

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **August 11, 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: Scott Thompson
10 Pledge of Allegiance: Jared Schauers

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

22 **Special Attendee:**
Councilmember Vanchiere

- 24
1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of July 14, 2020 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JULY 14, 2020 AS PRESENTED.
32 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS** –

- 40
4. **Major Subdivision – Lindon Hollow – 122 N. Main St.** Jessica and Mark
42 McCann request Major Subdivision approval to subdivide existing parcels into
five lots at 122 North Main street in the Low Density Residential (R1-20) zone.

44

48 Mike Florence, Planning Director, led this agenda item by giving a brief summary
stating the applicant, Marc and Jessica McCann are seeking preliminary major
subdivision approval for a 5-lot single family home subdivision. He noted on June 1,
50 2020 the City Council, with a recommendation from the planning commission, adopted a

2 new public road cross section and amendment to the “hammer head” turnaround that
applies only to the “Hollow” area. He indicated the property owners and the city have
4 signed an easement for a detention area at the bottom of the “hollow” for future City
water detention needs.

6 Mr. Florence stated they have been working on this issue for a while and staff
feels they have come up with a good proposal. Chairperson Call pointed out it seems we
8 have worked through these issues including the non-conforming lot by consolidating the
two existing lots. Mr. Florence confirmed that statement.

10 Mr. Florence re-iterated that Lindon City and the applicants have been working
for quite some time on this subdivision application and the City believes that the current
12 proposal is the best option after working through many iterations of development
proposals. He indicated the proposed subdivision maintains the character of the
14 “Hollow” while also providing sufficient access to future homeowners, and meeting a
water detention need of the City.

16 Mr. Florence stated in analyzing Lot 1, staff believes that the proposal meets the
non-conforming use requirements of Title 17.16.030. He explained the applicants are
18 proposing to combine two non-conforming lots and bring Lot 1 into compliance as much
as reasonably possible due to hillside site constraints, and the City’s need for a detention
20 area. He further explained the planning commission will need to grant approval for the
non-conforming lot which has been included in the motion. City code 17.16.030 states
22 the following:

24 17.16.030 - Amendments, additions, enlargements and moving of nonconforming
parcels or uses.

- 26 1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added
to, enlarged in any manner, moved to another location on the lot, or have parcel
28 lines moved, changed, or adjusted, except as provided by subsection 2 of this
section.
- 30 2. The Planning Commission may authorize the expansion, alteration, or
enlargement of a nonconforming use, structure, building, parcel, or lot, or
32 movement of parcel lines, only after holding a public hearing and finding that:
- 34 a. the expansion, alteration or enlargement of the nonconforming building,
structure, parcel, lot, or use will to reasonable extent bring the property,
building, structure, parcel, lot or use as close as reasonably possible to
36 conformance with requirements and regulations of the zone in which the
nonconformity is located; and
- 38 b. the proposed change does not impose any unreasonable burden upon the
lands located in the vicinity of the nonconforming use or structure or
40 violate the development policies adopted in the Lindon City Master Plan;
and
- 42 c. the use, building, or structure, existing or proposed, will be brought into
compliance, where possible, with design and architectural standards of
44 the zone where proposed.

46 Mr. Florence stated the City Engineer is working through any technical issues
related to the plat and civil engineering plans and will ensure all engineering related
48 issues are resolved before final approval is granted.

2 Mr. Florence then presented an aerial photo, plat, site improvement map and
applicable road profiles followed by some general discussion.

