

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **December 12, 2017 beginning 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: Rob Kallas, Vice Chairperson  
Invocation: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**  
Rob Kallas, Commissioner Sharon Call, Chairperson  
14 Mike Marchbanks, Commissioner  
Bob Wily, Commissioner  
16 Charlie Keller, Commissioner  
Steven Johnson, Commissioner – arrived 7:19  
18 Mike Vanchiere, Commissioner  
Hugh Van Wagenen, Planning Director  
20 Brandon Snyder, Associate Planner  
Kathy 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 the  
30 Planning Commission meeting of November 28, 2017 were reviewed.

32 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
34 REGULAR MEETING OF NOVEMBER 28, 2017 AS PRESENTED.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

- 42 4. **Minor Subdivision — Mountain Tech Subdivision, Plat B, 600 North 2800**  
44 **West.** Mark Weldon requests preliminary plan approval of a two (2) lot minor  
46 subdivision (Mountain Tech Subdivision, Plat B), at approximately 600 North  
2800 West (Utah County Parcel #13:063:0104) in the Mixed Commercial (MC)  
and General Commercial (CG-A8) zones.

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2 Hugh Van Wagenen, Planning Director, led this discussion by explaining the  
Mark Weldon's representatives, Andrew Bolschwieller and Scott Thorsen are in  
4 attendance for this discussion. He stated this application is requesting preliminary plan  
approval of a two (2) lot minor subdivision (Mountain Tech Subdivision, Plat B), at  
6 approximately 600 North 2800 West (Utah County Parcel #13:063:0104) in the Mixed  
Commercial (MC) and General Commercial (CG-A8) zones.

8 Mr. Van Wagenen explained the current Plan shows a roadway cutting the  
southwest corner of the property that was placed on the Plan as a result of anticipated  
10 construction of the future Vineyard Connector, a Utah Department of Transportation  
(UDOT) facility. He noted a recently completed study, sponsored by UDOT with  
12 participation from local municipalities, concluded that the proposed connection between  
Interstate 15 (I-15) and Vineyard Connector could be realigned in order to not require the  
14 roadway impacting this property. He mentioned the Planning Commission has made a  
recommendation to the City Council regarding removal of this roadway and the Council  
16 is scheduled to vote on the item on December 19<sup>th</sup>.

18 Mr. Van Wagenen explained the minimum lot size in the MC zone is 1 acre  
(43,560 sq. ft.). Lot 3 is located in this zone and is 6.2 acres. The minimum lot size in the  
CG zone is 20,000 sq. ft. Lot 4 is located in this zone and is 3.9 acres. The minimum  
20 frontage in the MC zone is 100 feet and Lot 3 has 469 feet of public street frontage and  
the minimum frontage in the CG zone is not established. Lot 4 is a corner lot and has 242  
22 feet and 435 feet, respectively. He pointed out that 2800 West requires road widening,  
curb/gutter/sidewalk installation and 7,938 square feet of roadway will be dedicated to  
24 Lindon as part of the road widening. A six-foot parkstrip will be installed adjacent to the  
curb with the four-foot sidewalk beyond the parkstrip with two Esplanade Street Lights  
26 being required along 2800 West. He added the City Engineer is addressing engineering  
standards and all engineering issues will be resolved before final plat and improvement  
28 plan approval is granted.

30 Mr. Van Wagenen then referenced an aerial photo of parcel to be subdivided, the  
Preliminary Plan, the Street Master Plan identifying road requiring removal from Plan  
and the Zone Map of vicinity followed by discussion.

32 Mr. Van Wagenen then went over the conditions of approval included in the staff  
report. Mr. Van Wagenen stated staff recommends approval with the listed conditions.  
34 Following some discussion, the Commission was in agreement that this appears to meet  
all requirements and is pretty straightforward.

36 Vice Chair Kallas asked if there were any further comments or discussion.  
Hearing none he called for a motion.

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40 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE  
KNOWN AS MOUNTAIN TECH PLAT B WITH THE FOLLOWING CONDITIONS  
42 (IF ANY): 1. AMENDMENT OF THE STREET MASTER PLAN TO REMOVE THE  
ROADWAY CUTTING THE SOUTHWEST CORNER OF THE PROPERTY IS  
44 APPROVED BY THE CITY COUNCIL. 2. DEVELOPER RECEIVES WRITTEN  
PERMISSION TO WORK IN AMERICAN FORK'S JURISDICTION IN ORDER TO  
46 COMPLETE REQUIRED PUBLIC IMPROVEMENTS, INCLUDING STREET  
WIDENING. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE  
48 WAS RECORDED AS FOLLOWS:

2 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
4 COMMISSIONER WILY AYE  
COMMISSIONER KELLER AYE  
6 COMMISSIONER VANCHIERE AYE  
COMMISSIONER JOHNSON AYE  
8 THE MOTION CARRIED UNANIMOUSLY.

