

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **February 26, 2019 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: Rob Kallas, Commissioner
10 Pledge of Allegiance: Scott Thompson, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner	Steven Johnson, Commissioner
Scott Thompson, Commissioner	
16 Jared Schauers, Commissioner	
Mike Florence, Planning Director	
18 Anders Bake, Associate Planner	
Kathy Moosman, Recorder	

- 20 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
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2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
24 Planning Commission meeting of February 12, 2019 were reviewed.

26 COMMISSIONER SCHAUERS MOVED TO APPROVE THE MINUTES OF
THE REGULAR MEETING OF FEBRUARY 12, 2019 AS PRESENTED.
28 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

34 **CURRENT BUSINESS** –

- 36 4. **Beany’s to Go Site Plan Approval — Mike Penn and Laura Goldfinch, 531**
38 **N. State Street.** The applicants request site plan approval for a beverage drive-
thru building located in the General Commercial zone. Parcel #45:244:0001.
40 14:069:0303, 14:069:0302)

42 Anders Bake, Associate Planner, led this discussion by stating the applicants,
Mike Penn and Laura Goldfinch, (who are in attendance) are proposing to remove an
44 existing outdoor restroom building and construct a new drive-through coffee shop
building on the Linden Nursery property located at 531 North State Street. He noted the
46 event center is currently constructing new restrooms in the existing building.

48 Mr. Bake stated the applicants site plan meets vehicle parking requirements but
does not provide the two required bicycle parking spaces (the applicant will be providing

2 the bicycle parking). Mr. Bake noted a minimum of twenty percent (20%) of each lot
 shall be maintained in permanent landscaped open space and for this proposal the
 4 applicant will be providing landscape planters as part of the drive-thru circulation.

6 Mr. Bake explained the General Commercial zone requires a landscaped berm at
 least three feet high and twenty feet wide along all public street frontages and the existing
 8 berm along State Street meets this requirement. The code also requires that trees shall be
 planted thirty feet on center, centered ten feet from the edges of the strip in all required
 10 landscaped and bermed areas. This site plan indicates an existing tree and notes that new
 trees will be planted every 30 feet along State Street in the portion of the property
 adjacent to the applicant’s building.

12 Mr. Bake further explained the site plan provides adequate traffic circulation for
 the proposed use. All customers will enter and exit the site at the main driveway for the
 14 Linden Nursery and event center from State Street and customers will drive in a counter
 clockwise loop around the building. The 20’ turn radius meets city engineering standards
 16 and the route will be controlled using curbing and planter boxes. He noted there is a
 second access at the North end of the site which will not be accessible to Beany’s
 18 customers. This access is currently used by the nursery but as part of this approval UDOT
 has required that the gate will remain locked at all times except when it is being actively
 20 used by the nursery. Mr. Florence stated he spoke about the negotiation with UDOT for
 the turning radius and will consult further with the city engineer. Chairperson Call stated
 22 she feels this issue can be worked out with the city engineer and approved on a staff
 level. Mr. Florence stated if they run into any problems they can come back before the
 24 commission.

26 Mr. Bake went on to say that buildings in the General Commercial zone are
 required to meet the Lindon Commercial Design Standards. He noted under the
 commercial design standards commercial development should pick one of three building
 28 forms: one-part commercial block, two-part commercial block, and central block
 buildings. Mr. Bake indicated the proposed buildings most align with the one-part
 30 commercial block building. Mr. Bake then referenced the standards for such a building in
 the Commercial Design Standards as follows:

Design Element	Design Standard Requirement	Compliance
Massing and Form	If the structure is used for a business requiring a drive-through area, use an extension of the roofline detail and supportive elements on the façade to encompass a covered drive-through area that is consistent with the building.	Compliant, however if a business has a drive-thru then buildings must use an extension of the roofline detail and supportive elements on the façade to encompass a covered drive-thru area that is consistent with the building. The applicant’s proposal uses roof extensions over both drive-thru windows as well as the pedestrian window. Staff is not sure how far those extend over the drive-thru
Height and Scale/Size	Bays should vary in width from 15-25’ Proposed height is approximately 16’	Compliant
Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.	Compliant

2 Commissioner Thompson mentioned he attended the Utah Lake Restoration
meeting noting it was very interesting and informative. He then had Mr. Bake pull the
4 Utah Lake Restoration Project website up on the screen. He explained the state has
approved legislation in exchange for restoration of the lake but must meet environmental
6 requirements. He noted if the phragmites are left alone the lake will basically be a
swamp 30 years from now. Also, the carp have basically destroyed the lake over time
8 along with things that have been dropped in the lake. Basically, the lake is dead and
needs to be reclaimed which will cost 6.4 billion dollars. He noted there is a private
10 company (group of investors) that is willing to come in to reclaim the lake with a master
planned city island, estuary islands, recreation islands with sand beaches and pavilion's,
12 which has great potential to impact the Lindon Marina. There was then some general
discussion regarding this subject.

14 **6. Planning Director Report –**

- 16 • RV Park Ordinance next meeting
- 18 • Fence Appeal at next meeting

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

22 **ADJOURN –**

24 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
MEETING AT 8:00 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.
26 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved – March 12, 2019

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Sharon Call, Chairperson

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Michael Florence, Planning Director