

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **December 11, 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: Rob Kallas, Commissioner  
10 Pledge of Allegiance: Scott Thompson, 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 Mike Florence, Planning Director  
21 Anders Bake, Associate Planner  
22 Kathy Moosman, Recorder

24 **Special Attendee**  
25 Matt Bean, Councilmember

26

27 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

28

29 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
30 Planning Commission meeting of October 23, 2018 were reviewed.

31 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
32 OF THE REGULAR MEETING OF OCTOBER 23, 2018 AS PRESENTED.  
33 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED  
34 IN FAVOR. THE MOTION CARRIED.

35

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.

39

40 **CURRENT BUSINESS** –

41

42 4. **Site Plan and Three-lot Minor Subdivision Approval—Mountain Tech**  
43 **South, approximately 400 N. 2800 W.** Mark Weldon, on behalf of WICP West  
44 Mountain Tech South, requests site plan and three-lot minor subdivision approval  
45 for a 158,000 square foot office building and two 100,000 office/warehouse  
46 buildings in the Regional Commercial zone. (Parcel #14:059:0040).

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48

2 Mike Florence, Planning Director, led this discussion by stating the applicant,  
3 Mark Weldon is in attendance tonight, along with his attorney, architect, and engineer to  
4 request site plan and three-lot minor subdivision approval for a 158,000 square foot office  
5 building and two 100,000 square foot office/warehouse buildings in the Regional  
6 Commercial zone.

7 Mr. Florence stated Mr. Weldon is proposing to subdivide the current 40-acre site  
8 into three lots with a future phase to be developed at a later date with lots 1 and 2 are to  
9 be developed as office/warehouse buildings (both buildings will be 99,051 square feet).  
10 Lot 3 is proposed as a 5 story, 157,448 square foot office building with an accompanying  
11 parking structure. Mr. Florence showed slides of the site for reference.

12 Mr. Florence further explained the parking standards are based on the zone and  
13 the different uses in the building and their respective square footage. For the  
14 office/warehouse development, lot 1 is overparked and lot 2 is slightly under parked. The  
15 office building is significantly overparked. LCC Section 17.18.078 allows projects to  
16 exceed their total allowable parking ratio by 130% unless otherwise approved for  
17 compelling reasons by the planning director and city engineer in order to prevent adverse  
18 impacts of overflow parking on adjacent streets and properties. He stated staff is seeking  
19 the Planning Commission's recommendation tonight of whether to grant additional  
20 parking. He noted the applicant will provide information tonight on why the excess  
21 parking is necessary.

22 Mr. Florence indicated the Regional Commercial zone is specific regarding  
23 architectural design of buildings in the zone. The two proposed office/warehouse  
24 buildings are similar to previous concrete tilt-up office/warehouse buildings that the  
25 commission has reviewed and approved. These buildings are similar to the Lindon Tech  
26 office/warehouse buildings on 700 North with somewhat less prominent building  
27 entrance variation than the building at Mountain Tech, with is located on the northwest  
28 corner of the Pleasant Grove Boulevard interchange. The main materials of the front and  
29 side facades are concrete, glass, awnings over the windows and entrances. The colors are  
30 similar to the other office/warehouse building developed by the applicant which are  
31 varying shades of gray.

32 Mr. Florence then referenced a few items that staff has identified in relationship  
33 to the design of the buildings that the planning commission will need to consider as  
34 follows:

- 35 • *On buildings 20,000 sq. ft. or more the façade should be broken up every 50 feet  
36 with color, change of building materials, depth, height, or other architectural  
37 characteristics. 17.54.050(1a)*
- 38 • *Masonry building materials, such as brick, stone, and colored decorative  
39 concrete block, are highly preferred for use as the primary building material  
40 (sixty percent (60%) or greater) of commercial development. Fenestration can  
41 also be used to count toward the sixty percent (60%) of the recommended  
42 building materials. Many varieties and colors of brick or stone are available and  
43 acceptable for use. Other materials may be considered for use as a primary  
44 building material, based on review by the land use authority. 17.54.050(2a)*
- 45 • *Secondary building materials may include brick, stone, colored decorative  
46 concrete block, stucco, wood/cement fiber siding and timbers and other materials  
as approved by the land use authority. 17.54.050(2b)*

