

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **February 25, 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: Steven Johnson, Commissioner
10 Pledge of Allegiance: Renee Tribe, 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 Kathryn Moosman, City Recorder

24 **Special Attendee:** Councilmember 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 February 11, 2020 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF FEBRUARY 11, 2020 AS PRESENTED.
COMMISSIONER MARCHBANKS 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. **Continued Public Hearing** – Planning Commission recommendation to the
Lindon City Council to amend Lindon City Code 17.47.040 to increase the
44 allowable height in the Research and Business zone to four stories and sixty feet.
Application is made by Mecca Holdings, LLC.

46

2 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Mike Florence, Planning Director, led this agenda item by giving an overview
stating the applicant, Willie Blocker with Mecca Holdings, who is in attendance is
8 requesting to increase the allowable height in the Research and Business zone to four
stories and sixty feet.

10 Mr. Florence explained this item was continued from the last meeting and Mr.
Blocker has provided new site plan today (he presented it on the screen). He noted Mr.
12 Blocker had a 2-hour meeting Thursday with the residents. He then turned the time over
to Mr. Blocker to explain what has changed since the meeting with the neighborhood.

14 Mr. Blocker addressed the commission at this time. He thanked the residents who
helped and participated in the process to come up with a workable solution to a difficult
16 problem. He has come to know the neighbors better than previously, and he thinks it is
important that the commission and city council take the time to listen to their residents.
18 Over the course of the past years there has been a lot of misplaced trust between the city
and residents.

20 Mr. Blocker stated he wants to be fair and transparent as he possibly can so he set
up a group text with those who signed up (Scott Finlayson, Shawna Powell, Mr. & Mrs.
22 Lott, Luke Gillman, Jason Carling, Ryan Allen and Shane Smith) and invited them to
participate. In their meeting they discussed the pros and cons of what will happen and he
24 explained the different renditions based on the last meeting and orientation of the
building and impacts to the neighbors and feel they have come up with a good, workable
26 plan that the neighbors are in agreement with. In the process, they talked about making
this an amendment or a zone change. They talked about an agreement where a 4-story
28 building would be acceptable under certain conditions or terms as follows:

- 30 • The boundary to the east is moved and the west does not encroach to the
boundary line
- 32 • Position the building as far south as that is commercially reasonable to do
so and meet all city requirements and with a 90 ft. setback
- 34 • Putting up a concrete fence on the property line prior to construction
- 36 • Ensure the zone change does not expand to other R & B lots that may
come into the neighborhood.

38 Mr. Blocker stated he believes this is a fair representation of what they discussed
in the meeting.

40 Commissioner Kallas asked Mr. Florence if we can we do an ordinance change
that applies just to them. Mr. Florence stated there are two options followed by some
general discussion:

- 42 1. Change the ordinance and keep the current R&B zone with a development
agreement that spells out the requirements
- 44 2. Create a separate zone (R&B II zone) that allows the 4 stories and calls out
the setbacks in that zone

46 Chairperson Call called for any public comments at this time. There were several
48 in attendance who addressed the commission as follows:

2 **Luke Gillman:** Mr. Gillman stated he appreciates Mr. Blocker and his willingness to
work this out. However, he has the same concern as the commission and doesn't want
4 this to change and down the road when someone else comes in and they put a 4-story
building in; this needs to be done creatively.

6
8 **Ryan Allen:** Mr. Allen commented Mr. Blocker has been great to work with. He
explained Mr. Blocker's west line is his east property line. His only concern is when
10 approached by a new tenant that what is proposed may not be big enough and if that
happens, we are back to the three-story building. He noted the residents have met and
12 talked and Mr. Blocker has listened to them and they feel what is presented here on the
map is the lesser of two evils, but it needs to be very detailed and specific in the
14 ordinance verbiage (4 story). He also asked who would be involved with the development
agreement.

16 Mr. Florence said Mr. Blocker's Attorney and the City Attorney would be
involved with the agreement. Mr. Allen said the residents would want to see the
18 development agreement before approval.

20 Mr. Florence explained how the development agreement will work noting it is
recorded on the title of the property and outlines the obligations, development standards,
litigation, and attorney fees etc. Mr. Florence indicated a 4-story building would be
22 subject to a development agreement and would come back before this body with the site
plan and ordinance approval. Mr. Florence stated the Development agreement would be
24 very detailed. There was then some additional discussion including the development
agreement, parking structures and the options presented.

26
28 Chairperson Call called for any public comments. Hearing none she called for a
motion to close the public hearing.

30 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
32 VOTED IN FAVOR. THE MOTION CARRIED.

