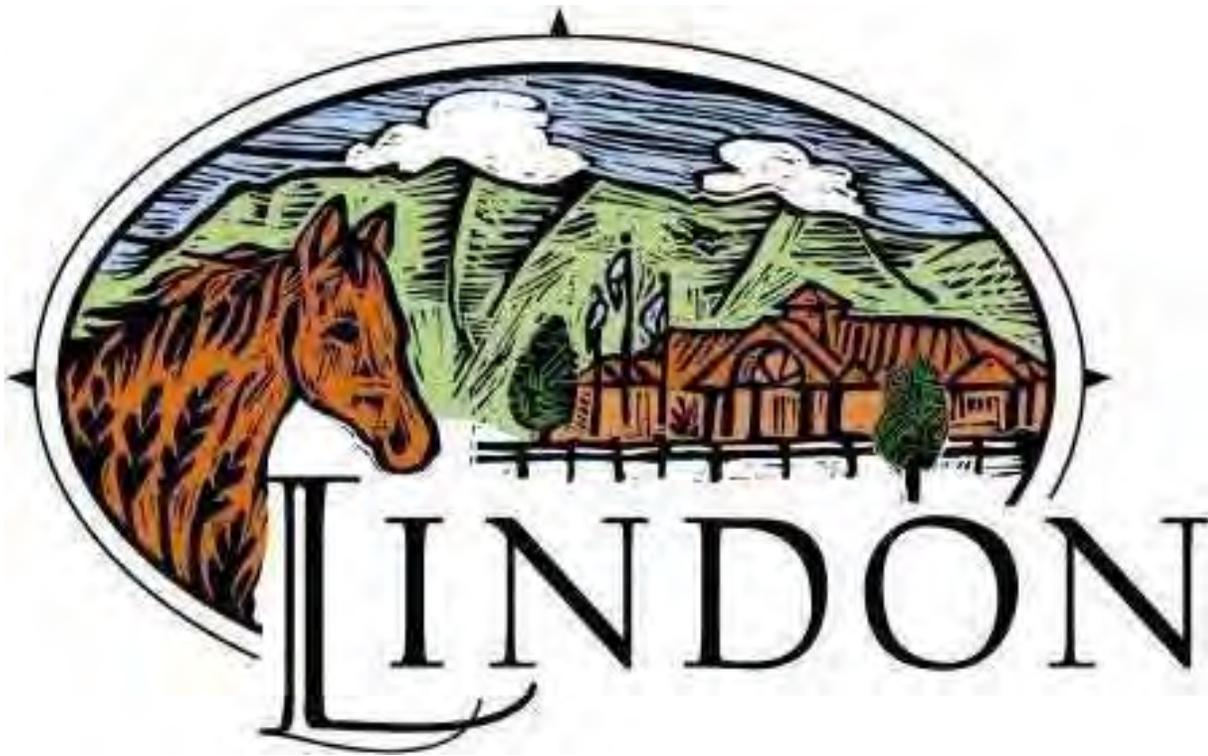


Lindon City Planning Commission Staff Report



September 10, 2019

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, September 10, 2019, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following items:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order
2. Approval of minutes
Planning Commission 8/27/2019
3. Public Comment
4. 7th at Geneva Road Site Plan Approval —Axley-Way Investments, LLC. 775 N. Geneva Rd
Axley-Way Investments, LLC requests site plan approval for a 31,000 square foot commercial building in the Lindon Village zone. Parcel # 14:053:0161 (20 minutes)
5. Training on the Lindon City Commercial Design Standards
6. New Business from Commissioners
7. Planning Director Report
- General City updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Kathryn Moosman, City Recorder

Date: 9/6/2019

Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Renee Tribe

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **August 27, 2019 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: Renee Tribe, Commissioner
10 Pledge of Allegiance: Levi Nuttall, Scout Troop 1211

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

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
26 Planning Commission meeting of June 25, 2019 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JUNE 25, 2019 AS PRESENTED.
30 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

38 4. **Blackhurst Minor Subdivision approval – Davies Design Build. 775 North**
40 **Geneva Road.** Application for two-lot minor subdivision approval at 775 N
Geneva Road in the Lindon Village Commercial zone. (parcel #14:053:0161)

42 Anders Bake, Associate Planner, led this discussion by giving a brief overview of
44 this item explaining the applicant is seeking minor subdivision approval to split one lot
46 into two. The applicant recently purchased the property and will be returning to the
planning commission at a later meeting for commercial site plan approval. Mr. Bake
48 noted the proposed subdivision is located on a property that was formally used as a dairy
farm and residence.

2 Mr. Bake then reviewed the Lot Requirements (Lindon Village Commercial -
LVC) and Subdivision requirements noting all requirements have been met or met before
4 final approval. Mr. Bake stated Staff has determined that the proposed subdivision
complies, or will be able to comply before final plat approval, with all remaining
6 subdivision and land use standards. He noted the City Engineer is addressing engineering
standards and all engineering issues will be resolved before final plat approval is granted.

8 Mr. Bake then presented an Aerial Photo, Subdivision Plat and Subdivision Plat
Detail followed by some general discussion. Mr. Bake noted the exact layout and use of
10 the property are still being determined. He also spoke on the easement to access lot #101
from Geneva Road. Chairperson Call commented this appears to be compliant and meets
12 all zone requirements.

