

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **July 11, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Rob Kallas, Vice Chair
9 Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
13 Rob Kallas, Commissioner	Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner	Charlie Keller, Commissioner
15 Bob Wily, Commissioner	
16 Steven Johnson, Commissioner	
17 Mike Vanchiere, Commissioner	
18 Hugh Van Wagenen, Planning Director	
19 Brandon Snyder, Associate Planner	
20 Kathy Moosman, City Recorder	

22 **Special Attendee:**
23 Matt Bean, Councilmember

- 24
- 25 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
27 Commission meeting of June 27, 2017 were reviewed.

30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
31 REGULAR MEETING OF JUNE 27, 2017 AS PRESENTED. COMMISSIONER
32 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
33 THE MOTION CARRIED.

- 34
- 35 3. **PUBLIC COMMENT** – Vice Chair Kallas called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.
37 There were no public comments.

38 **CURRENT BUSINESS** –

- 40
- 41 4. **Public Hearing — General Plan Map Amendment, 400 North 2800 West.**
42 Mark Weldon requests a General Plan Land Use Map Amendment from
43 Commercial to Mixed Commercial, on property located at 400 North 2800 West,
44 and identified by Utah County Parcel ID #14:059:0040 (40.3 acres).
45 Recommendations will be forwarded to the City Council. (Pending Ordinance
46 2017-8-O). *This item was continued from the 06/27/2017 Planning
47 Commission meeting.*
- 48

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

6 Hugh Van Wagenen, Planning Director, noted this discussion follows the
discussion held during the joint work session held prior to this regular Planning
8 Commission meeting. He noted although the property to the north of 600 North has
recently been approved to change from Commercial to Mixed Commercial, there has
10 been some general concern about changing the 40 acres presented in this agenda item. He
noted the applicant has stated that a Mixed Commercial designation would allow for
12 maximum flexibility in building uses, which is preferred based on the property's
proximity to I-15 and the Timpanogos Special Service District to the west.

14 Mr. Van Wagenen stated at this time, the applicant does not have a specific
development proposal tied to this request. He stated that currently, the Lindon City Street
16 Master Plan shows a future realignment of the I-15 off ramp that would tie in to the
future Vineyard Connector. Conceptually, that plan has been modified so the off ramp
18 would not cut through the property. At some point in the future there will be high traffic
volumes traveling on both I-15 and the Vineyard Connector in near proximity to the
20 property in question. He noted Mr. Scott Thorsen is in attendance tonight representing
this application. This was continued pending the joint work session prior to this meeting.

22 Mr. Van Wagenen went on to explain the General Plan currently designates the
property under the category of Commercial. This category includes retail and service
24 oriented businesses and shopping centers that serve community and regional needs. The
applicant requests that the General Plan designation of the property be changed to Mixed
26 Commercial, which includes the uses in the General Commercial designation, as well as
light industrial and research and business uses. He then referenced the relevant General
28 Plan policies to consider in determining whether the requested change will be in the
public interest. Mr. Van Wagenen then presented for discussion an aerial photo of the
30 proposed area to be re-classified, Current General Plan Land Use Map, Conceptual Site
Plan, Vineyard Connector Concept Plan and the Draft Ordinance 2017-8-O. He then
32 turned the time over to the applicant for comment.

34 Mr. Thorsen addressed the Commission at this time. He mentioned they submitted
some architectural standards earlier today. He stated Mr. Weldon would like to do more
36 of a mixed use on the 40 acres but with a much higher architectural standard and
landscaping standard. He noted the people/tenants coming in will be more established
and contribute income to the city. Mr. Thorsen stated Mr. Weldon wants to do this type
38 of nicer building but wants others around him to be held to that standard also. He then
presented a conceptual site plan for discussion including type of tenants, dock doors,
40 landscaping and use, etc.

42 Brandon Fugal, realtor for Mr. Weldon, stated the flex space (product) that has
been master planned can be configured as office, distribution, fulfillment, laboratory, or
44 manufacturing space depending on how the buildings are oriented. He also detailed the
diversity at the Lindon Tech Park and Mountain Tech Developments that have diversity
and can bring major employment, anchor tenancy and capital investment to the area
46 because they can accommodate that flexibility and use; that is what they can also bring to
the area.

2 They also discussed what has happened and developed in American Fork and the
4 Lehi and other areas in the valley, noting industrial vacancy is practically non-existent
6 right now and if you build it they will come; they are trying to conceive the best of both
8 worlds. There is an incredible market demand if you are able to adapt to office and light
10 manufacturing type settings. There is also an opportunity here to continue to build
momentum with these companies as long as we can continue to responsibly master plan
these projects and actually build the product to draw companies to this area the market
will continue to grow and develop. He also mentioned what the Doterra Campus has
done for the area noting there are great things happening in our neighboring cities.