36 Chairperson Call called for any further comments or discussion from the
Commission.

38 Commissioner Kallas expressed he feels this should be continued to give Mr.
Blocker a chance to see what he wants to do. Mr. Blocker stated moving forward with the
40 ordinance is the correct move as the language in the development agreement will come
later.

42 Commissioner Johnson stated he feels it is important for Mr. Blocker to get this to
the city council. We should pass it with a development agreement as it doesn't hamper
44 anything but gives Mr. Blocker options; we don't know what the city council will vote
but at least it will give some feedback.

46 Mr. Blocker stated they are working with the tenant right now on the building size
etc. and will do their best effort to ensure that all city requirements will be met and they
48 will move the building as far south as commercially reasonable with a little tweaking
once into the design of the building; he doesn't know what the magic number is.

2 Mr. Florence stated if Mr. Blocker is allowed to go to 4 stories by a development
agreement, and it is anticipated to have increased setbacks greater than what is required in
4 the zone, it will all be spelled out in the development agreement.

6 Chairperson Call pointed out the choices are to continue this or approve the
ordinance change with four stories with a development agreement and staff would work
8 out the setbacks and buffering. Mr. Florence stated he believes the council would be
supportive with a recommendation from the planning commission or they can choose to
continue it.

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

12
14 COMMISSIONER JOHNSON MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF THE ORDINANCE AMENDMENT AS DISCUSSED
16 SUBJECT TO ALLOWING A FOUR-STORY BUILDING WITH A MAXIMUM
HEIGHT OF 40 FT. IN THE R & B ZONE SUBJECT TO A DEVELOPMENT
18 AGREEMENT WITH THE SETBACKS AGREED TO BY STAFF. COMMISSIONER
THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

20 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
22 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
24 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
26 COMMISSIONER TRIBE	AYE

28 THE MOTION CARRIED UNANIMOUSLY.

30 **5. Parks, Trails, and Recreation Master Plan Presentation** – The Planning
Commission will hear the Parks, Trails, and Recreation Master Plan Presentation.

32 Heath Bateman, Parks & Recreation Director led this agenda item by explaining
MHTN Architects presented the highlights of the draft update to the Parks, Trails &
34 Recreation Master Plan to the city council at the last meeting for input and feedback.

36 Mr. Bateman further explained the Parks, Trail, and Recreation Master Plan was
last updated and adopted in 2008. He noted this new plan will replace the old plan maps,
38 policies, and goals. He pointed out the City contracted with consultants to help prepare
the master plan updates and assist with the subsequent impact fee analysis. Public input
on parks, trails, and recreation within the City was gathered over a few months through
40 community wide surveys and a public open house that was well attended. In addition, a
Parks Master Plan Committee was formed with elected officials, citizens, staff, and the
42 consultants participating in several work meetings to discuss public input and desires,
then prepare and finalize the document.

44 Mr. Bateman added once the plan is finalized it will be brought to the City
Council for a public hearing and possible adoption at the March 16th City Council
46 meeting. The financial consultants will then prepare the impact fee analysis for the
Council's consideration at a future meeting (most likely in April).

2 Mr. Bateman indicated they made a request to the consultants for a more updated
4 document as there are some typos, wording changes and adding potential properties on the
6 map so they are visible and to make the map more user friendly. He noted the appendix
includes some of the same items as the past parks master plan. There was then some
general discussion regarding word usage in the plan and future park locations.

8 Following some additional discussion including impact fees, property acquisition,
open space and future parks, Mr. Bateman stated he will send the proposed changes to the
10 consultants and they will bring back a finalized draft to the city council. If the final plan is
adopted, they will then come back with an impact fee study to the city council for review
and move on from there.

12 Following some general discussion, Chairperson Call thanked Mr. Bateman for
the update and called for any further comments or discussion from the Commission.

14 Hearing none she moved on the next agenda item.

16 **6. Presentation and Discussion on Industrial Building Design Standards** – The
18 planning commission will hear the presentation for discussion the industrial
building design standards.

20 Mr. Florence suggested continuing this item to the planning commission meeting
on March 24th. Chairperson Call called for any comments or discussion from the
22 Commission. Hearing none she moved on the next agenda item.

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

28 Chairperson Call mentioned an email sent out about the upcoming town event to
be held on March 18th. Chairperson Call called for any further comments or discussion
from the commission, hearing none she moved on to the next agenda item.

30 **8. Planning Director Report** –
32 • General City Updates

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

36 **ADJOURN** –

38 COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING
40 AT 9:00 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42 Approved – March 24, 2020

44 _____
46 Sharon Call, Chairperson

48 _____
Michael Florence, Planning Director