

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **June 27, 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: Sharon Call, Chairperson
Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Mike Marchbanks, Commissioner

12	<u>PRESENT</u>	<u>EXCUSED</u>
	Sharon Call, Chairperson	Mike Vanchiere, Commissioner
14	Mike Marchbanks, Commissioner	
	Rob Kallas, Commissioner	
16	Bob Wily, Commissioner	
	Charlie Keller, Commissioner	
18	Steven Johnson, 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 Planning
Commission meetings of June 13, 2017 were reviewed.

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32 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF JUNE 13, 2017 AS AMENDED OR CORRECTED.
34 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
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. **Public Hearing — General Plan Map Amendment, 400 North 2800 West.**
44 Mark Weldon requests a General Plan Land Use Map Amendment from
Commercial to Mixed Commercial, on property located at ~400 North 2800
46 West, and identified by Utah County Parcel ID #14:059:0040 (40.3 acres).
Recommendations will be forwarded to the City Council. (Pending Ordinance
48 2017-8-O). *The applicant has requested to continue this item.*

2 Hugh Van Wagenen, Planning Director, stated this item will need to be continued
as the City Council and Planning Commission has expressed a desire to have a joint work
4 session regarding the interchange. The applicant, Mr. Weldon, has also agreed to
continue this item due to pending city discussion on a new zone creation potentially
6 affecting this property and he was a party to that decision. He noted the next agenda item
for the zone map will therefore need to be continued and he would recommend
8 continuing both agenda items four and five.

Chairperson Call asked if there were any comments. Hearing none she called for a
10 motion to continue the public hearings for agenda items four and five.

12 COMMISSIONER MARCHBANKS MOVED TO CONTINUE AGENDA
ITEMS NUMBER FOUR AND FIVE TO THE NEXT MEETING. COMMISSIONER
14 JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

16 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
18 COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
20 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 22
5. **Public Hearing — Zone Map Amendment, 400 North 2800 West.** Mark
24 Weldon requests approval of a Zone Map Amendment from General
Commercial Auto (CG-A8) to Mixed Commercial (MC), on property located at
26 approximately 400 North 2800 West, and identified by Utah County Parcel ID
#14:059:0040 (40.3 acres). Recommendations will be forwarded to the City
28 Council. (Pending Ordinance 2017-9-O). *The applicant has requested to
continue this item.*

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Mr. Van Wagenen stated this item has been also been continued and the applicant
32 has requested to continue this item due to pending city discussion on a new zone creation
potentially affecting this property. He noted the motion to continue was made for both
34 agenda item numbers four and five in the previous motion.

- 36 6. **Concept Review — Mecca Holdings LLC, 400 South Lindon Park Drive.**
Willie Blocker, Mecca Holdings LLC, requests concept review of a proposed
38 multi-family housing development (and any associated rezoning or code
amendments), to be located at ~400 S. Lindon Park Dr. (identified by Utah
40 County Parcel ID's #17:015:0121 (6.8 acres) and 40:283:0007 (2.8 acres)),
currently in the Research and Business (R&B) and Planned Commercial (PC-1)
42 Zones.

44 Brandon Snyder, Associate Planner gave an overview of this agenda item noting a
Concept Review allows applicants to quickly receive Planning Commission and/or City
46 Council feedback and comments on proposed projects with no formal approvals or
motions needed, but general suggestions or recommendations are typically provided. He

2 noted although not mandatory, a Concept Review is recommended for all large
development projects.

4 Mr. Snyder noted Willie Blocker (Mecca Holdings) and Rob Heywood (The
Ritchie Group, LLC) are in attendance tonight representing this item. Mr. Blocker is
6 requesting feedback on a proposed multi-family housing development (and any
associated rezoning or code amendments), to be located at 400 S. Lindon Park Dr.
8 (identified by Utah County Parcel ID's #17:015:0121 (6.8 acres) and 40:283:0007 (2.8
acres)) and is currently located in the Planned Commercial (PC-1) and Research and
10 Business (R&B) Zones. He noted the General Plan Land Use Map identifies this area as
Commercial and Research & Development. He then referenced the code section
12 (17.48.010) regarding the zoning map and also the Lindon City General Plan indicating
the Community Vision. He then turned the time over to the applicant for comment.

14 Mr. Blocker and Mr. Ritchie addressed the Commission at this time. Mr. Blocker
referenced the site plan (9 3/4 acres) noting the zoning of the property in question. He
16 explained he came before the Commission several years ago with a concept plan of an
180,000 sq. ft. commercial office building. He further explained since that time some
18 dynamics and economics have changed in the marketplace that don't lend itself well to
that project. So now they are contemplating the best use of the property and have come to
20 the conclusion that multifamily housing would be a good use and they are exploring that
opportunity. He then referenced the Standard Land Use Table and the uses in the zones
22 that are permitted and conditional uses noting there are only two (on the table) that would
fit in this space and are viable, retail space (which is not viable) and professional office
24 use. Mr. Heywood made note there is not enough space to warrant a retail box and that
option is not proportionally viable.

26 Mr. Blocker stated they also looked at different types of developments (hotels)
and that is also not a promising option. The other opportunity to look at was the
28 multifamily housing option as they are sitting on 20 acres of undeveloped ground and it
seems to pencil out quite well. He mentioned that they had an appraisal market study and
30 feasibility study done that carried a lot of weight. He then read the conclusion from the
study that takes in the population growth and the need for housing which is strong. They
32 are now faced with two pieces of ground that are zoned for something they cannot
develop on.