- 2 • *Concrete tilt up construction is permitted when stamped, stained, or textured*  
4 *panels are used to add character and appeal to the building; wainscot is also*  
6 *recommended to break up the façade; use change of color or change of material*  
8 *to break up large walls of cement; plain cement panels without decorative*  
10 *features are not permitted; windows can also be used to add character and break*  
12 *up the wall area. 17.54.050(2c)*
- *Avoid the use of dark-tinted or reflective glass windows. Where possible, awnings,*  
14 *balconies, eaves, arbors, landscaping, and other shading devices are effective,*  
16 *and can be far more visually interesting.17.54.050(4d)*
- *Use no more than 2 roof types on a single structure; i.e., a primary and a*  
18 *secondary roof type 17.54.050(6a)*
- *Parapets require a cornice treatment 17.54.050(6c)*

14 Mr. Florence went on to say the office building is a five-story structure with three  
16 main architectural materials which include glass, architectural metal panels and stucco.  
18 The entrance is identified with an architectural metal element. He then noted several  
18 items that staff has identified in relationship to the design of the building that the  
18 planning commission will need to consider as follows:

- 20 • *On buildings 20,000 sq. ft. or more the façade should be broken up every 50 feet*  
22 *with color, change of building materials, depth, height, or other architectural*  
24 *characteristics.*
- *Differentiate between the ground floor and upper floors by providing for depth*  
26 *and variation in a façade through the use of different colors, materials, and other*  
28 *details.*
- *Masonry building materials, such as brick, stone, and colored decorative*  
30 *concrete block, are highly preferred for use as the primary building material*  
32 *(sixty percent (60%) or greater) of commercial development. Fenestration can*  
34 *also be used to count toward the sixty percent (60%) of the recommended*  
36 *building materials. Many varieties and colors of brick or stone are available and*  
38 *acceptable for use. Other materials may be considered for use as a primary*  
40 *building material, based on review by the land use authority.*
- *Secondary building materials may include brick, stone, colored decorative*  
42 *concrete block, stucco, wood/cement fiber siding and timbers and other materials*  
44 *as approved by the land use authority.*
- *Windows at the ground level should generally be of clear glass, and placed at a*  
46 *height that relates visual connection of indoor and outdoor environments.*

40 Mr. Florence stated the applicant's proposal includes a three-story parking  
42 structure for 615 vehicles. The applicant is also proposing that solar panels be placed on  
44 top of the parking structure to support sustainability of the site. He then referenced a few  
46 items that staff has identified in relationship to the design of the building that the  
46 planning commission will need to consider as follows:

- 44 • *Any parking structure above the finished ground elevation shall have the same*  
46 *setback requirements as outlined for buildings, and shall be architecturally*  
*integrated through use of the same or similar materials, colors, rhythm,*  
*landscaping, etc. Interior parking lot landscaping, as outlined in Section*

- 2            *17.18.085, must be provided for any parking stall in a parking structure that is*  
3            *visible from a “bird’s eye view.”*
- 4            • *Building Height – max height 80 feet in the RC zone*
  - 5            • *Office/warehouse – 40’*
  - 6            • *Office building – 78’*
  - 7            • *Parking Structure – 24’ to the top of the structure wall. 33’ to the top of the solar*  
8            *panels*
  - 9            • *The proposed structures meet the minimum setback requirements.*
  - 10          • *Lighting Along 400 North and 2800 West the applicant will be installing the*  
11          *Washington Postlite at 100’ spacing. The Esplanade pole will be installed on the*  
12          *corner of 2800 West 400 North.*

14            Mr. Florence noted the City Engineer is working through technical issues related  
15            to the site and will ensure all engineering related issues are resolved before final approval  
16            is granted. Mr. Florence stated the developer shows on the development plan (he  
17            presented renderings provided by the applicant) a main north/south drive between this  
18            phase and phase 2 which accesses from both Pleasant Grove Boulevard and 400 North.  
19            However, the drive dead-ends at lot 2 and does not connect. The developers plan is to  
20            provide a landscaped amenity space with a basketball and volleyball courts for the  
21            business park tenants.

22            Mr. Florence indicated the applicant is concerned about the general public using  
23            this road as a pass through from Pleasant Grove Boulevard and 400 North instead of  
24            using 2800 West. Prior to this development proposal the City showed on its  
25            transportation masterplan numerous vehicle connector roads through this site. Mr.  
26            Florence stated through substantial planning, the City amended its plan to continue to  
27            work with the developer on access for the Vineyard connector and rerouting of 400 North  
28            to connect to 2800 West.

