unit complex consisting of 13
4 buildings (which include an office and caretaker dwelling) in the Mixed Commercial
zone. He noted the site plan was previously approved by the Planning Commission on
6 February 16, 2017.

8 Mr. Snyder then gave some background stating Mr. Washburn has notified staff
that he would like to amend the landscaping plans and is requesting to discuss with the
Planning Commission what constitutes “landscaped open space” as this is currently not a
10 defined term. He explained in looking at other site plans, open space has generally been
similar to the percentages required in the landscaping strip and interior parking lot
12 landscaping. The site is required to have, “A minimum of fifteen percent (15%) of each
lot shall be maintained in permanent landscaped open space.”

14 Mr. Snyder indicated Mr. Washburn is also proposing to shift landscaping from
one street frontage to the other. Mr. Snyder then referenced Lindon City Code 17.50.060
16 Landscaping and Screening in the MC zone. Mr. Snyder explained Mr. Washburn is
proposing to remove sod and replace it with rock and minimal shrubs with the current
18 trees and shrubs to remain. His reasons for this change are maintenance concerns (steep
slopes), cost (to water and maintain), and waterwise issues (drought and desert).

20 Mr. Snyder pointed out the required 20-foot landscape strip along 600 North and
Geneva Road is being provided with the requisite trees every 30 feet. However, these
22 frontages are being used for storm water detention as well which pushed the trees off
center and grass sod is being provided for the majority of the landscaping frontage. He
24 noted the parcel has 475’ of frontage along 600 North and 269’ of frontage along Geneva
Road and the drive approach on 600 North is 30’ wide; Mr. Washburn has provided three
26 different proposals for tonight’s discussion.

28 Mr. Snyder indicated with only 7 parking stalls provided, no interior landscaping
is required and the MC zone requires a minimum of 15% open space on the site. This site
requires 28,651 sq. ft. of open space and 38,706 sq. ft. is provided (this equals to 20% of
30 the site). The 2017 plans indicate that this is included in the area in the Geneva Road
park-strip being all sod. He noted the required 5-foot landscape strip around the perimeter
32 of the buildings per MC zone standards is being provided and staff has not interpreted
this requirement to apply to the interior of the project. Mr. Snyder then turned the time
34 over to the applicant for comment.

36 Mr. Washburn gave his prepared presentation explaining his landscaping plan and
proposed options. Mr. Washburn also stated he will give 70% sod which still meets the
38 minimum requirement and code. He pointed out they are just transferring it to a different
area due to the 2-1 slope (which is considerably steeper per OSHA standards). They plan
40 to use decorative rock and shrubs which will conserve water and grass along the 6 ft strip
that would meet the code; they feel this would be a good option and would look really
42 nice and be great for conservation as well. There was then some general discussion
regarding Mr. Washburn’s proposal.

44 Chairperson Call said as long as the 70% requirement for sod is maintained it
should meet the code. Commissioner Kallas pointed out that greenery would soften it
because it is storage units. Chairperson Call agreed with staff if they would put in the 6
46 feet of sod along 600 North it would bring it into compliance. Following discussion, the
Commission agreed the applicant needs to stay within the code. Commissioner Kallas
48 said he is comfortable with the changes if Mr. Washburn can work with staff to meet the

2 70% requirement. Chairperson Call commented the landscaping plan overall is great but
they need to work with staff to ensure it does meet the 70% requirement. Chairperson
4 Call pointed out nothing has changed since the previous approval. At this time, she
called for any further comments or discussion. Hearing none she called for a motion.