34 Mr. Heywood stated when Mr. Blocker started looking at options his company
was contacted as a development consultant. They feel strongly there is a strong market
36 for multifamily use as there is not much in the city. They feel this is a good idea for the
city to consider a zone change for this location and a great fit for the property. It would
38 also be an asset to the existing businesses in the area. He then read portions of the
Lindon City Community Vision. He pointed out they feel they can create some housing
40 opportunities for young people wanting to establish their home in Lindon without having
a 1/2 acre lot. He noted the average home price in Lindon is \$400,000 and this would be
42 affordable housing for those wanting to live in Lindon. This acreage is situated where it is
conducive to their development but would also have direct access to the I15 corridor with
44 easy access; this would be a nice amenity to the city. He then showed the different
models and styles they are looking at noting they would use a lot of amenities and qualify
46 the renters and it would be mutually aligned. There was then some general discussion by
the Commission regarding this concept, including amount of units (270), management of
48 the projects, amenities (clubhouse, pool, fitness center etc.) and parking ratios (1.7).

2 Chairperson Call commented that she has concerns about giving up planned
commercial property for multifamily housing. She pointed out that Lindon already has a
4 massive development (Ivory) going in on the west side that will provide a lot of choices
and she would have a difficult time losing that zoning. Commissioner Marchbanks stated
6 he agrees with Chairperson Call's statement noting he liked the previous proposal
presented two years ago and because of what they have already done in the area he feels
8 they have been a great neighbor.

10 Commissioner Kallas also agreed with Chairperson Call's statement adding he is
not against residential development but he would hate to give up that particular piece of
property for residential; they have a tremendous asset there with Class A office space
12 with freeway exposure. Commissioner Keller commented he feels having residential
surrounded by commercial in that area doesn't really make sense and feels there may be
14 another use that would be more valuable in that location. Mr. Blocker agreed it is a
superb location and they need to look at the highest and best use relative to ownership
16 and given the constraints of commercial real estate vs. residential the residential makes
more sense.

18 Commissioner Wily stated they are talking about turning it into a mixed use and
he may be a bit more open to this concept than some of the other members of the
20 Commission and would suggest taking it to the city council but he feels the applicant
knows what the issues and concerns are. Mr. Blocker stated the only issue they are
22 hearing is if this remains a commercial island or they make a multi family island in a
commercial setting. Chairperson Call pointed out this is a very valuable piece of
24 property for research and development use and they are not willing to let that go to a
multi-housing use as this area generates a lot of revenue for the city and there are not a lot
26 of prime exit areas for development left in the city.

28 Mr. Blocker stated seeing this as a land owner he feels he would have to sell his
rights to his property as opposed to generating income off of it and he would just get a
one-time bonus on the property whereas if he puts in commercial he is looking at decades
30 before getting a significant return on his investment and with multifamily he could turn
his return rather quickly, or he would have to sell it; and he doesn't want to sell.

32 Following some additional discussion the Commission was in agreement that they
are not comfortable going in the direction of a re-zone and agreed this is a difficult
34 situation. Chairperson Call concluded she feels the Commission has given sufficient
feedback noting they have the option to take this concept to the City Council for review.

36 Chairperson Call asked if there were any further comments or discussion. Hearing
none she moved on to the next agenda item.

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- 40 **7. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use
Table.** Lindon City requests approval of an amendment to the Lindon City
Standard Land Use Table to remove Packing and Crating Services as an allowed
42 use in the General Commercial zones. Recommendations will be forwarded to the
City Council for final approval. (Pending Ordinance 2016-10-O).

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46 COMMISSIONER KELLER MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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2 Mr. Van Wagenen gave a brief history explaining this item explaining a recent
review of a potential development initiated a closer look at Packing & Crating Services as
4 a line item in the Standard Land Use Table. The Occupational Safety and Health
Administration define Packing & Crating as “Establishments primarily engaged in
6 packing, crating, and otherwise preparing goods for shipping.”

8 He noted the Standard Land Use Table places Packing & Crating Services under
the Transportation, Communications, & Utilities section and is a conditionally permitted
use in the CG, CG-A, CG-A8, CG-S, and MC zones. It is a Permitted Use in the Heavy
10 and Light Industrial zones.

12 Mr. Van Wagenen stated based on the above purpose of the General Commercial
zones staff suggests that Packing & Crating Services become a non-permitted use in the
CG, CG-A, CG-A8, and CG-S zones. He noted it would remain conditionally permitted
14 in the MC zone and permitted in the Heavy Industrial and Light Industrial zones.

16 He then presented for discussion the Packing & Crating Services as a non-
permitted use in the above mentioned zones. There was then some general discussion
regarding this change with the Commission agreeing that the change is warranted.

18 Chairperson Call asked if there were any public comments. Hearing none she
called for a motion to close the public hearing.

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22 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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26 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

28 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF ORDINANCE 2017-10-O AS PRESENTED.
30 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
34 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
36 COMMISSIONER JOHNSON AYE
THE MOTION CARRIED UNANIMOUSLY.

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40 7. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commission. Chairperson Call stated she has
42 be asked several times by residents about the road construction on 835 East to
140 North and what the reason for the delay as it is not near being completed.
44 Commissioner Johnson pointed out it is also a safety hazard. Mr. Van Wagenen
stated he will bring up the issue at staff meeting tomorrow and get back to the
46 Commission. Chairperson Call also asked for an update on the decision made on
the Geneva Resort property at the last City Council meeting. Councilmember
48 Bean stated the decision was made to declare nine acres surplus and not the full
14.5 original acres considered. He noted he did not vote in favor but the other

2 council members did. He felt it was to appease the citizens who did not want to
4 sell the property. There was then some additional discussion regarding this issue.

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8. **Planning Director Report** – Mr. Van Wagenen had nothing further to report at
6 this time.

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

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ADJOURN –

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COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE
MEETING AT 8:30 PM. COMMISSIONER JOHNSON SECONDED THE MOTION.
14 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – July 25, 2017

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director

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