29            Mr. Florence noted that future phases of the development plan show east/west  
30            connections to 2800 West through the site. However, there is not a good north/south  
31            connection without going through parking lots, which was how the project was purposely  
32            designed to limit additional vehicle traffic. Future phases will have two more office  
33            buildings as well as an additional parking structure.

34            Mr. Florence commented if the planning commission needs additional  
35            information, it would be appropriate to request a traffic circulation plan and traffic study  
36            of the area. DoTERRA did provide a traffic study as part of their development approval.  
37            Mr. Florence indicated staff recommended to the applicant that the north/south road  
38            should be further evaluated to be connected for proper vehicle circulation and  
39            connectivity. In the interim and until phase 2 is developed the applicant is proposing a  
40            temporary access to 2800 West.

41            Mr. Florence went on to say that staff believes that this development will be an  
42            amenity to Lindon City for providing increased employment opportunities and a varied  
43            tax base. However, the buildings need to show additional architectural detail and should  
44            be evaluated for compliance with architectural design requirements in title 17.54.050. In  
45            addition, proper site design needs to be evaluated specific to meeting minimum landscape  
46            standards as well as compliance with traffic circulation. Finally, the commission should  
47            also evaluate the applicant’s proposal for increased parking ratios for the sites.  
48

2 Mr. Florence then explained the accesses to the commission. He noted the office  
building is accessed off of Pleasant Grove Blvd. and through the parking lot of lot 1 and 2  
4 and there is not direct access. Mr. Weldon's Main concern is people using 400 north and  
cutting through the project to Pleasant Grove Blvd. and also the connections through the  
6 drive and how it functions. Mr. Florence reminded the commission that connectivity is  
something they should think of in considering site plan approval.

8 Mr. Weldon and his team addressed the Commission at this time. Mr. Weldon  
commented this whole project has come together in approximately 18 months. He then  
10 gave a brief history noting first of all they met with the city and UDOT. He noted this is a  
big parcel and will cost a lot of money. He also pointed out that the city notified UDOT  
12 five times. They are on the record stating there is a number of ways to solve the problem  
on the southwest corner with UDOT with the wetlands etc. as they don't want problems  
14 with tenants regarding connectivity. Mr. Weldon indicated they changed the landscaping  
from 20 to 25 percent (at their own cost) because their neighbor is the sewer plant. They  
16 must have a buffer and a setback to shield the industrial from the line of site and odors of  
the sewer plant although they have begun to mitigate that issue. He also mentioned jobs  
18 they have created.

20 Mr. Weldon stated they are close to taking back parking at Mtn. Tech 3 & 4. He  
noted there are no takers for retail but tenants want a restaurant there. They want to have  
restaurants but they haven't been able to do it as they need 7 to 1 parking. Mr. Weldon  
22 stated they have done their due diligence and UDOT has not done what they said they  
would do. They don't want to be negotiating again or be the blocker of their  
24 interconnector and they may help solve issues in another way. They are developing the  
East side first and would like the approval tonight as there are a lot of dollars pending in  
26 the community and they need to beat the recession and the winter and execute as fast as  
possible.

28 Chairperson Call commented she assumes they have studied the architectural  
guidelines as they want a higher level of architectural design in the area. One of her  
30 concerns is on the parking structure as it is supposed to match the primary building. Mr.  
Weldon stated even though they are asking for approval the parking structure will be the  
32 last thing to get built. Mr. Weldon stated they are on the record saying they want some  
ornamentation and different type of architecture on the structure. The architect stated they  
34 are working on adjusting the parking structure to tie it more closely to the office building  
as to be in harmony with the warehouse so they all tie together.

36 Chairperson Call also asked about the windows. Mr. Weldon stated the windows  
meet the energy code and economic standard. He pointed out there is a curtain wall  
38 system in big buildings as they don't want to see through the building. The issue is for  
them to keep pace with the Grove building in Pleasant Grove and the demands coming  
40 from existing tenants that provide jobs; they are willing to work with the architectural  
guidelines and look at other options but they are taking a huge risk. Chairperson Call  
42 stated the architectural ordinance is in place to keep it consistent. The architect stated  
from a design standpoint the darkened glass is up several levels on the specific  
44 application for several reasons. They are exceeding the standard and for economic  
reasons it not only complies but also goes above and beyond the standard.