10 5. **Site Plan — Mountain Tech 3 and 4, 600 North 2800 West.** Mark Weldon  
12 requests site plan approval on Lot 3 of said subdivision for an 89,736-square foot  
office/warehouse building with Lot 4 seeking approval for two 4,800 square foot  
14 retail food buildings, at approximately 600 North 2800 West (Utah County Parcel  
#13:063:0104) in the Mixed Commercial (MC) and General Commercial (CG-  
A8) zones.

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18 Mr. Van Wagenen gave a brief background of this item noting the current 10-acre  
parcel received previous approval to be rezoned as both Mixed Commercial and General  
Commercial. The applicant is proposing to build one 89,736 s.f. office/warehouse on 6.2  
20 acres and two 4,800 restaurant/retail buildings on 3.9 acres for a total of three buildings.  
Pending the approval and recording of Mountain Tech Plat B, the office warehouse  
22 building will be located in the Mixed Commercial zone and the retail buildings will be  
located in the General Commercial A8 zone. Public improvements on 2800 West,  
24 including street widening and curb/gutter/sidewalk construction and street light  
installation are required as part of the subdivision, but will be built along with the site.  
26 2800 West is a shared road with American Fork. He noted the developer must obtain  
permission from American Fork to work within their jurisdiction to complete the required  
28 improvements.

30 Mr. Van Wagenen further explained this site will have shared parking between  
the office/warehouse and retail buildings. He stated all requirements are met. Bike  
parking in the MC and CG zones requires an 8% ratio (to required vehicular stalls) up to  
32 16 bike stalls per building. There are 12 bike stalls for the office/warehouse and 16 bike  
stalls for the retail buildings which is acceptable based on what is being provided for each  
34 individual building.

36 Mr. Van Wagenen stated the site has frontage along 2800 West and 600 North  
(aka Pleasant Grove Boulevard) with both frontages having the required 20-foot  
landscape strip with trees planted every 30 feet on center. Interior landscaping must be  
38 provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed  
383 stalls, that equates to 15,320 square feet and 39 trees required (there is 15,335 s.f. of  
40 landscaping and 52 trees provided). The office/warehouse is on 6.2 acres and requires  
40,510 s.f. (55,892 s.f. is provided). The retail buildings are on 3.9 acres and require  
42 33,967 s.f. (37,660 s.f. is provided). The office/warehouse building meets the minimum  
setback of 20 feet for the MC zone and the retail buildings meet the minimum setback of  
44 20 feet for the CG-A8 zone.

46 He stated all buildings meet the maximum height limit of 48 feet with the  
office/warehouse at 43 feet and the retail buildings at 29 feet. Staff is excited with this  
concept and feels it will be a nice addition. There will be some restaurants going in to  
48 serve the growing population that is very exciting. Dependent on the clients that come in

2 for restaurants there may be the need of a drive through. He asked if staff can handle that  
4 or if they will want to see how it affects the layout. He also referenced the conditions  
included in the staff report.

6 The MC zone (office/warehouse) and CG zone (retail buildings) have different  
architectural standards. In the MC zone, concrete tilt-up buildings shall comply with the  
following standards:

- 8 a. Painted or colored concrete exteriors are permitted. The shade of each color must  
be consistent.
- 10 b. Bare concrete exteriors are not permitted.
- 12 c. The exterior of a concrete tilt-up building shall be finished with additional  
architectural details such as entrance canopies, wrought iron railings and finishes,  
shutters, multilevel porches, metal shades, and metal awnings.
- 14 2. The office warehouse building in the MC zone
  - 16 a. is a concrete tilt-up with the colors Gray Screen, Web Gray, Cyberspace;
  - 18 b. has several façade pop-outs and footprint articulation;
  - 20 c. has entrance canopies and metal window awnings;
  - 22 d. has first and second story glass windows.
- 24 3. The CG zone requires the Commercial Design Standards to be met including:
  - 26 a. Primary building materials such as brick, stone, and colored decorative concrete  
block;
  - 28 b. Secondary materials may include stucco, wood/cement fiber siding & timbers;
  - 30 c. Avoid flat looking wall/facades by introducing projecting elements;
  - 32 d. Promote articulation through variation in rooflines and façade modulation;
  - 34 e. Building entries shall have one or more of the following treatments: canopy,  
overhang,
  - 36 f. awning or arch; recesses or projections in the building façade including display  
windows surrounding the entrance; peaked roof or raised parapet structures over  
the door;
  - 38 g. Ground mechanical units must be screened from view with wing walls,  
landscaping or a combination of both;
  - 40 h. Rooftop mechanical units are desirable where possible, and should be screened  
from view with wall, parapets, etc.;
  - 42 i. Colors must meet the Color Palette
- 44 4. The retail buildings in the CG zone
  - 46 a. have ground level windows and doors with Gray Glass with a reflective coating;
  - 48 b. have brick façade treatments;
  - c. have varying rooflines;
  - d. have timber canopy support elements;
  - e. have painted Hardy Board and EIFS as secondary materials;
  - f. use the colors Gray Screen, Web Gray, and Cyberspace;
  - g. it is unknown where the mechanical units will be located.