12 Mr. Van Wagenen clarified the question before the Commission tonight is to
14 change the zone to Mixed Commercial which is not the zoning discussion they just had
16 and frankly what he believes was represented by Mr. Thorsen as far as what Mr. Weldon
18 is interested in. In this odd space, it sounds like the city and the applicants are on the
20 same page, but the MC zone is not that page. He questioned the Commission if they want
22 to make a motion on this tonight considering the recent discussion. Mr. Thorsen stated it
24 seems fairly clear that approval to go to an MC zone is not going to happen, but
everybody is in favor of the direction it is going so they would be in favor of tabling this
and requesting to work with the city to develop this new zone with the anticipation that
it's not strictly an office zone, but that it does have potential for mixed use with increased
architectural and landscaping standards. Vice Chair Kallas stated the Commission will
consider this in their motion. Mr. Thorsen also mentioned the developer is trying to push
for retail and service amenities off of the interchange (275) and will need the ability to
have some nice retail amenities to complement and help retain the employment base and
to have the zoning that would allow this quality to the master plan.

26 Following discussion the Commission was in agreement that they are heading in
28 the same direction but they must be on top of this new zone as not to miss any
30 worthwhile opportunities. Mr. Van Wagenen stated at this point the Commission can
make a motion to deny the request to the City Council or the applicant can pull the
application request for the MC General Plan designation.

32 Vice Chair Kallas asked if there were any further public comments. Hearing none
he called for a motion to close the public hearing.

34 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
36 HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 At this time Mr. Van Wagenen stated the applicant can pull the application request
40 right now and there will be no need for a motion. Mr. Thorsen stated they are comfortable
42 with pulling the application at this time based on the conversation tonight.

44 Vice Chair Kallas stated for the record, that the applicant has chosen to pull the
application request at this time and it will be tabled for now and will be addressed at a
later date therefore there is no need for a motion.

5. **Public Hearing — Zone Map Amendment, 400 North 2800 West.** Mark
Weldon requests approval of a Zone Map Amendment from General Commercial
Auto (CG-A8) to Mixed Commercial (MC), on property located at approximately

2 400 North 2800 West, and identified by Utah County Parcel ID #14:059:0040
3 (40.3 acres). Recommendations will be forwarded to the City Council. (Pending
4 Ordinance 2017-9-O). ***This item was continued from the 06/27/2017 Planning
Commission meeting.***

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7 Vice Chair Kallas stated it has been recommended by the applicant that the
8 application request for the zone map amendment be pulled as well and tabled for now and
9 will be addressed at a later date for future consideration; there is no need for a motion as
10 in the previous agenda item.

11 Vice Chair Kallas asked if there were any comments. Hearing none he moved on
12 to the next agenda item.

13 **6. Street Name — Ray’s Circle Subdivision, Plat A, 70 North 400 East.** Steve
14 Mitchell requests consideration of a subdivision street name. The recently
15 recorded Ray’s Circle Subdivision, Plat A, located at 70 North 400 East, included
16 the newly constructed 70 North cul-de-sac. The applicant would like the Planning
17 Commission to consider the use of a name street (Ray’s Circle), per Lindon City
18 Code 17.32.130 Street Numbers and Names.

19
20 Mr. Van Wagenen gave a brief overview of this agenda item noting Steve
21 Mitchell requests consideration of a subdivision street name. Ray’s Circle Subdivision,
22 Plat A, located at approximately 70 North 400 East, included the newly constructed 70
23 North Street. He noted Mr. Mitchell would like the Planning Commission to consider the
24 use of a name street (Ray’s Circle), jointly with 70 North. He noted per city code, street
25 numbers shall always be preferred over street names. Streets shall have the numbers
26 and/or names of existing streets which are in alignment and there must be no duplication
27 of street numbers and/or names within the area. All street numbers and/or names must be
28 approved by the Planning Commission, and opportunity shall be given the local recorder
29 for review and recommendations prior to the approval of street names by the Planning
30 Commission.

31 Mr. Van Wagenen stated that Mr. Walker is here who is the former owner of the
32 property. Mr. Walker stated he sold his property to Steve Mitchell with part of the selling
33 stipulation was to name the street “Ray’s Circle” after Ray Walker (original owner) and it
34 is important to him to have this changed.

35 Vice Chair Kallas asked if there were any comments or discussion. Hearing none
36 he called for a motion.

37
38 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANTS
39 REQUEST FOR APPROVAL OF A STREET NAME, TO BE KNOWN AS RAY’S
40 CIRCLE, FOR 70NORTH IN THE RAY’S CIRCLE SUBDIVISION, PLAT A, WITH
41 NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
42 THE VOTE WAS RECORDED AS FOLLOWS:

43 COMMISSIONER KALLAS AYE
44 COMMISSIONER MARCHBANKS AYE
45 COMMISSIONER WILY AYE
46 COMMISSIONER JOHNSON AYE
47 COMMISSIONER VANCHIERE AYE
48

2 THE MOTION CARRIED UNANIMOUSLY.

4 7. **Minor Subdivision — Karma North Subdivision, Plat A, Amended, 1901**
6 **West 200 North.** Osman Khan and Sripriya Rangarajan requests approval of a
8 two (2) lot subdivision of 5.26 acres (Utah County Parcel #44:221:00001, Lot 1,
10 Plan A, Karma North Subdivision) in the Light Industrial (LI) zone.