6
8 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR APPROVAL OF LANDSCAPING CHANGES FROM THE
APPROVED SITE LANDSCAPING PLAN WITH THE CONDITION THAT THE
10 LANDSCAPING EXAMPLE ON PAGE 29 OF THE STAFF REPORT BE
FOLLOWED. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE
12 VOTE WAS RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL	AYE
14 COMMISSIONER MARCHBANKS	AYE
14 COMMISSIONER KALLAS	AYE
16 COMMISSIONER KELLER	AYE
16 COMMISSIONER JOHNSON	AYE
18 COMMISSIONER VANCHIERE	AYE
18 COMMISSIONER THOMPSON	AYE

20 THE MOTION CARRIED UNANIMOUSLY.

- 22 5. **Site Plan/Conditional Use Permit — Lindon Ridge Apartments, 45 S. Main**
24 **Street.** Julie Smith, on behalf of the Christensen's, requests preliminary site plan
approval for senior housing apartments at a density of 30 units/acre as a
26 conditional use on the property located at approximately 45 S. Main St., in the
Senior Housing Facility Overlay (SHFO) zone. Total land area of 3.44 acres.
Recommendation(s) will be forwarded to the City Council. This item was
28 continued from 10/09/2018 Planning commission meeting.

30 Mr. Snyder led this discussion by stating the applicant Julie Smith is in attendance
for this item tonight. He explained the item was continued by the commission on October
32 9, 2018 after discussion about the proposed materials. Mr. Snyder stated since this site
plan was just reviewed, he is going to just turn the time over to the applicant for comment
34 at this time.

36 Ms. Smith invited the group to gather out front of the city building to view the
example panel board as to compare it to the brick on the city building. Following the
presentation of the product the group returned to the Council Chambers for further
38 discussion. Gil Rand, architect then spoke on the warranty and energy efficiency of the
product; he noted it is a permanent material.

40 Commissioner Kallas stated he visited both buildings (models for comparison)
they recommended, and from a distance they looked nice, but up close he saw some
42 flaws. The Provo building had some issues with distress and dents etc. The question is if
the code needs a solid base for durability and the integrity of the building as the code is
44 trying to protect lasting durability, especially in an apartment complex. He pointed out if
the Commission approves this it is basically an efface building from the ground up. He
46 questioned Mr. Rand if the reason they are using this product is because it is a lot cheaper
and if the base was stone and how much more would it be. Mr. Rand stated stone or
48 brick is almost three times as much money.

2 Chairperson Call pointed out the Planning Commission has the ability to approve
other materials and she takes that as approving similar materials. Her concern is if they
4 approve something that isn't at least a similar material it can be arbitrary in what meets
the intent of ordinance and what position that may put the city in.

6 Ms. Smith then read the pertinent code section of the overlay zone. She noted they
want it to look residential not commercial or institutional and they want to provide a nice
8 product. Following some additional discussion, the Commission agreed to require the
exterior be modified to meet the ordinance on the lower story (block veneer) and the
10 upper story be to the applicant's discretion. Ms. Smith stated they will be willing to
comply with this request to meet the requirements. Mr. Snyder pointed out this will be a
12 recommendation to the City Council for approval. Mr. Rand commented that he agrees
this is a good blend and they can justify it.