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

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8 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF THE APPLICANT’S REQUEST FOR
PRELIMINARY APPROVAL OF THE HOLLOW SUBDIVISION WITH THE
10 FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK
WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE
12 ENGINEERING DOCUMENTS AND PLAT; 2. PRIOR TO PLAT RECORDING THE
APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE
14 NOTARIZED SIGNATURES OF OWNER’S CONSENT TO DEDICATION, OBTAIN
SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED SUBDIVISION
16 PLAT; 3. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION
ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE
18 FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. THE
PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER THE
20 RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON CITY
DEVELOPMENT MANUAL; 5. THE PLANNING COMMISSION APPROVES LOT 1
22 OF THE HOLLOW SUBDIVISION AS A NON-CONFORMING LOT AND MEETS
THE REQUIREMENTS FOUND IN LINDON CITY CODE 17.16.030(2)(B). 6. PRIOR
24 TO FINAL APPROVAL THE APPLICANT SHALL PLACE PERMANENT SURVEY
MONUMENTS IN THE SUBDIVISION; 7. ALL ITEMS OF THE STAFF REPORT.
26 COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
30 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER THOMPSON	AYE
32 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

34
36 5. **Site Plan – Autumn Grove #2 – 75 N. 1550 W.** Lindon OW, LLC requests
preliminary Site Plan approval to construct an office/warehouse building on the
vacant property at 75 North 1550 West in the Light Industrial (LI) zone.

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40 Anders Bake, Associate Planner, led this agenda item by giving a brief overview
stating the applicant Ryan Bybee is requesting site plan approval to construct an
office/warehouse building on the vacant property located at 75 North 1550 West in the
42 Light Industrial (LI) zone. He explained the planning commission will be evaluating
whether the site plan and building meet Title 17 regarding development regulations.

44 Mr. Bake indicated the applicant proposes to construct a 97,000 sq. ft. office
warehouse building on a vacant property. The subject property is located in the Autumn
46 grove Business Park Plat A subdivision. He noted the applicant received Planning
Commission approval for the Autumn Grove Business Park Plat A subdivision on
48 February 13, 2018. On December 11, 2018 the applicant received Site Plan approval for

2 an office warehouse building on the property to the north of the subject property which
was recently completed. He added that the parking standards are based on the zone and
4 the different uses in the building and their respective square footage.

6 Mr. Bake went on to say traffic circulation vehicles will be able to access the
parking and overhead doors at the back of the building from two drive approaches on
1550 West. The parking and main entrances in the front of the building can be accessed
8 from two additional drive approaches on 1550 West. The access to the rear of the
building that also serves as a parking aisle does not meet the parking aisle width
10 requirement of 22 feet. He pointed out this issue has been addressed in staff review
comments and will be corrected prior to final approval.

12 Mr. Bake indicated the current landscaping plan does not completely meet some of
the city code requirements for landscaping in the Light Industrial Zone and interior
14 parking lot landscaping. The Light Industrial zone requires a 20 -foot landscape strip
behind the back of curb and along street frontages with trees planted every 30 feet. The
16 interior parking lot landscaping must also consist of 75 percent living vegetation. He
pointed out the issues with the landscaping plan have been addressed in staff review
18 comments and will meet code requirements before staff gives final approval of the plans;
the plan has a mix of trees which meet the Lindon City Tree Planting Guide.

20 Mr. Bake went on to say the Light Industrial zone's architectural design
requirements state that precast concrete or concrete tilt-up buildings are permitted in the
22 Light Industrial zone, subject to the following standards: Painted or colored concrete
exteriors are permitted if the shade of each color is consistent and if the building is also
24 finished with additional architectural details such as entrance canopies, wrought iron
railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

26 Mr. Bake noted the proposed building has a painted precast concrete exterior with
various shades of black and gray. Aluminum storefront awnings are provided in six
28 locations on the street facing sides of the building. He made not that the minimum
development size for the Light Industrial zone is one acre and the required building
30 setback is 20 feet from the property lines. The lot at 75 North 1550 West is 4.66 acres
and the proposed building location meets setback requirements.

32 Mr. Bake stated 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
34 plan approval.

36 Mr. Bake indicated staff believes that this development will be an amenity to
Lindon City and will provide employment opportunities to the area. Staff will continue
to work with the applicant and their engineers to ensure that review comments are
38 addressed and that the site meets city requirements. He added the recommended
conditions will ensure that revisions to the landscaping plan will also be added to meet
40 city code requirements.

42 Mr. Bake then presented an Aerial photo, Site plan, Landscaping Plan, building
elevations and Colored building renderings followed by some general discussion.