12 Brandon Snyder, Associate Planner, gave a brief history of this agenda item
14 explaining this plat will subdivide the existing lot into two lots (the existing subdivision
16 plat was recorded February 9, 2017). He noted the required public improvements have
18 not yet been completed, but are bonded for. He reminded the Commission the minimum
20 lot size in the LI zone is 1 acre (43,560 sq. ft.) and both lots 1 and 2 created by this
22 subdivision plat amendment will each be over 2 acres in size. The minimum frontage
24 required is 100 feet and both lots have over 200 feet of frontage.

26 Mr. Snyder pointed out that 200 North will be improved with asphalt widening
28 and curb and gutter and no sidewalks are required in the LI zone west of Geneva Road.
30 The 2000 West storm water ditch has a unique cross section for improvement of the ditch
32 including grading and sloping and no asphalt widening is required along the ditch as the
34 road will be replaced by the Vineyard Connector in the future. Mr. Snyder stated the City
36 Engineer is addressing engineering standards and all engineering issues will be resolved
before final approval on the plat is granted and recorded. Mr. Snyder stated this
subdivision request is pretty straightforward and staff has no concerns.

38 Vice Chair Kallas asked if there were any questions or comments from the
Commission. Hearing none he called for a motion.

40 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
42 APPLICANT’S REQUEST FOR PRELIMINARY PLAN APPROVAL OF A TWO
44 LOT SUBDIVISION TO BE KNOWN AS THE KARMA NORTH SUBDIVISION,
46 PLAT A, AMENDED, WITH THE NO CONDITIONS. COMMISSIONER WILY
48 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER WILY AYE
COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

8. **Site Plan — Safe and Secure Self Storage, Phase 3, 426 North 2000 West.**
Ken Menlove, Menlove Construction, requests site plan approval for Safe and
Secure Self Storage, Phase 3, (Vault Security Storage - Mini-Storage) located at
426 North 2000 West, in the Mixed Commercial (MC) zone. **Site Plan —**

Mr. Snyder led this discussion by explaining the applicant, Mr. Ken Menlove
(who is attendance), is proposing to complete the third and final phase of this storage unit
facility. Mr. Menlove is not proposing outdoor storage and the parking requirements were
met with Phase 1 (office). He noted the majority of the site is occupied and third party
notices were provided to the adjoining property owners in accordance with city code and

2 staff has received no public comment at this time. Mr. Snyder mentioned that city staff
and Mr. Menlove are working through technical issues related to the site and will ensure
4 all issues are resolved before final approval of the plans is granted.

6 Mr. Snyder explained the MC zone requires that a landscaped strip twenty (20)
feet in width shall be planted with grass and trees along all public street frontages. Trees
8 must be planted every 30 feet and the site must also be 15% permanent landscaping of
which this application complies with these requirements. A masonry or concrete fence
10 seven (7) feet high is required adjacent to the residential and the applicant is proposing to
install a seven (7) feet tall masonry wall along the residential in the southeast corner. The
12 architectural standards comply with city code with the building exterior to be smooth and
split face CMU block and will match the existing colors.

14 There was then some brief discussion by the Commission with Mr. Menlove
including lighting, security fencing, occupancy and landscaping related to the storage
facility.

16 Vice Chair Kallas asked if there were any further questions or comments from the
Commission. Hearing none he called for a motion.

18
20 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL OF THE SAFE AND SECURE SELF
STORAGE, PHASE 3, LOCATED AT 426 NORTH 2000 WEST, WITH NO
22 CONDITIONS. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

24 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
26 COMMISSIONER WILY AYE
COMMISSIONER JOHNSON AYE
28 COMMISSIONER VANCHIERE AYE

30 THE MOTION CARRIED UNANIMOUSLY.

32 9. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any
new business or reports. Mr. Van Wagenen gave an update on the road
34 construction on 400 North noting there have been some utility issues that need to
be addressed before the overlay is done and it is his understanding that the road
36 construction should be completed soon.

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

40 Vice Chair Kallas called for any further comments or discussion. Hearing none he
called for a motion to adjourn.

42 **ADJOURN** –

44
46 COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING
AT 7:50 PM. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – July 25, 2017

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Rob Kallas, Vice Chair

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10 Hugh Van Wagenen, Planning Director

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