

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **September 24, 2019 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: Sharon Call, Chairperson  
9 Invocation: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Boy Scout

12 **PRESENT**

13 Sharon Call, Chairperson  
14 Rob Kallas, Commissioner  
15 Mike Marchbanks, Commissioner  
16 Steven Johnson, Commissioner  
17 Jared Schauers, Commissioner  
18 Renee Tribe, Commissioner  
19 Mike Florence, Planning Director  
20 Anders Bake, Associate Planner

**EXCUSED**

Kathy Moosman, City Recorder  
Scott Thompson, Commissioner

22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
25 Planning Commission meeting of September 10, 2019 were reviewed.

26  
27 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
28 OF THE REGULAR MEETING OF SEPTEMBER 10, 2019 AS AMENDED OR  
29 CORRECTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL  
30 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
33 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 - 7th at Geneva Road— 775 N. Geneva Rd.** Axley-Way Investments,  
39 LLC requests site plan approval for a 31,000 square foot commercial building in  
40 the Lindon Village zone. Parcel # 14:053:0161. This item was continued from the  
41 September 10, 2019 Planning Commission Meeting.

42  
43 Anders Bake, Associate Planner led this discussion by stating this item was  
44 continued from the previous Planning Commission meeting, held on September 10th. The  
45 applicant was given the opportunity to address issues with the building materials shown  
46 on the elevation renderings and provide city staff more time to review the site’s  
47 landscaping plan. He noted updated building renderings and landscaping plans have been  
48 submitted and are ready for Planning Commission review tonight.

2 Mr. Bake explained an updated landscaping plan has been submitted by the Steve  
Davies, the applicant. He noted Mr. Davies has also worked with city staff to include a  
4 park strip between Geneva road and a five-foot-wide sidewalk. The trees that are  
normally required to be ten feet behind the sidewalk have been placed in this landscaping  
6 strip in front of the sidewalk to provide a buffer for pedestrians on Geneva road.  
Commercial landscaping standards require a 20-foot-wide and 3-foot-high landscaping  
8 strip along public street frontages unless otherwise approved by the Planning  
Commission. Mr. Davies is proposing a 26-foot-wide landscaping strip along Geneva  
10 road that slopes downhill from the sidewalk to the parking area due to the building sitting  
below the street and sidewalk grade. Additional landscaping has also been added next to  
12 the east side of the building and the landscaping area at the north end of the property has  
been changed from gravel to grass; all landscaping standards provided are in compliance.

14 Mr. Bake further explained that Mr. Davies updated landscaping plan includes a  
sidewalk with stairs that goes through the landscaping strip along Geneva road creating a  
16 pedestrian connection from the building to the sidewalk on Geneva road. This will  
enhance pedestrian connectivity in the district helping it meet the standards for the  
18 Lindon Village Commercial Zone.

Mr. Bake indicated Mr. Davies has also provided updated building elevation  
20 renderings showing building materials and the colors that will be used. The renderings  
include additional entry doors in the center of the east side of the building with a canopy  
22 over them. A cornice treatment has also been added to the parapet walls of the building.  
Day and night building elevation renderings have also been provided which show  
24 additional lighting on the east side of the building; the lighting will be a decorative  
sconce type lighting.

26 Mr. Bake went on to say the Commercial Design Standards require that the  
primary building material be 85% brick, stone, or colored decorative block but also allow  
28 an applicant to propose the use of innovative materials to be considered by the  
commission as long as the principles of the design standards are followed. Mr. Davies is  
30 proposing to use brick and concrete board form as primary materials and the secondary  
material would be painted concrete at the top of the building.

32 Mr. Bake commented at the September 10th meeting, the commission seemed  
supportive of the design with suggested architectural updates and changes. The  
34 Commercial Design Standards also require that “the ground floor of the primary façade  
shall be 60% glass fenestration at the pedestrian level.” The updated elevation renderings  
36 meet this requirement and the architectural materials such as canopies and lighting  
comply with Lindon’s Commercial Design Standards. Mr. Bake noted the City Engineer  
38 is working through technical issues related to the site plan and will conduct a final review  
if the planning commission grants final site plan approval tonight.

40 Mr. Bake pointed out this proposed site plan and district plan will be an important  
step in the creation of a future commercial and transit center in this area. Updates to the  
42 building materials and landscaping plans demonstrate how this project will meet  
commercial design standards and city code requirements. He noted Mr. Davies has also  
44 worked with city staff to make improvements to pedestrian safety and connectivity on  
this site.

46 Mr. Bake then presented an aerial photo, district plan, landscaping plan, building  
elevations, day and night building renderings and a 3D building model followed by  
48 discussion. He then turned the time over to the applicant for comment.

2 Mr. Davies commented they are sensitive to the location, the concerns and desires  
the commission has of this location. They have tried to respond to the commission's  
4 requests and requirements as best as possible. Chairperson Call stated the commission  
appreciates what they have done and they have made a great effort in addressing the  
6 concerns and it appears to be a nice building.