44 Chairperson Call asked staff if they will follow through with the landscaping and
parking issues to ensure they are in compliance. Mr. Bake confirmed that statement.

46 Commissioner Thompson pointed out this site plan application appears to be
pretty straightforward and meets all requirements.

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

2 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
4 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER
TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2.
6 THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 3. FINAL DESIGN WILL MEET THE
8 TITLE 17 STANDARDS FOR INDUSTRIAL BUILDINGS; 4. THE SITE PLAN WILL
MEET ALL PARKING REQUIREMENTS FOUND IN SECTION 17.18 OF THE
10 LINDON CITY CODE; 5. THE PROJECT WILL MEET ALL LIGHT INDUSTRIAL
LANDSCAPING AND INTERIOR PARKING LOT LANDSCAPING
12 REQUIREMENTS AS FOUND IN SECTIONS 17.49.060 AND 17.18.085 OF THE
LINDON CITY CODE; THE APPLICANT WILL COMPLY WITH ALL BONDING
14 REQUIREMENTS, IF APPLICABLE; AND 6. ALL ITEMS OF THE STAFF REPORT.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
16 RECORDED AS FOLLOWS:

17	CHAIRPERSON CALL	AYE
18	COMMISSIONER KALLAS	AYE
	COMMISSIONER MARCHBANKS	AYE
20	COMMISSIONER THOMPSON	AYE
	COMMISSIONER SCHAUERS	AYE

22 THE MOTION CARRIED UNANIMOUSLY.

24 6. **Major Subdivision – Coco Development – 1350 W. 200 S.** Sean Shah/Coco
Development requests Major Subdivision approval to divide an existing building
26 into twenty commercial condominium units at 1350 West 200 South in the Light
Industrial (LI) zone.

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30 Mr. Florence explained since the July planning commission meeting, the owners of
the business park (Matt Kelly and Steve Guymon) have met and are finalizing the
business park easement agreements and parking. He indicated it appears that the parking
32 will be shared among lots 2, 3, and 4. He noted all building will meet the minimum
parking ratios according to Lindon City Code.

34 Mr. Florence stated Coco Development, LLC is petitioning for a plat amendment
to the Jacobson Subdivision Plat “D.” He noted the only change to the plat is that there
36 is an existing loading dock on the east side of Lot 2 which encroaches into the cross
parking/access and drainage easement. Coco Development, LLC recently purchased the
38 building and lot 2 and they want to make sure that the plat accurately reflects the
existing site. He added the other property owners in the Jacobson Subdivision will need
40 to sign the plat. Coco Development, LLC intends to create commercial condominiums
with the building on lot #2. He also stated they have also paid to develop the CC&R’s
42 along with input from the other property owners.

44 Mr. Florence indicated the City Engineer is working through any technical issues
related to the plat and will conduct a final review if the planning commission approves
the plat amendment.

46 Mr. Florence noted the Jacobson Commercial Subdivision Plat D was recorded
February 21, 2006. The proposed plat amendment modifies the existing plat to account
48 for the existing loading dock which is located in the cross parking/access and drainage

2 easement on lot 2. Mr. Florence then presented an aerial image with parcels, the
proposed plat amendment and the current plat followed by discussion.

4 Chairperson Call pointed out it appears any potential issues have been worked
through and all requirements are in compliance.

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

8

10 COMMISSIONER MARCHBANKS MOVED APPROVE THE APPLICANT'S
REQUEST FOR PRELIMINARY APPROVAL OF JACOBSON SUBDIVISION PLAT
12 "D" AMENDED WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT
WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL
CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2.
14 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL
PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS'
16 CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES
INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. ALL ITEMS
18 OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
22 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER THOMPSON	AYE
24 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

26

7. **Plat Amendment – Coco Development – 1350 W. 200 S.** Sean Shah/Coco
28 Development requests Plat Amendment approval to amend the Jacobson
Commercial Subdivision Plat D at 1350 West 200 South in the Light Industrial
30 (LI) zone. applicants are seeking preliminary major subdivision approval for a
20-unit commercial condominium