46 Chairperson Call re-iterated the commercial guidelines are in place to ensure the  
building materials are meeting the intent of the ordinance and that they meet the new  
48 higher standards. Chairperson Call also mentioned she feels the entries should have more

2 architectural elements and be more defined. She also mentioned the differentiation  
4 between the first and second floors and to decide if the windows provide enough  
differentiation.

6 There was then some general discussion regarding entries, parking and access  
points, building materials, traffic flow and a possible traffic study. At this time,  
8 Chairperson Call mentioned the three items she has concerns with and would like to see  
addressed as follows:

- Parking structure design
- Traffic study
- Entries must meet the ordinance

12

14 Commissioner Kallas asked for staff's recommendation on requiring a traffic  
study. Mr. Florence stated this site has good east/west flow but the traffic flow is not  
16 good north and south through this development and there will be thousands of people  
crossing through this development. He noted there are a lot of parking stalls for the three  
18 buildings; he wants to be cognizant of not making a future mistake. There was then some  
general discussion regarding a traffic study.

20 Commissioner Vanchiere then read the code section that addresses entrances  
followed by discussion. Mr. Weldon stated the entries can be tweaked and modified very  
22 easily and put into place. Mr. Weldon also asked for approval to start the two buildings  
and they will design the entry to be more ornamental and appealing.

24 Following discussion Chairperson Call stated she is hearing from the discussion  
that a traffic study be completed prior to construction of the third building and the parking  
structure design and color will be discussed at the January meeting. Following some  
26 additional discussion, the Commission agreed the entries appear to meet the code and are  
they fine with the windows and building materials as currently presented. Chairperson  
28 Call observed the two additional conditions in the motion would be the traffic study and  
parking structure approval. Mr. Weldon stated for the record, that they have tried to help  
30 UDOT (5-7 times) but UDOT has a responsibility and a timeline to do the right thing for  
the city of Lindon, for them as the developer and the tenants. Mr. Florence stated staff is  
32 meeting with UDOT next week.

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

36 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR PRELIMINARY APPROVAL OF A THREE LOT MINOR  
38 SUBDIVISION AND SITE PLAN APPROVAL WITH THE FOLLOWING  
CONDITIONS: 1. THE BUILDINGS AND PARKING STRUCTURE ARE TO  
40 COMPLY WITH THE ARCHITECTURAL DESIGN STANDARDS OF THE RC  
ZONE WITH THE CONDITION THAT THEY COME BACK WITH A RENDERING  
42 OF THE LANDSCAPING/FOLIAGE PLAN AND COLOR SCHEME THAT WILL BE  
ACCEPTABLE TO THE PLANNING COMMISSION AND 2. THE PROJECT  
44 COMPLIES WITH ALL ENGINEERING REQUIREMENTS AS DETERMINED BY  
THE CITY ENGINEER BASED UPON CITY STANDARDS AND ALL ITEMS OF  
46 THE STAFF REPORT AND 3. PRIOR TO APPROVAL OF BUILDING NUMBER  
THREE AN INDEPENDENT TRAFFIC AND CIRCULATION STUDY BE  
48 COMPLETED AND PRESENTED TO THE COMMISSION FOR REVIEW.

2 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
6 COMMISSIONER KALLAS AYE  
COMMISSIONER KELLER AYE  
8 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE  
10 COMMISSIONER THOMPSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

12

14 5. **Site Plan Approval — Autumn Grove, 1550 W. 100 S.** Ryan Bybee, on behalf  
of Lindon OW, LCC, requests site plan approval for a 97,000 square foot  
office/warehouse building in the Light Industrial (LI) zone. (Parcel  
16 #14:061:0112).

18 Mr. Florence opened this discussion by stating the applicant Ryan Bybee, on  
behalf of Lindon OW, LCC, is in attendance and is requesting site plan approval for a  
20 97,000 square foot office/warehouse building in the Light Industrial zone. He noted the  
Planning Commission gave preliminary approval of a three-lot subdivision for this  
22 development at the February 13, 2018 meeting. He noted the applicant is proposing to  
develop one of the three lots at this time.