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

16 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR TWO LOT MINOR SUBDIVISION APPROVAL
18 WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE
TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS
20 ON THE ENGINEERING DOCUMENTS AND PLAT; 2. THE PLANS AND PLAT
WILL MEET RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON CITY
22 DEVELOPMENT MANUAL; 3. ALL ITEMS OF THE STAFF REPORT.

COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS
24 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
26 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
28 COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
30 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

32
34 **5. Concept Review – Ivory Homes; Anderson Farms Planned Development.**

Ivory Homes requests concept review to propose increasing the number of
36 housing units as part of the Andersons Farms Planned Development and Master
Development Agreement. The increase in housing units would allow Ivory to set
aside a portion of units for affordable housing. A Concept Review allows
38 applicants to receive Planning Commission feedback and comments on proposed
projects. No formal approvals or motions are given, but general suggestions or
40 recommendations are typically provided.

42 Mike Florence, Planning Director, invited the applicant, Ken Watson,
representing Ivory Development forward. Mr. Florence led this discussion by giving a
44 quick summary stating the City previously reached out to Ivory Homes to discuss
opportunities for affordable housing as part of their development. Subsequently, Ivory
46 Homes held a joint meeting with the Planning Commission and City Council on May 28,
2019 to discuss adding additional housing units to the Anderson Farms Development.

2 Mr. Florence explained Ivory Homes is desiring to set aside a number of housing
units as affordable units but will need a change in density and overall unit count for this
4 to happen. He then referenced a table that provides a summary of the housing unit
changes. With a majority of the units proposed for the apartment phase, the proposal adds
6 an additional 13 single family units which are reconfigured from different phases. A
couple changes to highlight are as follows:

- 8 • The overall housing unit count is proposed to increase from 867 to 930.
- 10 • 50 of the 63 additional housing unit would be part of the future multi-family
apartment phase.
- 12 • The future regional park increases from 10 acres to 12 acres. The homes adjacent
to the park were removed.
- 14 • Parcels A and C receive a reduction in housing units and larger average lot size.
Parcels E, G/H, and the Apartment phase increases in housing units and number
of lots
 - 16 • Lot sizes in Parcel A range from 7,500 to over 9,500 square feet. The
smallest lot size called out in the development agreement for this phase
18 was 6,720.
 - 20 • Lot sizes in Parcel E range from 3,700 square feet to over 8,000 square
feet. The smallest lot size called out in the development agreement for this
phase was 7,941.
 - 22 • Lot sizes in Parcel G/H range from 4,400 square feet to over 8,000 square
feet. The smallest lot size called out in the development agreement for this
24 phase was 6,651.

26 Mr. Florence further explained Ivory has not yet identified which units or how
many units would be designated as affordable. This would need to be further evaluated
28 and identified if there is support for the project. Any changes to the project will require
an amendment to the master development agreement and subdivision amendments to
30 those phases that have previously been approved. He then presented the Concept
Plan, Approved Site Plan and Product Imagery followed by discussion.

32 Mr. Watson explained their concept plan and what they are trying to accomplish.
There was then some general discussion regarding the concept plan with changes for
34 affordable housing including workforce housing, deed restrictions, density and price
range. Mr. Watson made note that the city brought this to them and they are willing to do
36 this with minimal gain.

Councilmember Vanchiere was in attendance and pointed out the idea here is to
38 have something that is managed and controlled. He went on to say Ivory Homes has done
a great job and reconfigured housing lots and taken measures not to have unintended
40 consequences. He also gave kudos to Ivory Development for being willing to bring back
new ideas. Commissioner Kallas expressed his concerns with lot size and density and
42 unintended consequences; he is not sure interspersing throughout the city is a good idea
he would rather have it dedicated to certain areas as it may stigmatize the larger lots.
44 Commissioner Schauers stated he would hope the Council would ask if the extra 50
apartments are aligned with our goals and if it needs to be a packaged deal with the
46 single-family lots. Commissioner Marchbanks stated he believes Ivory has given some
deep thought on how to do this and help facilitate affordable housing; he also pointed out
48 they are not obligated.

2 Following discussion, Mr. Watson indicated what he is hearing is that their plan is
somewhat acceptable with questions on the number of apartments.

4 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she moved on to the next agenda item.

- 6
- 8 **6. Concept Review – Kirk Williamson. 114-122 N Main St.** Kirk Williamson
requests concept review to amend the Lindon City Development Manual to allow
for an alternative street cross-section for the Sensitive Land Overlay Zone. A
10 Concept Review allows applicants to receive Planning Commission feedback and
comments on proposed projects. No formal approvals or motions are given, but
12 general suggestions or recommendations are typically provided.

14 Chairperson Call invited the applicants, Kirk Williamson and Mark McCann
forward. Anders Bake led the discussion by giving a summary stating the applicant is
16 requesting feedback before applying for an amendment to the Lindon City Development
Manual. The Development Manual Amendment will include a new street cross section
18 for property in the Sensitive Area District and an amendment to the Hammerhead Turn
Around requirements. He noted the City does not allow for private streets so the
20 developer and City worked on a proposed public road cross-section that reduces the right-
of-way requirements of a typically public street. The proposed amendment will allow the
22 applicant to build a public road that will serve three lots in a new subdivision and may be
more compatible with the Sensitive Area.