44 Mr. Van Wagenen pointed out there are some engineering issues that will need to  
be resolved before the plans are finalized and staff will ensure all requirements are met.  
46 He then referenced an aerial photo of the site and surrounding area, Site Plan,  
Landscaping Plan, Office/Warehouse Architectural Elevations, Retail Architectural  
48 Elevations, the Color Palette and Zoning Map, and the Street Master Plan showing

2 roadway to be removed followed by some general discussion including discussion on the  
possible use and concept of drive throughs. The representatives stated they are working  
4 on some concepts with the retail broker as it may be something that is coming and they  
will try to accommodate them. Following discussion, the Commission agreed that staff  
6 can handle the issue with drive throughs if it arises. The Commission also agreed that Mr.  
Weldon does a very nice product and this will be a nice addition to the area.

8 Vice Chair Kallas asked if there were any further comments or discussion.  
Hearing none he called for a motion.

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12 COMMISSIONER VANCHIERE MOVED TO APPROVE TO THE  
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING  
CONDITIONS: 1. AMENDMENT OF THE STREET MASTER PLAN TO REMOVE  
14 THE ROADWAY CUTTING THE SOUTHWEST CORNER OF THE PROPERTY BE  
APPROVED BY THE CITY COUNCIL. 2. DEVELOPER RECEIVES WRITTEN  
16 PERMISSION TO WORK IN AMERICAN FORK'S JURISDICTION IN ORDER TO  
COMPLETE THE REQUIRED PUBLIC IMPROVEMENTS, INCLUDING STREET  
18 WIDENING. 3. MOUNTAIN TECH PLAT B SUBDIVISION IS APPROVED AND  
RECORDED. 4. ALL UTILITY/MECHANICAL UNITS FOR THE RETAIL  
20 BUILDINGS BE SCREENED PER THE COMMERCIAL DESIGN STANDARDS  
AND 5. SHOULD THERE BE A NEED FOR DRIVE THROUGHS ON THE RETAIL  
22 BUILDINGS THAT THEY BE BUILT IN CONSULTATION WITH STAFF AND  
THAT STAFF WILL SIGN OFF WITH THOSE BEING ACCEPTABLE.

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

26 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
28 COMMISSIONER WILY	AYE
COMMISSIONER KELLER	AYE
30 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

32 THE MOTION CARRIED UNANIMOUSLY.

34 6. **Review & Action — 2018 Chair and Vice-chair elections.** The Planning  
Commission will hold elections for the positions of Chair and Vice-chair for  
36 2018.

38 Mr. Van Wagenen gave an overview of this agenda item explaining the  
Commission will vote tonight to elect both a chair and vice-chair for the upcoming 2018  
40 calendar year. He noted the current chair is Sharon Call and the current vice-chair is Rob  
Kallas.

42 Vice Chair Kallas opened the nominations at this time. Commissioner Marchbanks  
nominated Sharon Call for Chair for the 2018 calendar year, Commissioner Wily  
44 seconded. All Commissioners were in agreement. Commissioner Keller nominated Rob  
Kallas for Vice Chair for the 2018 calendar year, Commissioner Johnson seconded. All  
46 Commissioners were in agreement.

48 Vice Chair Kallas asked if there were any further comments or discussion.  
Hearing none he called for a motion.

2 COMMISSIONER WILY MOVED TO NOMINATE SHARON CALL AS  
4 CHAIR OF THE PLANNING COMMISSION FOR THE 2018 CALENDAR YEAR  
AND ROB KALLAS FOR VICE CHAIR. COMMISSIONER KELLER SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
8 COMMISSIONER WILY AYE  
COMMISSIONER KELLER AYE  
10 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 7. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any  
16 new business or reports from the Commissioners. There was no new business at  
this time.

18 8. **Planning Director Report** – Mr. Snyder reported on the following items  
followed by discussion.

- 20 • Recap of recent City Council reviewed of Commercial Farm Zone  
22 Amendment. Councilmember Bean said overall the Council felt comfortable  
with the requirements recommended by the Planning Commission.
- 24 • Employee Christmas Party December 22<sup>nd</sup> at noon at Community Center

26 Vice Chair Kallas called for any further comments or discussion. Hearing none she  
called for a motion to adjourn.

28 **ADJOURN** –

30 COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE  
32 MEETING AT 7:50 PM. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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36 Approved – January 9, 2018

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Rob Kallas, Vice Chairperson

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Hugh Van Wagenen, Planning Director