24 Mr. Florence stated parking standards are based on the zone and the different uses  
in the building and their respective square footage. He added the LI zone requires a 20-  
26 foot landscape strip behind the back of curb and along street frontage. He noted all trees  
along the North boundary are 30' on center and the East and West buffers are a staggering  
28 30' on sides of the swales and detention basin. The roadway trees range from 20'-30'  
spacing due to considering drive aisles and clear view triangles (exact 30' spacing is not  
30 recommended by the architect along 1550 West). The plan has a mix of evergreen and  
deciduous trees which meet the Lindon City Tree Planting Guide. The site also includes a  
32 10-foot landscape strip running the length of frontage along I-15 due to the site being  
located in the Transportation Influence Zone. He then went over the building materials  
34 plan that complies with the Lindon City Commercial Design Guidelines.

36 Mr. Florence stated staff has two main concerns that the building is ensuring that  
the building façade meets the 25% architectural material variation requirement and also  
meets the color palette requirement for all colors on the building. The rear of the building  
38 (side of the building facing 1550 W) does not carry the same architectural detail as the  
other building facades, but it appears that the planning commission in the past may have  
40 waived this requirement for the rear façade. He noted the applicant is proposing four  
different colors for the building – Cedar, Olympus white, Network Gray and Web Gray.  
42 He then referenced the Building Height (39 feet) and Setbacks noting the proposed  
structure satisfies setback requirements.

44 Mr. Florence explained the City Engineer is working through technical issues  
related to the site and will ensure all engineering related issues are resolved before final  
46 approval is granted. In addition, the developer will be dedicating and finishing 1550 West  
which will improve the street network and traffic circulation in the area.  
48

2 Mr. Florence commented that staff believes this development will be an amenity  
to Lindon City for providing increased employment opportunities and a varied tax base.  
4 Mr. Florence stated the planning commission will need to evaluate the material  
percentages and colors as part of the approval tonight.

6 Mr. Florence referenced a letter submitted from Larry McColm, neighbor to the  
proposed site, about truck traffic and his concerns that they will park on 1550 West and  
8 back into their loading docks; he recommends they have 110 ft. Commissioner  
Marchbanks pointed out this is a unique piece of property and vital to the city with a tie  
10 in and he can't see that Mr. McColm's building doesn't have 110 ft. either.

12 Bret Hoffman, property manager for Lindon Business Park, stated they support  
this project and believe it is a great thing, but they want to make sure it is done right and  
are concerned about trucks backing up in the docks that may block traffic and the flow of  
14 traffic.

16 Mr. Florence then turned the time over to the applicant for comment.  
Ryan Bybee and Trevor Sharp spoke stating they have done a lot of modeling and  
measuring on truck and trailer sizes and dock parking noting the reality is that this is an  
18 industrial zone and at no time will they extend into 1550 West. They are confident they  
have ample space to accommodate what they are trying to do and also for the user who is  
20 taking the entire building. They pointed out they are not negatively impacting the  
neighbors and to the contrary they are making it significantly better including a road.  
22 They want to be good neighbors and they feel they are making their property more usable  
and accommodating and they do meet code. There will also not be any staging in the  
24 street.

26 Mr. Hoffman stated they are just concerned that this will be approved and  
designed in a way that will block traffic; they don't want to hold anything up but just  
want it addressed.

28 There was then some general discussion including possible truck traffic, staging,  
accesses, bay size and blocking of traffic. There was also discussion on the architectural  
30 guidelines (25% on 3 sides of the building). Mr. Bybee stated they meet or exceed the  
25% (36%) the treatment/architectural requirements and meets the intent of what they are  
32 looking for. Mr. Florence suggested adding an additional condition that they consult with  
staff and provide the information on the 25% (3 sides of the building) to the Commission.

34 Mr. Florence then referenced an aerial photo of the site and surrounding area, site  
and landscaping plans, and architectural renderings followed by some additional  
36 discussion.

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

40 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

42 1. THE APPLICANT COMPLY WITH ALL ENGINEERING REQUIREMENTS AS  
DETERMINED BY THE CITY ENGINEER BASED UPON CITY STANDARDS.  
44 AND 2. IN CONSULATION WITH AND APPROVAL OF CITY STAFF THEY  
ENSURE THAT THE 25% ARCHITECTURAL STANDARD HAS BEEN MET IN  
46 THE AGREGATE ON THE BUILDING EXTERIOR. COMMISSIONER THOMPSON  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL AYE

2 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KALLAS NAY  
4 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE  
6 COMMISSIONER THOMPSON AYE  
COMMISSIONER KELLER AYE  
8 THE MOTION CARRIED 6 TO 1.