24 Mr. Bake stated the applicant would like to subdivide their property at
approximately 122 N Main street to reconfigure four lots into six. Lindon City Code
26 requires that residential lots in subdivisions front on a public street. In the proposed plans,
three of the new lots will have frontage on Main Street and three will have frontage on a
28 new public street. The applicant is proposing modifications to the city’s public street
requirements for property in the Sensitive Area District to better preserve their property.
30 The property is located in the “Lindon Hollow” area.

32 Mr. Bake further explained the applicant is seeking concept review to discuss an
amendment to the approved street cross sections in the Lindon City Development
Manual. This amendment would add a new street cross section that can only be used in
34 designated Sensitive Area Districts. It includes two fourteen-foot travel lanes with two
feet of curb and gutter on both sides of the street. The curb to curb width of the street will
36 be thirty-two feet. He pointed out that sidewalks are not included and property lines will
be two feet behind the curb and parking will be permitted on one side of the street unless
38 restricted by the City.

40 Mr. Bake further stated the applicant is also seeking to discuss an amendment to
the Hammerhead Turn Around regulations in the Lindon City Development Manual.
Currently the use of a Hammerhead Turn Around must have a minimum length of 200
42 feet from the centerline of the intersection to the center of the hammerhead. The proposed
amendment would increase the minimum length when used in the Sensitive Area District.
44 The exact length will be determined when the applicant applies for an ordinance
amendment to the Development Manual. He added the city Fire Inspector has given
46 approval for both of these concepts.

48 Mr. Bake went on to say the Sensitive Area District “designates and describes
those areas within the city that possess physical or environmental characteristics that

2 require special public consideration.” The Lindon City Code places regulations on
4 properties in the Sensitive Area District that are intended to “permit a reasonable latitude
6 in the use of property, while at the same time requiring design solutions which will avoid
8 detrimental impacts on sensitive natural areas, as well as provide protection from adverse
10 natural forces and hazards.” One of the General Provisions for this district is to
“encouraging retention of natural landmarks, prominent natural features, wildlife
habitation, and open space.” Lindon City Code (17.56.050) establishes three Sensitive
Area Districts in the city. Sensitive Area District 3 includes “all property in the area
commonly referred to as ‘the Hollow’.” The applicant’s property lies almost completely
within the Sensitive Area District 3.

12 Mr. Bake then referenced the Proposed Lot configuration and street location,
Lindon City Environmental Features Map, Proposed Sensitive Area District street cross
14 section and Hammerhead Turn Around requirements with proposed changes followed by
discussion.

16 Mr. Williamson gave a brief history noting they have spent three years discussing
this issue with the city. Their desire has been to have a private lane which most cities
18 offer. They have high ground and elevation change (sensitive areas) and their desire is to
cluster with four homes. With a typical road profile, it is so wide that the homes are
20 pushed down the hill; they have struggled with this and believe this concept is finding the
“middle road”. He added they believe this is a good compromise for them and also a
22 good thing for the city and neighboring properties.

24 Commissioner Marchbanks commented that the “hollow” has unique
circumstances, adding this accomplishes future goals as far as a storm drain management
program as the water flow should be maintained. He pointed out there are reasons to
26 move forward with something like this proposal and there is value in creating a cross
section that could be used for more than one spot in the city that would solve these issues
28 and also be built to the city’s specs and standards yet have the feel of a private lane.

30 Following some additional discussion regarding the concept plan, Chairperson
Call stated she is hearing the Planning Commission is not opposed to this and it could
work out may turn out to be a positive thing. She also suggested they go before the City
32 Council for review and consideration of this concept plan.

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

36 **7. Concept Review – Dynamic City Capital; Approximately 550-570 N State St.**

38 Dynamic City Capital requests concept review to propose an amendment to
decrease the setback requirements from a residential zone or use for storage units
40 in the Commercial Storage Zone as well as modifications to landscaping
requirements. A Concept Review allows applicants to receive Planning
42 Commission feedback and comments on proposed projects. No formal approvals
or motions are given, but general suggestions or recommendations are typically
provided.

44 Mike Florence, Planning Director, led this discussion by explaining the applicant
46 is requesting concept review feedback before applying to develop the property at 570 N.
State as a mixed commercial site for retail, office and storage units. With the 2018
48 concept plan the real estate agents for the property held a neighborhood meeting

2 regarding the proposed use of storage units. Specifically, the applicant is requesting
concept feedback on the below bullet points below regarding the zone change,
4 development standards for the storage units and recreational vehicle parking:

