

2 The Lindon City Planning Commission held a regularly scheduled *electronic meeting* on
4 **Tuesday, May 26, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
Invocation: Anders Bake, Commissioner

10

PRESENT

EXCUSED

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

22 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
26 Planning Commission meeting of May 12, 2020 were reviewed.

28 COMMISSIONER TRIBE MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF MAY 12, 2020 AS PRESENTED. COMMISSIONER
30 THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

38 4. **Site Plan and One Lot Minor Subdivision Approval for Mountain Tech**
South Lot 5. Approximately 600 N. 2800 W. Mark Weldon, on behalf of WICP
40 West Mountain Tech South, requests site plan and one lot subdivision approval
for a 159,000 square foot office building and accompanying parking structure in
42 the Regional Commercial zone. (Parcel # 67:056:0004)

46 Mike Florence, Planning Director, led this agenda item by giving an overview
stating the applicant, Mr. Mark Weldon, who is in attendance is requesting site plan
48 approval for a 5-story office building (159,601 sq. ft) and accompanying parking
structure. Mr. Weldon is also requesting minor subdivision approval of a one lot

2 subdivision for lot 5 of the development. He noted this is the final phase of the Mountain
Tech South development.

4 Mr. Florence stated the parking standards are based on the zone and the different
uses in the building and their respective square footage, and because Mr. Weldon exceeds
6 the amount of allowed parking by more than 130%, staff included as a condition of
approval that the excess parking is approved as proposed.

8 Mr. Florence noted all landscaping standard requirements are met but the 70%
vegetation and the 70% living material in the landscaping will be confirmed with final
10 plan final review and completed with the building.

12 Mr. Florence indicated the Regional Commercial zone has specific architectural
design standards. He then referenced the main architectural requirements as follows:

14 Building Height – max height 80 feet in the RC zone
Office building – 76’ to top of parapet

16 Setbacks

18 The proposed structures meet the minimum setback requirements.

20 Lighting
The project will continue the Washington Postlite at 100’ spacing along 2800 W. The
22 Esplanade pole will be installed on the corner of 2800 W. 600 N.

24 Parking Structure
The applicant’s proposal includes a three-story parking structure for 673 vehicles. The
26 design of the parking structure will be very similar to the parking structure for lot 1 with
steel supports and vegetation screens. Staff has attached a picture of the lot 1 parking
28 structure. The Regional Commercial zone requires that the parking structure be
architecturally compatible with the building.

30
32 Mr. Florence explained the City Engineer is working through any technical issues
related to the site and plat and will ensure all engineering related issues are resolved
before final approval is granted. He also indicated that UDOT has determined the
34 intersection of 600 North 2800 West warrants a traffic signal and they are currently
working on the design and providing appropriate right-of-way for the intersection
36 improvements. He stated the developer has agreed to plan for and install improvement
on their property to accommodate the traffic signal and also previously made the
38 improvements for Mountain Tech 3. He noted this plan should work good on the Lindon
side it’s the American Fork side we are waiting on

40 Mr. Florence then presented the Subdivision Plat, Site Plan, Architectural
Renderings – office building and parking structure, Landscape plan and the Regional
42 Commercial architectural requirements followed by discussion. He then turned the time
over to the applicant for comment.

44 Mr. Weldon spoke on the parking deck pointing out that there is no money in
making these parking decks (8.4 million), just maintenance, but it gives a 7 to 1 parking
46 ratio and guaranteed success for the long haul. He also spoke on tenants noting the plan is
to go to staggered shifts for Go Health and Global Payments you don’t have all
48 employees in and out at the same time so you get a good traffic flow. He noted they have

2 done traffic studies noting the traffic is growing and we need to be creative so people
don't use their property as a cut through. He pointed out he spent \$27,000 to put in a turn
4 lane. They need the entrance to the south to get on I-15 and so we don't overload Pleasant
Grove Blvd. Mr. Florence spoke on the egress points noting without the traffic study the
6 intersection would fail but with the study it takes it to a Level C that will function
properly. Chairperson Call pointed out that this is similar to the project that was
8 previously approved. Mr. Florence then read the conditions listed in the motion. Noting
the conditions are the same as the first 4 phases of this site.

