

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **January 28, 2020 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: Sharon Call, Chairperson
Invocation: Renee Tribe, Commissioner
10 Pledge of Allegiance: Mike Marchbanks, Commissioner

12 **PRESENT** **EXCUSED**

Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
Rob Kallas, Commissioner
16 Steven Johnson, Commissioner
Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
Renee Tribe, Commissioner
20 Mike Florence, Planning Director
Anders Bake, Associate Planner
22 Kathy Moosman, City Recorder

24 **Special Attendee:** Councilmember Mike Vanchiere

- 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
Planning Commission meeting of January 14, 2020 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR MEETING OF JANUARY 14, 2020 AS PRESENTED.
COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
34 VOTED IN FAVOR. THE MOTION CARRIED.

- 36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
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. **Nicolson Construction Site Plan Approval – 950 West 150 North.** Nicolson
Construction requests site plan approval for two office/warehouse buildings
44 located in the Light Industrial Zone; Parcel #14:065:00215.

46 Anders Bake, Associate Planner, led this agenda item by stating the applicant’s
business partner, Ben Young is in attendance as representative of the item. They are
48 requesting site plan approval for two office/warehouse buildings located in the Light

2 Industrial Zone; Parcel #14:065:00215. For site plan approval, the Planning Commission
will be evaluating whether the site plan and building meet Title 17 development
4 regulations.

6 Mr. Bake explained the proposed Site Plan includes the construction of two
buildings and will be the final phase of a three-phase project on the Nicolson
Construction properties. This property is not part of a subdivision but was recently
8 combined with another lot (phase 1) to meet the minimum lot size requirements. He
noted most of the public improvements and landscaping around this project were installed
10 as part of previous phases. The buildings will be constructed for uses allowed in the Light
Industrial zone which include office, warehouse, manufacturing, and sales.

12 Mr. Bake indicated the parking stalls provided around the two buildings meet the
minimum parking standards which are based on the floor area and the use of each
14 building. He noted Section 17.18.078 of the Lindon City parking code states that the
maximum number of parking stalls allowed on a site is no more than 130% of the
16 minimum required spaces, unless more spaces are needed to prevent adverse impacts of
overflow parking onto adjacent streets and properties. The site has a total of 6 more
18 parking stalls than the maximum amount of spaces allowed but staff feels that the
additional stalls are not excessive and recommends approval of the parking lot plan. Mr.
20 Bake noted the site provides adequate traffic circulation for customers and trucks through
the site. All traffic will enter and exit the site from 150 North and no access easements
22 will be needed.

24 Mr. Bake pointed out the Light-Industrial zone requires a landscaping plan
showing details on specific types and locations of trees and ground cover. Mr. Young has
provided a landscaping plan showing existing and proposed landscaping on the site. A
26 20-foot wide landscaped strip along public streets, with trees planted every 30 feet on
center, is required. The majority of the landscaped strip was installed as part of previous
28 phases of this development except for trees that will be added along 150 North.

30 Mr. Bake indicated the Light Industrial Zone requires 25% of the exterior of all
buildings be covered with brick, decorative block, stucco, wood, or other similar
32 materials as approved by the Planning commission. He noted the applicant has stated that
the buildings will have a limestone block exterior on all sides that is similar to what was
34 used on the Lindon City Public Safety building. Building elevation renderings have been
provided but according to the applicant they do not accurately show the color of the
36 limestone block and the block will be an earth tone as required in the architecture
ordinance.

38 Mr. Bake went on to say the building entrances are internal to this development to
match the existing building on this lot that was constructed as part of the development's
40 first phase. The side and back walls of the building will have visual variation with
windows and sections of darker colored block. There will also be additional trees planted
42 to add variation to the back wall of the south building that faces the street. Mr. Young
proposes to install a canopy over the main entryway on the South building but does not
44 show canopies over the entrances on the North building.

46 Mr. Bake stated Staff recommends that canopies be added to the two main
entrances on the North building to match the proposed South building and the existing
buildings on the Nicolson Construction properties. Staff also recommends that the two
48 buildings have framing around their windows similar to what has been done on existing
Nicolson Construction buildings. These two recommendations have been included in the

2 suggested motion as a condition of approval. He noted additional information regarding
the building design has been provided tonight by Mr. Young.

4 Mr. Bake explained there is an existing pre-cast fence behind the landscaping on
Geneva Road that screens the current storage yard. The building will replace the storage
6 yard but the fencing is proposed to remain. He noted the minimum development size for
the Light Industrial zone is one acre. The two proposed buildings meet the setback
8 requirements for the Light Industrial Zone.