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

16
18 COMMISSIONER MARCHBANKAS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR SITE PLAN
APPROVAL FOR SENIOR HOUSING APARTMENTS AT A DENSITY OF 30
20 UNITS/ACRE AS A CONDITIONAL USE ON THE PROPERTY LOCATED AT
APPROXIMATELY 45 S. MAIN ST., IN THE SENIOR HOUSING FACILITY
22 OVERLAY (SHFO) ZONE, WITH THE FOLLOWING CONDITIONS: 1. ADDRESS
REMAINING CITY REVIEW COMMENTS AND FINALIZE THE PLANS WITH
24 THE CITY ENGINEER, 2. CLARIFY ON THE PLANS, BY ADDING THE DETAILS
AND LOCATION OF, THE ON-SITE FULL-TIME MANAGEMENT, 3. RECORDING
26 OF THE REQUIRED DEED RESTRICTION RELATING TO OCCUPANCY, 4.
ADDRESS BUILDING MATERIAL REQUIREMENTS (IF DEEMED NECESSARY
28 BY THE PLANNING COMMISSION THAT CHANGES ARE NEEDED), 5. COMPLY
WITH MAINTENANCE OF PREMISES REGULATIONS FOUND IN LINDON CITY
30 CODE 17.75.040, 6. THAT THE PROPERTY AND PROJECT (INCLUDING THE
INDIVIDUAL UNITS) REMAIN UNDER SINGLE OWNERSHIP. INDIVIDUAL
32 DWELLING UNITS MAY NOT BE DEVELOPED OR CONVERTED TO
CONDOMINIUMS AND MAY NOT BE SOLD SEPARATELY FROM THE REST OF
34 THE DEVELOPMENT, 7. IN ORDER TO ADDRESS THE NECESSARY
EASEMENTS, AND IN ORDER TO ENSURE THE COMBINATION OF THE
36 MULTIPLE PARCELS INVOLVED IN THE PROJECT, RECORD AN APPROVED
SUBDIVISION PLAT PRIOR TO FINALIZING THE PLANS WITH THE LINDON
38 CITY ENGINEER (OR ACCOMPLISH THESE ITEMS IN ANOTHER MANNER
APPROVED BY THE CITY ENGINEER AND PLANNING STAFF), AND 8.
40 TENDER WATER SHARES OR PAY THE FEE IN LIEU OF TO THE CITY AND 9.
THE EXTERIOR WILL BE MODIFIED TO MEET THE ORDINANCE ON THE
42 DURABLE SURFACES ON THE LOWER STORY AND THE UPPER STORY TO
THE APPLICANTS DISCRETION. COMMISSIONER KALLAS SECONDED THE
44 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
46 COMMISSIONER MARCHBANKAS	AYE
COMMISSIONER KALLAS	AYE
48 COMMISSIONER KELLER	AYE

2 COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
4 COMMISSIONER THOMPSON AYE
THE MOTION CARRIED UNANIMOUSLY.

6

6. **Site Plan — Lindon Tech 5, 1971 West 700 North.** Mark Weldon, WICP West
8 Lindon 2 LLC, requests site plan approval for a two-story 51,949 square foot
office building in the Lindon Village Commercial (LVC) zone. The subject
10 property is located at 1971 West 700 North (Utah County Parcel #45-618-0005;
Lot 5, Plat B, Lindon Tech Center Subdivision).

12

Mr. Snyder stated the applicant, Mark Weldon and Ben Richardson, representing
14 WICP West Lindon 2 LLC, are in attendance tonight to request site plan approval for a
two-story 51,949 square foot office building in the Lindon Village Commercial (LVC)
16 zone located at 1971 West 700 North, that is currently vacant. He noted the sidewalk,
streetlights, and parking easements were addressed with the subdivision plat approval
18 given on November 22, 2016.

Mr. Snyder explained that all development in the Lindon Village commercial zone
20 must comply with the Lindon City commercial design standards. The building materials
proposed for the exterior of the structure include painted concrete tilt-up panels (portico
22 color), Umber Glaze Metal Panel System, Tan Metal Column Wrap/Soffit, Black
aluminum sun shade systems, Black-Storefront/Curtain Wall window system, and Break
24 Metal Fascia; no outdoor storage is proposed for this project. He noted this building is
similar to Lindon Tech #3 and Mountain Tech #1 in Lindon.

Mr. Snyder stated the site is located in District 1, which includes corner J. City.
Records indicate that Airborne and Alcatraz are both producing sales tax and both located
28 within the existing office/warehouse building included in the south portion of District 1.
Mr. Snyder pointed out that due to the existing drainage ditch along 1700 West, Mr.
30 Weldon is requesting approval to locate the buildings off of the corner. He noted this
proposal will completely develop the remaining area in District 1.