10 6. **Site Plan Approval – BMC West, 145 S. Geneva Road.** Adam Pulver, on behalf  
of BMC West, LLC requests site plan approval for a 63,000 square foot  
12 manufacturing warehouse in the Light Industrial (LI) zone. (Parcel 14:065:0214).

14 Mr. Florence gave an overview stating the applicant, Adam Pulver is in  
attendance and is proposing to construct a 63,000 sq. ft. office warehouse building for a  
16 truss manufacturing plant. He explained BMC has demolished one existing building on  
the site and will be demolishing a second manufacturing building. He noted the applicant  
18 is proposing a metal ribbed steel building. He indicated the Planning Commission must  
give approval for metal buildings. The applicant is proposing two color types for the  
20 commission to review tonight. Parking standards are based on the zone and the different  
uses in the building and their respective square footage.

22 Mr. Florence stated the LI zone requires a 20-foot landscape strip behind the back  
of the curb and along street frontage with trees spaced 30 feet on center. The landscaping  
24 along Geneva Road is existing and the mature trees are spaced approximately 30 feet on  
center (there is a total of 21 existing trees along Geneva Road). The applicant will be  
26 removing one drive approach along Geneva Road and replacing it with landscaping.

28 Mr. Florence then referenced several items that staff has identified in relationship  
to the design of the buildings that the planning commission will need to consider as  
follows:

- 30 • On buildings 20,000 sq. ft. or more the façade should be broken up every 50 feet  
with color, change of building materials, depth, height, or other architectural  
32 characteristics.
- 34 • Masonry building materials, such as brick, stone, and colored decorative concrete  
block, are highly preferred for use as the primary building material (sixty percent  
36 (60%) or greater) of commercial development. Fenestration can also be used to  
count toward the sixty percent (60%) of the recommended building materials.  
Many varieties and colors of brick or stone are available and acceptable for use.  
38 Other materials may be considered for use as a primary building material, based  
on review by the land use authority.
- 40 • Secondary building materials may include brick, stone, colored decorative  
concrete block, stucco, wood/cement fiber siding and timbers and other materials  
42 as approved by the land use authority.
- 44 • Lindon City Code requires twenty-five percent (25%) minimum of the exterior of  
all buildings shall be covered with brick, decorative block, stucco, wood, or other  
46 similar materials as approved by the Planning Commission. Precast concrete or  
concrete tilt-up buildings also meet the architectural treatment requirement.
- 48 • The Planning Commission may approve ribless, metal, flat-faced, stucco  
embossed, metal sandwich panel buildings when the Planning Commission finds

2 that the building is aesthetically pleasing, adequately trimmed, contrasted with  
different colors, is well proportioned, blends in with surrounding property, and  
4 has a similar look to that achieved by 17.49.070(1). The exterior appearance of  
such buildings shall primarily be of earth tone colors. Applicants desiring to apply  
6 for this type of construction may consider the Lindon City Public Works building  
located at 946 West Center Street and the building located at 375 North 700 West  
8 in Pleasant Grove as examples of structures in compliance with this architectural  
design standard.

10

Mr. Florence further explained the building elevations show 25% stucco along the  
12 base of each façade with the remaining building material being metal ribbed. The  
applicant has provided two color options for the building that the planning commission's  
14 consideration. The building height is 46'6" (maximum height is 48 feet). The proposed  
structure satisfies setback requirements. The developer will be closing one drive approach  
16 along Geneva Road and replacing it with Landscaping. He noted the City Engineer is  
working through technical issues related to the site and will ensure all engineering related  
18 issues are resolved before final approval is granted.

Mr. Florence went on to say the proposed building is a basic steel building. The  
20 building meets the 25% architectural requirement for stucco. The existing office building  
has some architectural detail with brick, siding and varied rooflines. One existing  
22 building has already been demolished and will be replaced with the proposed building.  
The second existing building, which is a pre-case building, that can be seen from Geneva  
24 Road, will be demolished for additional lumber storage area.

Mr. Florence then presented an aerial photo of the site and surrounding area,  
26 site/landscaping plan, and architectural renderings – Option 1 and 2 followed by  
discussion. The applicant, Mr. Pulver gave a brief description of their plan, building  
28 materials and utilization of the 25%. He noted they are anxious to get moving ahead on  
their project. Following some general discussion on the options presented the  
30 Commission agreed to recommend Option 2 for the exterior colors.