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

10 COMMISSIONER KALLAS MADE A MOTION TO APPROVE THE  
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING  
12 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY  
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING  
14 DOCUMENTS; 2. THE PLANS WILL MEET OTHER RELEVANT  
SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL;  
16 3. FINAL DESIGN WILL MEET THE COMMERCIAL DESIGN STANDARDS; 4.  
THE APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS; 5.  
18 THE LANDSCAPE BERM BE ALLOWED TO BE REMOVED ALONG GENEVA  
ROAD DUE TO THE SITE'S TOPOGRAPHICAL CONSTRAINTS; 6. ALL ITEMS  
20 OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
24 COMMISSIONER JOHNSON	AYE
COMMISSIONER MARCHBANKS	AYE
26 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
28 THE MOTION CARRIED UNANIMOUSLY.	

30 **5. Site Plan - Lindon Harbor Plat Building 3 – 1226 W 200 S and 282 S 1250 W.**

Deny Farnworth requests site plan approval for the construction of two buildings  
32 intended for light industrial uses. The property is in Lindon's Light Industrial  
zone. Parcel #s 45:269:0016 and 45:269:0017.

34 Michael Florence, Planning Director, led this discussion by stating the applicant,  
36 Deny Farnworth is in attendance for this agenda item. He then gave a brief overview  
38 explaining for site plan approval, the planning commission will be evaluating whether the  
site plan and building meet Title 17 development regulations.

40 Mr. Florence explained this property was subdivided into four lots in 1998 with  
one building being constructed on the site. Mr. Farnworth now wants to construct two  
42 additional buildings; the buildings will be divided into separate tenant spaces. He  
indicated Mr. Farnworth received conditional use permit approval from the city council  
44 for the development. He pointed out that conditional use permit approval expires after  
one year if not implemented and the previous entitlements for this development have  
46 expired. Since 1998 the City has changed its land development process, so for this reason  
the Mr. Farnworth has now applied for site plan approval. Most of the public  
48 improvements such as curb and gutter were installed with the first building. The buildings

2 will be constructed for uses allowed in the Light Industrial zone which include office,  
warehouse, manufacturing, and sales.

4 Mr. Florence then went over the site development standards noting the required  
parking is provided and in compliance. Mr. Florence indicated the site provides adequate  
6 traffic circulation for customers and trucks through the site. The Light Industrial zone  
requires 20% of the site be installed as landscaping and the developers plan shows 23%.  
8 The applicants plan shows the 20-foot landscape strip with three planted every 30 feet on  
center. He noted Mr. Farnworth will need to provide a design that shows the interior  
10 landscape parking capped with landscape curbing.

12 Mr. Florence stated the site provides adequate traffic circulation for customers  
and trucks through the site. The Light Industrial zone requires 20% of the site be installed  
as landscaping and the developers plan shows 23%. Mr. Farnworth's plan shows the 20-  
14 foot landscape strip with three planted every 30 feet on center. Mr. Farnworth will also  
need to provide a design that shows the interior landscape parking capped with landscape  
16 curbing; the landscaping standards provided are in compliance.

18 Mr. Florence explained the buildings in the Light Industrial zone are required to  
have 25% of the exterior of all buildings covered with brick, decorative block, stucco.  
The building entrances are internal to this development and this is how the project was  
20 originally approved and the site designed. Mr. Farnworth is proposing to have a block  
building similar in style to the existing building with sections of decorative split faced  
22 block to add architectural detail. Mr. Farnworth is also proposing to install canopies over  
each entryway and has also placed well-proportioned windows to increase the  
24 attractiveness of the building that will enhance the back of the buildings with the same  
decorative rock.

26 Mr. Florence explained the minimum development size for the Light Industrial  
zone is one acre. The lots that the applicant is proposing to develop are less than the one  
28 acre with Lot 16 being .72 acres and Lot 17 being .46 acres. The research that staff  
conducted it appears that when these lots were approved by the City there was not a  
30 minimum lot size requirement.

32 Mr. Florence noted the City Engineer is working through technical issues related  
to the site plan and will conduct a final review if the planning commission grants final  
site plan approval. He added for nearly 20 years the proposed lots have been used for  
34 varying types of storage. Mr. Florence indicated this project will help to clean up a  
prominent corner in the Light Industrial zone and will help to bring new businesses to the  
36 City. There are some prior restraints with how this project was originally approved and  
subdivided and staff feels Mr. Farnworth has done a great job in trying to make an  
38 attractive development for the area. Mr. Florence then presented an aerial photo, building  
elevations, site plan, and landscape plan followed by some general discussion. He then  
40 turned the time over to Mr. Farnworth for comment.