- 6 • Amending the back 6.8 acres to Commercial General Storage. The only other
property zoned Commercial General Storage is the property on Gillman Lane that
was recently purchased for the Wild Oak reception center. This would be the first
8 development constructed under the Commercial General Storage zoning.
- 10 • The applicant would like to amend the requirement that commercial buildings be
setback 40' feet from any residential use or zone. (17.48.020). Specifically, for
12 the storage units the applicant is looking at the area adjacent to the chapel owned
by the Church of Jesus Christ of Latter-Day Saints. The applicant is seeking
14 feedback if the ordinance should be modified when the adjacent use is a church or
other use located in a residential zone but is not a residential use. The applicant
would like to position at least one storage unit building on or adjacent to the south
16 property line. The building could take the place of the required wall.
- 18 • The applicant would also like to construct carports to cover the recreational
vehicle parking which would be subject to the same 40' setback requirement.
However, the carports would be adjacent to both a residential zone and residential
20 use. See concept plan. The applicant believes the recreational vehicle parking will
be more attractive with covered parking.
- 22 • The applicant would like feedback on the parking code that requires 10' of
landscaping between parking areas and a residential use or zone. The ordinance
24 requires landscaping between the recreational vehicle parking and the 7' screen
wall. City Code 17.18.085 states:
 - 26 ○ (17.18.085). "Any off-street parking lot adjacent to a residential use or
residential zone shall provide a minimum 10' landscaped buffer from the
28 parking lot to the adjacent residential use or zone. Trees shall be planted at
least every 10' along the landscaped strip adjacent to the residential use or
30 residential zone. Trees must be a minimum of 2" caliper measured one
foot off the ground and at least 6' tall when planted. In addition to any
32 required fencing, trees shall be of a variety that will mature to a height of
at least 20' tall in order to provide a visual barrier between the non-
34 residential use and the residential use. The Planning Commission has
flexibility to grant exceptions to this landscape screening standard if
36 existing vegetation or other existing screening is found to meet the intent
of the screening requirements found in this section."
 - 38 ○ While interior ground landscaping will not be viewed from the residence
due to the 7' wall, the planning commission will need to provide feedback
40 if trees are still appropriate as a visual barrier. Staff feels that there is some
value to having the trees not only for screening but also to decrease light
42 or noise spill over. If the commission's recommendation is to allow the
removal of interior landscaping then staff recommends that there not be an
44 overall net landscaping loss for the site.
 - 46 ○ The Commercial General Storage Zone limits the amount of outdoor
recreational vehicle parking to 15% of the total building storage area. The
applicant would request that the ordinance be amended to allow 15%

2 recreational vehicle parking based off of the overall site storage area. The
3 planning commission should evaluate how much additional
4 recreational vehicle parking this would allow to determine how to best
5 plan the site and meet the intent of the ordinance to limit outdoor
6 recreational vehicle storage in the zone.

8 Mr. Florence noted a similar concept review was considered by the Planning
9 Commission in 2018 with a number of questions posed by staff at that time. He noted it
10 would be appropriate for the commission to review those questions as well as the meeting
11 minutes from those meetings.

12 Mr. Florence added there are a number of entitlement processes that the applicant
13 will need to go through as part of the development review process. They include the
14 following and some may be reviewed in conjunction with other applications:

- 15 • Zone change for the back property from Commercial General to Commercial
16 General Storage
- 17 • An amendment to the General Plan Streets Master Plan Map. The map shows a
18 future alignment going through the property to connect to 570 N. The applicant
19 proposes to terminate 570 in proximity to where it is currently ends. The applicant
20 is asking for changes to the cul-de-sac regarding curb, gutter and sidewalk. Those
21 will be addressed by the city engineer.
- 22 • Conditional use permit for outdoor recreational vehicle storage.
- 23 • Possible subdivision approval depending on how the lot is divided.
- 24 • Ordinance amendments depending on feedback from the planning commission
25 and city council.

26 Mr. Florence then presented the following exhibits for discussion: Concept Plan,
27 Key points of discussion by applicant, 2018 city concept staff report, 2018 Planning
28 Commission meeting minutes for previous concept review, 2018 City Council meeting
29 minutes for previous concept review and the Street Master Plan Map section.

30 Tom Jacobson, representing Dynamic City Capital addressed the Commission at
31 this time. He stated this is pretty much the same discussion from 2018 but with a little
32 more property involved. He indicated they own and operate a lot of assets throughout the
33 country and the west; this is a mixed-use project. He explained their proposal including
34 the current zoning, buffers, and property lines. They are proposing a code amendment to
35 the 40 ft. buffer zone specifically around the church; not the residential and they would
36 like to consolidate the tower office buildings that will be dictated by parking. There
37 would most likely be strip commercial pads. They would like help on a zoning change
38 from CG to CGS and to talk about the buffer zone.

39 Chairperson Call asked for clarification that the property where the storage units
40 will be will be rezoned. Mr. Jacobson confirmed that statement. He added there will be an
41 8 ft. masonry wall over every portion that is changed and a 10 ft landscape buffer with
42 trees and then the building. This should please the residents as to have a clear delineation.
43 Mr. Jacobson explained they are asking if they should treat the church different or the
44 same as the homeowner.

45 Chairperson Call stated the big questions are where this is a rezone is this the type
46 of development we want in the city and when this was presented before, one of the
47 concerns was putting the commercial development in front. Commissioner Kallas stated
48

2 he recalled it was because the commercial development was too shallow the way it was
4 laid out and he believes this layout is much better. Mr. Jacobson stated there is a lot of
6 demands for pads and they would sell those pads to developers. Their intent is to be a
good neighbor, but they are buying land that needs to make a rate of return. They are
willing to be flexible and they feel consistency is key.

8 Commissioner Johnson stated he lives in this neighborhood and his thoughts are
that in the neighborhood meetings there are some concerns of those with second story
10 homes, however, they do feel this is better than high rise buildings and it is zoned
commercial.

12 There was then some general discussion regarding landscaping, zone change,
buffers and setbacks. At this time Chairperson Call asked residents to voice their
concerns. Several residents in attendance spoke on this proposal with most being in favor
14 and would prefer to keep the trees and the put in a masonry wall.