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

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14 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR MINOR SUBDIVISION AND SITE PLAN APPROVAL WITH THE
FOLLOWING CONDITIONS: 1. PRIOR TO PLAT RECORDING THE APPLICANT
16 WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE
NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION, OBTAIN
18 SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED SUBDIVISION
PLAT; 2. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION
20 ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE
FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. THE
22 PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER THE
RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON CITY
24 DEVELOPMENT MANUAL; 4. THE DEVELOPER WILL CONTINUE TO WORK
WITH THE CITY ENGINEER TO MAKE FINAL TECHNICAL CHANGES TO THE
26 PLAT AND FOR FINAL ENGINEERING APPROVAL; 5. THE APPLICANT WILL
CONTINUE TO WORK WITH LINDON CITY AND UDOT ON DESIGNING THE
28 APPROPRIATE RIGHT-OF-WAY TO ACCOMMODATE THE INTERSECTION
SIGNAL IMPROVEMENTS; 6. AS PER THE PLAT, PROPERTY WILL BE
30 DEDICATED BY MOUNTAIN TECH SOUTH TO ACCOMMODATE THE 66'
RIGHTS-OF-WAY ON 2800 W.; 7. THE EXTERIOR BUILDING MATERIALS ARE
32 APPROVED AS PROPOSED; 8. THE NUMBER OF PARKING STALLS ARE
APPROVED AS PROPOSED; 9. FINAL DESIGN OF THE PARKING STRUCTURE
34 WILL BE SUBMITTED TO STAFF FOR APPROVAL AND WILL MEET OR
EXCEED SIMILAR DESIGN REQUIREMENTS AS LOT 1; 10. ALL ITEMS OF THE
36 STAFF REPORT AS PRESENTED. COMMISSIONER MARCHBANKS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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|-------------------------|-----|
| 38 CHAIRPERSON CALL | AYE |
| COMMISSIONER MARCHBANKS | AYE |
| 40 COMMISSIONER KALLAS | AYE |
| COMMISSIONER THOMPSON | AYE |
| 42 COMMISSIONER TRIBE | AYE |

THE MOTION CARRIED UNANIMOUSLY.

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

2 Commissioner Thompson mentioned he was contacted by residents who live by
the “snake house” and it seems they are violating many of the conditions as they are
4 breeding rats. The neighbors have actually seen them and the odors are continuing. He
asked Mr. Florence to confirm with an inspection that they are in compliance. Mr.
6 Florence confirmed the issue with the rats is a different resident and they have been
working on that issue. Brian Haws, City Attorney, stated he has been working with the
8 attorney of the neighbor who is breeding the rats. He indicated it sounds like there are
some issues that should be looked into and need to be rectified. Mr. Florence stated there
10 is a lot going on here and these issues will be looked at to ensure they are in compliance.
He directed the commission if they hear any complaints to send them to himself or Mr.
12 Bake in the planning department.

Chairperson Call called for any further comments or discussion from the
14 commission, hearing none she moved on to the next agenda item.

16 **6. Planning Director Report –**

- General City updates – Mr. Florence stated he and Adam Cowie have had
18 discussion about meeting in person in two weeks and if the commission is
comfortable with that. The commission agreed they would be comfortable
20 meeting in person at the next meeting. He also asked for feedback of
having neighborhood meetings; one for the Norton property and one for
22 the Lindon Nursery. The commission agreed they would like to attend the
neighborhood meetings. Mr. Florence mentioned Amy Johnson has
24 submitted an additional concept plan for the Norton property that will be
coming back at a future meeting after the ordinance is adopted. Mr.
26 Florence also gave an update on the shareholders meeting with the IBI
Group that was recently held where there was a lot of good feedback given
28 on the Master Plan. He noted another meeting will be held in June. The
IBI Consulting Group are very competent and will help us work through
30 the plan. Commissioner Kallas mentioned he was informed by a resident
about a vacant lot off of 400 North and Locust where there are a lot of
32 trailers congregating. Mr. Florence stated he will look into the issue.

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

36 **ADJOURN –**

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40 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
MEETING AT 6:58 PM. COMMISSIONER TRIBE SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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44 Approved – June 9, 2020

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Sharon Call, Chairperson

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Michael Florence, Planning Director