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

34 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE  
36 FOLLOWING CONDITIONS: 1. THE APPLICANT COMPLIES WITH ALL  
ENGINEERING REQUIREMENTS AS DETERMINED BY THE CITY ENGINEER  
38 BASED UPON CITY STANDARDS AND 2. ALL ITEMS OF THE STAFF REPORT  
AND TO USE OPTION NUMBER TWO FOR THE EXTERIOR COLORS.  
40 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

42	CHAIRPERSON CALL	AYE
	COMMISSIONER MARCHBANKS	AYE
44	COMMISSIONER KALLAS	AYE
	COMMISSIONER JOHNSON	AYE
46	COMMISSIONER VANCHIERE	AYE
	COMMISSIONER THOMPSON	AYE
48	COMMISSIONER KELLER	AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 7. **Concept Review – Lindon Marina.** Ron Madsen requests feedback before  
6 applying for a conditional use permit and ordinance amendment for an RV Park  
and nightly RV rental.

8 Mr. Florence led this discussion by stating Ron Madsen, with Lindon Marina, is in  
10 attendance to request feedback regarding proposed RV park upgrades, nightly RV rentals  
and ordinance code update. He noted the subject property is located in the Recreation  
12 Mixed Use-West zone. Mr. Florence stated this is a concept review to receive feedback  
from the Planning Commission regarding the applicant’s proposal with no motion  
necessary.

14 Mr. Florence stated the applicant currently leases the property from the State of  
Utah. While there are a few designated RV spots at the marina, for the most part, campers  
16 are able to camp anywhere on the property. He indicated this was one of the concerns  
identified by the State of Utah when contacted by staff.

18 Mr. Florence explained that if approved, the applicant will also be looking to  
install permanent water, sewer and electric utilities. The utilities would be brought from  
20 Vineyard and would require an agreement between Lindon City and Vineyard City. Part  
of the application would be to also adopt an ordinance establishing design criteria and  
22 property development standards for an RV park. He noted Provo City has a similar  
ordinance that is used for travel trailer parks. He pointed out that the Lindon City General  
24 Plan Land Use Map identifies this area as Open Space.

Mr. Madsen then gave his presentation including their concept and photos of the  
26 marina. He noted they have a contract for the next 28 years and have operated the marina  
the past 6 years. Mr. Madsen stated they have a lot of new ideas to improve the marina.  
28 Mr. Florence re-iterated an ordinance would need to be adopted to establish the design  
criteria and property development standards for an RV park. There was then some  
30 general discussion regarding Mr. Madsen’s presentation on his concept review.  
Following discussion, the Commission was generally in favor of the concept presented.

32 Mr. Florence then referenced for discussion the zoning map, current photos of the  
site and the applicant concept proposal following by discussion. Chairperson Call stated  
34 the next step is to go to the city council to present their concept for approval and work  
with staff on the ordinance.

36

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

40 Chairperson Call mentioned Commissioner Charlie Keller is leaving the  
Commission and expressed on behalf of the Commission, that he and his knowledge and  
42 friendship will be missed. She also noted that incoming Commissioner Jared Schauers  
will be joining the Commission at the next meeting. Councilmember Bean commented  
44 that the Commission did great job on the Mark Weldon agenda item today. The  
Commission also talked about clarifying the code regarding the 25% requirement.

46 Chairperson Call asked Mr. Schauers, who was in the audience to introduce  
himself. Mr. Schauers gave a brief history noting he is excited to learn and serve on the  
48 commission and is looking forward to working with the commissioners.

2 Chairperson Call also asked the new Associate Planner, Anders Bake to introduce  
himself. Mr. Bake stated he is just finishing up his degree at BYU and is excited to be on  
4 board. Planning Director, Mike Florence stated he appreciates being here at Lindon  
noting he came from South Salt Lake where he worked for the past 13 years. He added  
6 that he lives in Springville.

8 9. **Planning Director Report** –

- 10 • Hiring update

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

14 **ADJOURN** –

16 COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE  
18 MEETING AT 10:05 PM. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – January 8, 2019

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

26  
28 \_\_\_\_\_  
Michael Florence, Planning Director