16 Mr. Jacobson also mentioned their request of not continuing on the road master
plan as that is not a city certified cul-de-sac, so we don't want to impede the property
owner value but it would require some changes to the existing cul-de-sac to meet city
18 standards. There are also some stormwater issues where it collects and stores at the cul-
de-sac with some concerns of sanitation issues with too many jogs in the lines that has
20 caused some blockage in the past. They would propose to fix these issues as part of the
exchange for the road. They are asking for the flexibility to work with the neighbors and
22 to come back with a better solution.

24 Chairperson Call asked for additional feedback from the Commissioners at this
time. Commissioner Marchbanks stated he feels a lot of the elements with the applicant
interfacing with the neighbors is good and he would prefer to see a plan to consider as an
26 adoption for the GCS zone and this neighborhood becomes a "melting pot" for this to
happen. It sounds like everyone is on the same page understanding that this proposal may
28 be the best fit; we need give input that we are on board for them to come up with an idea
that works for them and the neighborhood and move forward from there.

30 Commissioner Johnson thinks the neighbors are open to buildings close to the
setbacks if it works within the realm of the neighborhood.

32 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she moved on to the next agenda item.

34
36 **8. Public Hearing** - For a recommendation to the Lindon City Council to amend
the Moderate-Income Housing Element of the Lindon City General Plan.

38 Application is made by Lindon City.

40 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42
44 Mike Florence, Planning Director was in attendance to present an overview of the
draft General Plan update for Moderate Income Housing. Mr. Florence explained the
Lindon City Moderate Income Housing Plan provides a look into the current
46 demographic trends and also provides estimates into future housing needs.

2 Mr. Florence made mention that this is a large document and there may be a need
to continue this item. This has been presented to the city council for informational
4 purposes only before any approval is given.

6 Mr. Florence then began his presentation stating in 2019, the Utah Legislature
passed Senate Bill 34 which made changes to Utah Code 10-9a. These changes required
8 municipalities of the first, second, third and fourth classes to develop a “plan for
moderate-income housing” to be adopted by December 1, 2019 as part of a general plan
10 amendment. Beginning December 1, 2020 and annually thereafter, the City shall
complete an annual moderate-income housing report form and submit it to the State.

12 Mr. Florence went on to say the State will then monitor the ongoing yearly
progress of meeting affordable housing goals within the municipality. Housing progress
will be evaluated by the State and tied to future State Road capacity projects with State
14 Transportation Funding (TF) and State Transportation Investment Funds (TIF) through
the Utah Department of Transportation.

16 Mr. Florence then presented information on the following bullet points:

- 18 • Utah Code Requirements – Planning for Moderate Income Housing
- SB 34 – Affordable Housing Strategies
- 20 • Utah County is Where Growth is Happening
- Lindon’s Housing Stock
- Support for Moderate-income Housing
- 22 • Income Distribution
- Land Use
- 24 • Lindon Housing Cost Burdens
- Utah Dept. of Workforce Services Gap Analysis and Housing Forecast
- 26 • Regulatory Review
- Moderate Income Strategies – SB 34
- 28 • Lindon City Moderate Income Goals

30 Mr. Florence noted the State is asking cities to look at six criteria items in the plan as
follows:

- 32 1. Plan for moderate income housing which means a written document adopted by the
municipality legislative body that includes:
- 34 2. An estimate of the existing supply of moderate-income housing located within the
municipality.
- 36 3. An estimate of the need for moderate income housing in the municipality for the
next five years.
- 38 4. A survey of total residential land use.
- 40 5. And evaluation of how existing land uses and zones affect opportunities for
moderate income housing and
- 42 6. A description of the municipality program to encourage an adequate e supply of
moderate-income housing.

44 Mr. Florence then referenced the 23 Affordable Housing Strategies of which he
picked five points as follows:

- 46 1. Create or allow for; and reduce regulations related to, accessory dwelling
units residential zones.
- 48 2. Reduce impact fees related to low-and moderate-income housing.

3. Preserve existing moderate-income housing.
4. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.
5. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.

Mr. Florence then went over the moderate-income goals as follows:

- Evaluate the effectiveness of the R2 zone and if any regulations should be modified.
- Evaluate whether the City will allow moderately higher density developments as part of a mixed commercial development that will be located in strategic commercial areas or centers to help with development potential.
- Discuss if impact fees reductions should apply to all affordable housing options, not just accessory apartments, as an incentive to help reduce housing barriers and promote affordable housing.
- Review the Standard Land Use Table to evaluate currently allowed housing options if there are additional opportunities for housing within each land use district.
- Meet with the Housing Authority of Utah County and discuss housing needs and partnership opportunities at an upcoming City Council work meeting. Also discuss with the housing authority future opportunities for new affordable housing units.
- Further evaluate the inclusion of moderate-income housing as part of new development for municipal employees or other qualifying individuals.
- Discuss opportunities in working with developers to provide mortgage assistance programs for city employees and other qualifying individuals.
- Discuss opportunities to work with nonprofit housing groups to purchase homes as they become available on the market for affordable housing.

Following the presentation there was some general discussion regarding the five housing strategies, the listed bullet points, medium incomes, percent AMI breakdowns, average housing cost burden, multi-family housing, transit, density, zoning, overlays, accessory apartments, in-fill, land use, deed restrictions, and the data and numbers points included in the presentation.

Chairperson Call mentioned she attended the city council meeting when this plan was presented and what she heard from the council was they would like to encourage accessory apartments to come into compliance. They were also open to some areas for in fill and possibly some housing in the commercial zones if done appropriately. Also, as far as expanding or decreasing the 750 ft. buffer so that more of the R2 overlay zones could be put into place, but they don't want to have big apartment complexes in the city but would rather they be scattered throughout the city rather than have big pockets of high-density housing; the Council wants to maintain the character of Lindon.