42 Mr. Farnworth commented they tried to add more curb appeal in the past and will  
basically follow the same layout as the buildings across the street that have already been  
approved. Chairperson Call mentioned the 25% requirement and if that requirement is  
44 met. Mr. Farnworth stated it will be all block with some split face in it so he believes it  
meets or exceeds the requirement. Mr. Florence stated they will confirm the requirement  
46 is met when the plans are submitted. Chairperson Call mentioned the lot size approval.  
Mr. Florence stated the code requires a minimum of one acre to develop but this property  
48 was subdivided in 1998, so the lots are considered legal non-conforming, so Mr.

2 Farnworth has the right to develop on those lots. He then went over the conditions of  
approval.

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

6  
8 COMMISSIONER MARCHBANKS MADE A MOTION TO APPROVE THE  
10 APPLICANT’S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING  
12 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY  
14 ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING  
16 DOCUMENTS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS  
18 AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. THE  
APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS IF  
NECESSARY; 4. FINAL DESIGN WILL MEET THE TITLE 17 STANDARDS FOR  
INDUSTRIAL BUILDINGS; 5. A FINAL LANDSCAPING PLAN WILL BE  
SUBMITTED THAT MEETS LANDSCAPING STANDARDS OF THE LIGHT  
INDUSTRIAL ZONE AND INTERNAL LANDSCAPE REQUIREMENTS; 6. ALL  
ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
22 COMMISSIONER JOHNSON	AYE
COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
26 THE MOTION CARRIED UNANIMOUSLY.	

28 6. **A recommendation to the Lindon City Council to amend the Moderate-**  
29 **Income Housing Element of the Lindon City General Plan.** Application is  
30 made by Lindon City. This item was continued from the August 27, 2019  
planning Commission Public Hearing.

32  
34 Mr. Florence led this discussion by giving a brief overview of this item explaining  
the Lindon City Moderate Income Housing Plan provides a picture into current  
demographic trends and provides estimates into future housing needs as provided by the  
36 Utah Department of Workforce Services.

38 Mr. Florence stated in 2019, the Utah Legislature passed Senate Bill 34 which  
made changes to Utah Code 10-9a. He noted these changes required municipalities of the  
first, second, third and fourth classes to develop a “plan for moderate-income housing” to  
40 be adopted by December 1, 2019. As part of a general plan amendment cities are required  
to select 3 strategies to develop moderate-income housing.

42 Mr. Florence noted since the draft that was sent to the Commission on August 27<sup>th</sup>  
staff has made the following changes to the document:

- 44 • Staff modified the goals section of the plan that referred to discussing the  
46 inclusion of moderate-income housing and mortgage assistance particularly for  
city employees or other qualifying individuals. The goals are now more general to  
discuss future housing options that would be targeted for any individual who  
48 qualifies for such assistance. It appeared that the planning commission and city

2 council had concerns about calling out specific groups for housing assistance so  
staff felt it would be better to modify this goal.  
4 • The update to Utah Code 10-9a-403 also requires that municipalities coordinate  
their General Plan Land Use and Transportation sections with expected growth  
6 outlined in the Moderate-income housing element. Staff will be working to update  
these two sections of the Lindon General Plan.

8  
9 There was then some general discussion regarding the strategies to develop  
10 moderate-income housing including the R2 overlay zone, accessory apartments,  
demographics and things done in the past to improve moderate-income housing in the  
12 city and future goals. Chairperson Call thanked Mr. Florence for his hard work on the  
plan noting it is very well done and informative.

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

16  
17 COMMISSIONER JOHNSON MADE A MOTION TO RECOMMEND  
18 APPROVAL TO THE CITY COUNCIL TO AMEND THE GENERAL PLAN TO  
ADOPT THE MODERATE-INCOME HOUSING PLAN. COMMISSIONER  
20 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

22 CHAIRPERSON CALL AYE  
COMMISSIONER KALLAS AYE  
24 COMMISSIONER JOHNSON AYE  
COMMISSIONER MARCHBANKS AYE  
26 COMMISSIONER SCHAUERS AYE  
COMMISSIONER TRIBE AYE  
28 THE MOTION CARRIED UNANIMOUSLY.

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

32  
33 Chairperson Call asked for an update on the Wild Oak Reception Center. Mr.  
34 Florence stated the civil engineering plans have been approved to do site work. He noted  
the applicant installed a fence without permit and the Building Official is working with  
36 them and the applicant has hired a contractor to remedy the situation. The building plans  
have not been approved yet but should be done within a month. Mr. Florence said staff  
38 has also been working with UDOT and they are monitoring the access for safety reasons  
to try to rectify the situation.

40 Commissioner Schauers asked about the storage unit issue on State Street that was  
before the Commission last month. Mr. Florence stated the ball is in the applicant's court  
42 and he will need to make application noting there is a lot of entitlement to get through  
before approval will be granted.

44  
45 6. **Planning Director Report** –  
46 • General City Updates

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

4 **ADJOURN** –

6  
8 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
MEETING AT 8:13 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.  
10 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – October 8, 2019

14 \_\_\_\_\_  
Sharon Call, Chairperson

16  
18 \_\_\_\_\_  
Michael Florence, Planning Director