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34 Mr. Florence explained this plat amendment noting the unit's range in size from
1,149 square feet to 3,825 square feet and the existing building has a total square footage
of 37,700 square feet. The applicant is proposing to create the individual units and make
36 improvements to those units. Mr. Florence stated Condominium developments follow
Utah Code Title 57 Chapter 8 for dividing property as well as Lindon City major
38 subdivision requirements and processes;

40 Mr. Florence further explained this item was continued from the July planning
commission in order for the plat amendment to be considered by all owners of the
business park 2. He noted the applicant has provided letters from both an architect and
42 an attorney stating that the application follows the Utah Condominium Code Title 57
Chapter 8. The proposed development meets the one-acre minimum lot size requirement
44 for the LI zone. The applicant has also provided a Condominium Declaration as well as
Covenants, Conditions and Restrictions (CC&R's) for the development with a
46 condominium plat including sheets identifying both the internal floor area and vertical
space.

2 Mr. Florence stated the City Engineer is working through any technical issues
related to the plat and civil engineering plans and will ensure all engineering related
4 issues are resolved before final approval is granted.

6 Mr. Florence then presented an aerial photo, condominium plat, site
improvement plan, existing parking analysis, proposed parking plan and compliance
letters followed by discussion.

8 Chairperson Call commented this item has been worked through previously and
all questions appear to have been addressed.

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 SCHAUERS MOVED TO RECOMMEND APPROVAL TO
THE CITY COUNCIL THE APPLICANT’S REQUEST FOR PRELIMINARY
16 APPROVAL OF THE BRIXTON HEIGHTS CONDOMINIUM PLAT WITH THE
FOLLOWING CONDITIONS. 1. THE APPLICANT WILL CONTINUE TO WORK
WITH CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE PLAT FOR
18 RECORDING; 2. PRIOR TO PLAT RECORDING THE APPLICANT WILL
PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED
20 SIGNATURES OF OWNER’S CONSENT TO DEDICATION AND OBTAIN
SIGNATURES OF ALL ENTITIES INDICATED ON THE ATTACHED
22 SUBDIVISION PLAT; 3. THE PLANS AND PLAT WILL MEET AND BE
CONSTRUCTED AS PER THE RELEVANT SPECIFICATIONS AS FOUND IN THE
24 LINDON CITY DEVELOPMENT MANUAL; 4. FINAL CC&R’s FOR THE
BUSINESS PARK WILL BE RECORDED WITH THE SUBDIVISION PLAT; 5. ALL
26 ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
30 COMMISSIONER MARCHBANKS AYE
COMMISSIONER THOMPSON AYE
32 COMMISSIONER SCHAUERS AYE
THE MOTION CARRIED UNANIMOUSLY.

34
36 8. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

38 Alan Walker, Pool Manager, updated the commissioners on a shed they are
wanting to purchase with the “Cares Act” money. He noted there are two things relevant
40 that relate to Covid-19 and that is the storage and the building storage facility at the
community center. They are proposing to locate it in the parking lot of the community
42 center and extending that back so the Police and Parks departments can also have
supplies stored there. He noted they are getting the numbers together for a brick and
44 mortar storage shed. He asked if this is something the commission would agree to. He
pointed out they are also getting a bid on a “tough shed” (which would be temporary) to
46 house the covid items. He noted this is all in preparation if Covid-19 continues so we are
stockpiled. He indicated these funds need to be spent by November 1, 2020.

2 Following some general discussion, the Commission was in agreement a
4 temporary shed will be fine for now, but they would like to see a brick and mortar
building in place down the road. Mr. Walker thanked the Commission stating he will get
that information back to the City Administrator.

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

8
9. **Planning Director Report** –

- 10 • General City updates

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

14 **ADJOURN** –

16 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
18 MEETING AT 6:50 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – September 8, 2020

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24 _____
Sharon Call, Chairperson

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28 _____
Michael Florence, Planning Director