Chairperson Call called for any public comments at this time. There were several in attendance who addressed the Commission as follows:

Jeff Southard: Mr. Southard commented he developed the Avalon Senior Apartments. He would like to see how much developable land is in Utah County to determine the density. He would be interested to know what that number is to accommodate all these

2 people. With the current density and with the growth he would like to know what the
numbers are for density. Chairperson Call mentioned that it was her understanding that
4 Avalon was restricted to 55 and older and she has concerns that some residents at the
facility are younger than 55. Mr. Southard clarified that is not true and all residents
6 living at the facility are in fact 55 and older; per Federal Regulations it is age restricted
and at least one resident has to be 55 and older. No one younger than 18 is allowed to live
8 at the facility. Commissioner Marchbanks commented he lives in the Avalon
neighborhood and has not heard that the age restrictions are being violated.

10
Ben Platt: Mr. Platt had a question on population growth and if the state is going to
12 continue to raise the requirement of housing proportionate to the growth. Mr. Florence
said they are just telling us what the shortage is; you are never done because the
14 population is always growing.

16 **Mr. Southard:** Mr. Southard further spoke on accessory apartments and what the city
can do to offset the dollars to bring them into compliance with the current codes and
18 safety standards. Mr. Florence stated the council will be meeting with the building
official in the near future to discuss this issue. Mr. Southard noted one reason he is here
20 tonight is because he sees the land on state street to our southern border with a lot of
parcels for sale. It is not good retail commercial land as it is too deep to be of value for
22 pure commercial or for retail space; he feels density space on state street may be an
option. He would be interested in working with staff on a density option with deed
24 restrictions on state street and if that is something staff would be interested in looking at.

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

28
COMMISSIONER JOHNSON MOVED TO CLOSE THE PUBLIC HEARING.
30 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

32
Chairperson Call thanked Mr. Florence for the great job on the plan and his work in
34 getting the city in compliance with state regulations and for working in the parameters. Mr.
Florence stated there will be further discussion regarding this issue.

36 Commissioner Kallas stated he feels we should let supply and demand dictate
moderate income housing instead of trying to spread things out where they don't work.
38 How do you put an affordable house on land that is going for \$250,000 for a building lot
without deed restrictions etc. This is the governments way to try and force things into their
40 unnatural conditions. Commissioner Marchbanks feels this is an age-old problem; the best
remedy is by bringing accessory apartments into compliance and with infill options etc. Mr.
42 Florence pointed out we are making progress with the goals we have and we don't have to
change the character of Lindon.

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

46

2 COMMISSIONER KALLAS MOVED TO CONTINUE THIS ITEM TO A
4 FUTURE MEETING. COMMISSIONER MARCHBANKS SECONDED THE
6 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
6 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER JOHNSON AYE
COMMISSIONER SCHAUERS AYE
10 COMMISSIONER TRIBE AYE
THE MOTION CARRIED UNANIMOUSLY.

12
14 9. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

16 Chairperson Call stated she would like to have some Architectural Guideline
18 training as there are some new commissioners. She also mentioned the ULCT Fall
Conference will be held on October 3rd and 4th.

20 10. **Planning Director Report** –

- General City updates

22
24 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

26 **ADJOURN** –

28 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
30 MEETING AT 10:55 PM. COMMISSIONER KALLAS SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 Approved – September 10, 2019

34
36 _____
Sharon Call, Chairperson

38
40 _____
Michael Florence, Planning Director

Item: 4 Site Plan Approval – 7th at Geneva 775 N Geneva rd.

Date: September 10, 2019

Project Address: 775 N Geneva rd.
Applicant: Axley-Way Investments, LLC
Property Owner: Axley-Way Investments, LLC
General Plan: Commercial/Transit Node
Current Zone: Lindon Village Commercial

Parcel ID: 14:053:0161

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Anders Bake



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and Commercial Design Standards.

Overview

1. The property at 775 N Geneva recently received subdivision approval to divide the existing parcel into two lots. The applicant will be developing on the new north parcel.
2. The applicant has recently demolished all existing buildings on the site and is proposing to build one new multi-tenant building with a future retail pad site on the corner of Geneva Road and 700 N.
3. The applicants building will include tenant space that will be a combination of uses that include office, retail, showroom and accessory indoor storage to support the retail use.

Motion

I move to (*approve, deny, continue*) **the applicant's request for site plan approval** with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. Applicant will work with staff on creating a more pedestrian friendly design for the sidewalk on Geneva Road;
3. The plans will meet other relevant specifications as found in the Lindon City Development Manual;
4. The applicant will comply with all bonding requirements;
5. Final design will meet the Commercial Design Standards;
6. An overall landscaping plan will be submitted that meets Commercial Landscaping Standards;
7. All items of the staff report.

Surrounding Zoning and Land Use

North: Pleasant Grove Manufacturing District – auto repair

South: Lindon Village Commercial (LVC) – vacant lot

East: Lindon Village Commercial (LVC) – equipment storage yard/office

West: Lindon Village Commercial (LVC) – office

Site Development Standards

Parking

The applicant's site plan meets vehicle parking requirements of one stall per 350 square feet of office space and one stall per 500 square feet of showroom and accessory storage area. The site has a total of 66 stalls with 3 ADA stalls. The site plan also meets the required bicycle parking with 6 spaces.