10 Mr. Bake stated the City Engineer is working through technical issues related to
the site plan and will conduct a final review if the planning commission grants final site
12 plan approval. He noted staff feels that the applicants proposed plans for the two
buildings and surrounding site will be an improvement to the area. He pointed out the site
14 plan is compatible with the existing sites built in the previous two phases and will create
a cohesive overall development. With the proposed changes to the architecture of the two
16 buildings, they will meet the Light Industrial Zone standards and the goals for Mixed
Commercial developments outlined in Lindon's General Plan.

18 Mr. Bake then presented an Aerial photo of the site, View from Geneva Road,
Photos of buildings from previous phases, Site plan, Landscape plan, and Building
20 elevations followed by discussion. He then turned the time over to Mr. Young for
comment.

22 Mr. Young addressed the Commission at this time. Mr. Young stated he has been
with Mr. Nicolson throughout this project and has worked with him for over 20 years.
He explained this new building will be a "show model" as that is what Mr. Nicolson
24 specializes in (exteriors etc.). He added on the Nicolson #1 building the front is really
fancy and on the side of the building where the doors face the elevation without the
26 awnings towards the business parking (industrial) and he really doesn't want the awnings
there as it would take away from the other building. He noted the windows are recessed
28 so they would not need to be framed. Mr. Young then showed material examples
followed by discussion.

30 Chairperson Call commented the building is earth tones and questioned how it
would contrast with what is around the windows as they would like to see some contrast.
32 Mr. Young stated the contrast is in the recessed decorative panels to give it definition.
Chairperson Call also questioned why canopies above the entrances would take away
34 from the other building. Mr. Young explained because the one facing is more industrial
and basically a shop with roll up doors and down the side it is just tin. Mr. Florence
36 pointed out that typically we like to have entrances facing the street, but these two
buildings were proposed this way a long time ago when the other building was built and
38 he is going off of the recent plans.

40 Commissioner Kallas pointed out he can see where the entrances and
embellishments are facing north because that is where the parking lot is, but still it is a
pretty flat, horizontal top building with very few embellishments facing the street.

42 Commissioner Marchbanks questioned Mr. Florence, with the exterior, if this
would meet the code without asking them to do anymore than what they are doing. Mr.
44 Florence stated the ordinance states 25% minimum of the exterior of all buildings shall be
covered with brick, decorative blocks, wood or other similar materials. He then read the
46 code section. Commissioner Johnson stated he thinks it is a beautiful building for the
light industrial area and he also does not feel the applicant should be mandated to change
48 the building with embellishments etc.

2 Commissioner Kallas agreed it is a nice building but pretty bland especially to the
street side. He added he has long voiced opinion that Geneva Road will be as important
4 as 700 North and is going to be a really nice commercial corridor someday and with the
new temple coming to the area that will really enhance it. He thinks we need to make
6 sure that it meets the code, but we should also make sure that these buildings look as nice
as possible cause it's really going to be important for the city; a few embellishments are
8 not that expensive.

10 Chairperson Call commented that staff's recommendation is to have the canopies
of the two main entrances as it would dress it up. Mr. Florence added they don't have to
be big or expensive and then all four buildings entrances would match. Mr. Florence
12 stated the applicant has done a great job with the trees and landscaping with a nice block
wall along Geneva Road. Chairperson Call stated she agrees with Commissioner Kallas'
14 comments that Geneva Road will become a very important street to Lindon. She added as
far as everything else it looks terrific and will be a nice addition to the city.

16 Following some additional discussion, Chairperson Call stated she is hearing that
several of the commissioners would like to see the entrance canopies and that the
18 window treatments are fine. She is hearing the majority of the Commission would like to
remove condition #5 from the motion (*applicant will provide staff with revised building
20 elevation plans that include framing around the windows and a canopy over the two main
entrances of the north building*).

22 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.

24
26 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
28 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER
TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2.
30 THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 3. THE APPLICANT WILL COMPLY
WITH ALL BONDING REQUIREMENTS IF NECESSARY; 4. FINAL DESIGN WILL
32 MEET THE TITLE 17 STANDARDS FOR INDUSTRIAL BUILDINGS; 5. ALL
ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE
34 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
38 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
40 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

42 THE MOTION CARRIED UNANIMOUSLY.

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

46
48 Chairperson Call mentioned the joint meeting with the City Council will be held
on February 4th at 6 pm to discuss commercial depths and transitional housing zones on

2 deep parcels along the state street corridor and TOD for the 700 North Corridor. She
4 noted the Commission will also be given the Open & Public Meetings Training
/Harassment Prevention Training by the City Attorney.

6 8. **Planning Director Report** –

- 8 • State Street deep lot discussion at the next city council meeting
- 8 • February 11th Planning Commission meeting MS properties two agenda
10 items (projects) boundary line adjustment and site plan approval.
- 10 • Zone Change – residential to research and business zone
- 12 • CUP

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

16 **ADJOURN** –

18 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
20 MEETING AT 8:03 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Approved – February 11, 2020

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Sharon Call, Chairperson

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Michael Florence, Planning Director