Mr. Snyder indicated this site has public frontage along 1700 West and 700
32 North. The improvements along 1700 West are being coordinated with Public Works due
to the location of the existing drainage ditch (appropriate trees and landscaping will be
34 provided). The 700 North landscaping improvements follow the adopted 700 North street
cross section which provides plantings in the median and places the sidewalk 14' behind
36 the back of curb (the 14' park strip includes grass and street trees). The sidewalk is on-
site within a Lindon City and Public Utility easement and trees are being installed per the
38 approved street tree plan.

Mr. Snyder further explained the interior landscaping must be provided at 40
square feet per required stall. The landscape materials shall consist of at least 75% living
42 vegetation including ground cover, trees, and shrubbery and the remaining 25% may
consist of xeriscape (desert landscaping) materials. Trees are required at a ratio of one
44 tree for every 10 required parking spaces (required/provided -13,680/13,683 sq. ft.). The
existing landscaping on the south of this lot was installed with the office/warehouse
46 projects further south (trees required/provided (21/25) with percentage coverages also
being met). He added city code requires that a minimum of 20% of each lot be
48 maintained in permanent landscaped open space. He noted the parking standards meets or

2 exceeds the requirements. Mr. Snyder then presented for discussion an aerial photo of the
4 existing site, site plan, elevations, landscaping and the 700 N. Street Cross Section. He
then turned the time over to Mr. Weldon for comment.

6 Mr. Weldon presented his proposal to the Commission at this time. Mr. Weldon
stated this building is similar to the two successful buildings they previously built in
8 Lindon on the west side of the highway. He mentioned they have submitted the building
permit application which is under review. Mr. Weldon also went over the site plan and
10 building materials. He indicated half the building is already leased out to local
businesses who are all retail tax payers. There was then some general discussion
12 regarding this site plan proposal including parking overflow, access points and safety
issues.

14 Chairperson Call pointed out this meeting is not a public hearing but she would
take any comments at this time.

16 Ms. Bartholomew, resident in attendance, commented she lives in the residential
neighborhood near this development and she has concerns with the amount of traffic and
18 parking stalls in the area as there is already a problem and she believes it won't be
functional if more businesses are added. She pointed out as far as the traffic goes with the
inlets and outlets, you can't turn in or out of their neighborhood as it is now and it poses a
20 big safety issue which is a concern for residents in the area.

22 Mr. Snyder addressed the issue of access (inlet and outlet) noting they have had
conversations with UDOT and Pleasant Grove City to push for a street light at the
24 intersections that warrant it. Chairperson Call told Ms. Bartholomew to follow up with
the Planning Department staff with her concerns.

26 Chairperson Call stated this appears to meet the requirements of the code and the
architectural guidelines. Chairperson Call asked if there were any further comments or
discussion. Hearing none she called for a motion.

28

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE LINDON TECH 5
32 SITE PLAN TO BE LOCATED AT 1971 WEST 700 NORTH, IN THE LINDON
VILLAGE COMMERCIAL (LVC) ZONE, WITH NO CONDITIONS.
34 COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

36 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
38 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
40 COMMISSIONER VANCHIERE	AYE
COMMISSIONER THOMPSON	AYE
42 THE MOTION CARRIED UNANIMOUSLY.	

44 9. **New Business: Reports by Commissioners** – Chairperson Call called for any
46 new business or reports from the Commissioners.

48 At this time Chairperson Call introduced new Planning Commissioner Scott
Thompson. Mr. Thompson gave a brief background and how he came to live in Lindon

2 and expressed his appreciation for the opportunity to serve the city on the Planning
Commission.

4 Chairperson Call mentioned a resident called her today regarding some neighbors
who never bring their garbage cans in from the street and if there are any regulations to
6 monitor this issue. Mr. Snyder stated there are regulations in the code and to send him
the address and he will have code enforcement follow up on the issue.

8

10 **10. Planning Director Report –**

- Hiring update

12

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

16 **ADJOURN –**

18 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 9:30 PM. COMMISSIONER KELLER SECONDED THE MOTION.
20 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – December 11, 2018

24

Sharon Call, Chairperson

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28

Brandon Snyder, Associate Planner