Traffic Circulation

The site provides adequate traffic circulation for customers and trucks. The site also provides access from Geneva road to the future commercial property to the south.

Landscaping Standards

Commercial landscaping standards require a 20-foot-wide and 3-foot-high landscaping strip along public street frontages unless otherwise approved by the Planning Commission. The applicant would like to request that the berm along Geneva road be less than 3 feet high due to the building sitting below the street and sidewalk grade.

The landscaping standards also require the applicant to submit an overall landscaping plan that identifies **“areas to be sod or other types of vegetation or ground cover.”** **The applicant has not yet submitted a** landscaping plan so compliance with ground cover vegetation requirements cannot be determined. However, a plan should be submitted prior to the planning commission meeting and that will be sent out once received by staff.

Landscaping Standards	Provided	Compliance
20% of lot in landscaped open space	18,789 sq. ft. (20.4%)	yes
20-foot landscaping strip along public street frontages	25.7-foot-wide berm.	yes
40 square feet of interior parking lot landscaping per parking space	2,600 sq. ft. of interior landscaping.	yes
70% grass cover and 30% other ground covers for landscaped area, trees every 30 feet along landscaping berm	Cannot be determined without landscaping plan	no

Lindon Village Commercial Zone Standards

The Lindon Village Commercial Zone identifies 23 development districts. An applicant proposing to develop a portion of a development district must provide for a district plan showing the following:

1. The location of the proposed site as it forms part of the entire district; and
2. A future street system, lot configurations, and building orientations that demonstrate how the balance of the undeveloped area could be developed in a way that will preserve access and corridor visibility for the remaining undeveloped part of the district.

The Planning Commission must approve of a District Plan, in addition to the Site Plan, that will serve as a standard for future development. The subject property is located in development district 18 along with the property to the South. Exhibit three contains the applicants district plan showing pedestrian and vehicular access between the lots.

District 18 has also been identified in the Lindon City General Plan as one of 15 districts in a future transit **node.** **Lindon City Code states that “these districts should be designed and developed to be transit ready** by placing a special emphasis on pedestrian orientation. Design and amenities in these districts should create

a pleasant pedestrian experience.” The Planning Commission should consider that pedestrian experience provided in this Site Plan and how it relates to the proposed district 18 plan.

Staff has requested that the applicant look at a sidewalk design that will create a park strip on Geneva Road and separate the sidewalk from the street to create a safer and better pedestrian area.

Building Design and Architectural Standards

Buildings in the Lindon Village zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings.

The proposed building most aligns with the one-part commercial block building. Below are the standards for such building in the Commercial Design Standards:

Design Element	Design Standard Requirement	Compliance
Massing and Form	Large plate-glass display windows shall be used to distinguish the front façade or storefront. Bays should range from one to five. The façade should be symmetrical.	Compliant - The front façade contains large Glass doors and storefront windows. There are 4 bays on the front façade of the building.
Height and Scale/Size	Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.	Compliant - Current elevation plans for the building show a change in building material or color at least every 10 feet. The building has a width of 153' and a length of 200' .
Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.	The applicant is proposing a flat roof that can be approved by the planning commission
Exterior Walls and Surfacing (building Materials)	Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades.	Not Compliant - Building elevations do not show building material percentages. Developer will provide material percentage.
Fenestration (windows and doors)	Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.	Compliant.
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail.	Compliant

Development Size and Setbacks

Required	Provided
Development lot size: 20,000 sq. ft	92,009 sq. ft.
Front: 20'	26'
Rear when adjacent to a nonresidential use of zone: 0'	16'
South Side when adjacent to a nonresidential use of zone: 0'	6'
North Side when adjacent to a nonresidential use of zone: 0'	53'

Engineering Requirements

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.

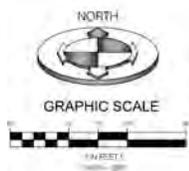
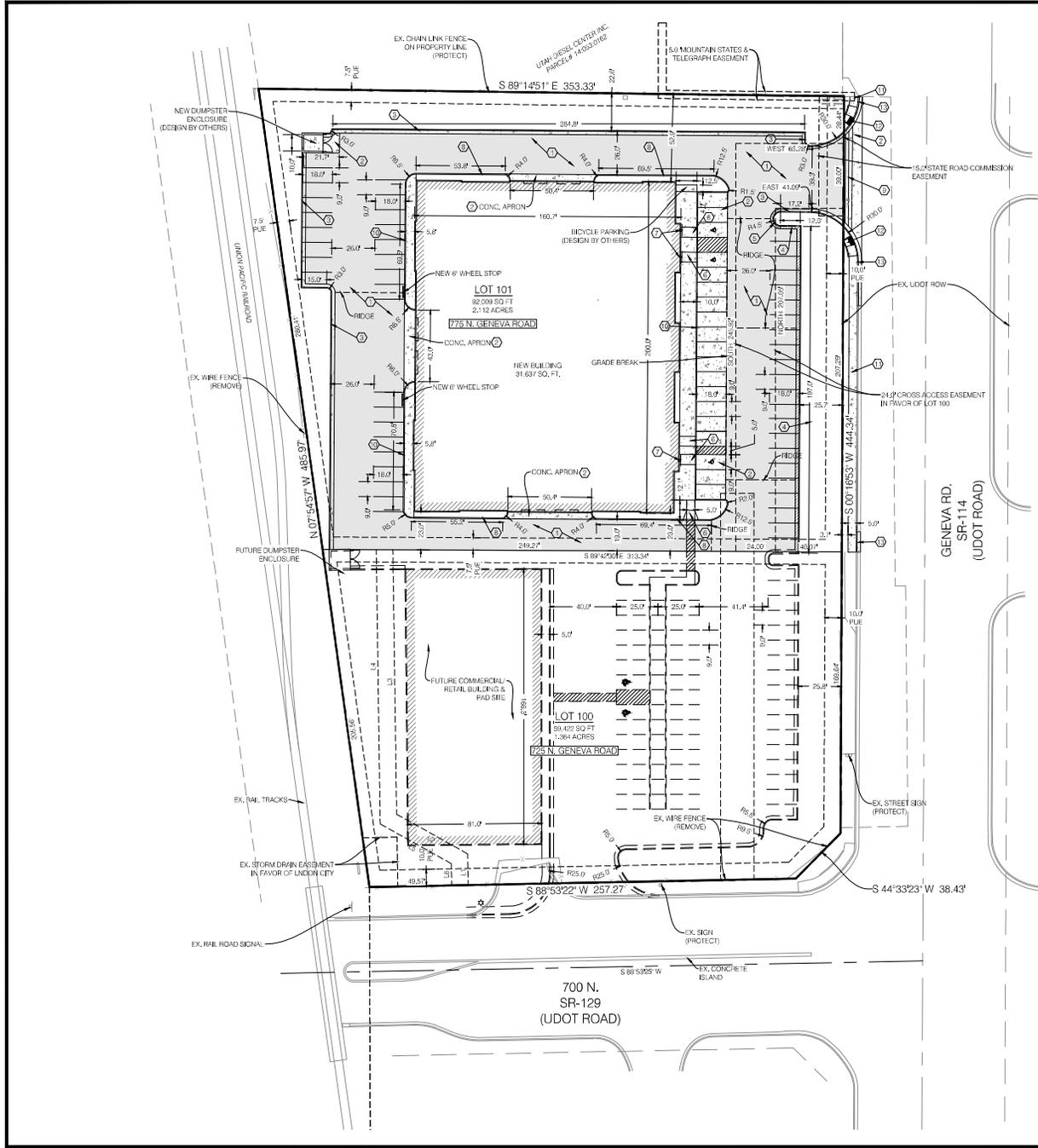
Staff Analysis

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. The applicant has worked with city staff to include pedestrian connections within the site and a pedestrian oriented building. The site plan will be able to comply with all requirements for the Lindon Village Commercial Zone.

Exhibits

1. Aerial photo
2. District Plan
3. Building elevations
4. 3D building model





CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
3	CONCRETE CURB AND GUTTER PER LINCOLN CITY STD #4	2/CDT.01
4	RELEASE CURB & GUTTER	3/CDT.01
5	TRANSITION CURB & GUTTER	3/CDT.01
6	ADA RAMP	1/CDT.02
7	ADA SIGN	1/CDT.02
8	CONCRETE CURB PER LINCOLN CITY STD #4	4/CDT.01
9	CONCRETE WATERWAY PER APWA #211	4/CDT.01
10	INTEGRAL SEWERWALK	2/CDT.01
11	SIDEWALK PER UDOT STD #FA.5	1/CDT.04
12	PEDESTRIAN RAMP PER UDOT STD #FA.4	2/CDT.04
13	TYPE '1' CURB & GUTTER PER UDOT STD #GW.2A	4/CDT.04

LOT 101 BICYCLE PARKING COUNT

REQUIRED PARKING SPACES	BICYCLE SPACES REQUIRED (8% REQ'D PARKING SPACES)	NO. OF BICYCLE SPACES PROVIDED
65	5	6

LOT 101 AREA TABLE

PARTICULARS	S.F.	%
BUILDING	31,637	34.4
HARDSCAPE	41,586	45.2
LANDSCAPE	18,786	20.4
TOTAL	92,009	100

LOT 101 PARKING COUNT

BUILDING S.F.	MIN. # OF STALLS REQUIRED (SEE NOTES)	NO. OF STALLS PROVIDED (INCL. ADA)	ADA
31,267	65	66	3

NOTES:
 PER LINCOLN CITY CODE:
 1. WAREHOUSE: 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA
 2. OFFICE: 1 SPACE PER 300 SQUARE FEET
 3. NEW BUILDING: 10% OFFICE & 90% WAREHOUSE

LOT 100 AREA TABLE

PARTICULARS	S.F.	%
BUILDING	4,485	7.8
HARDSCAPE	39,498	66.5
LANDSCAPE	15,441	25.9
TOTAL	59,422	100

LOT 100 PARKING COUNT

PARTICULARS	STANDARD	ADA
PARKING STALLS	30	2
TOTAL	32	

NOTE:
 THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

NOTE:
 ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING. UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.

NOTE:
 WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE. NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.

NOTE:
 LINCOLN STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINCOLN CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

NOTE:
 SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESSIBLE SHALL NOT EXCEED A 1:48 (2.08%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.08%). ALL EXTERIOR DOORWAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.08%) SLOPE.

NOTE:
 SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING. PHOTOS TO CONSTRUCTION, NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CON.01 FOR FURTHER DETAIL.

NOTE:
 LOT 100 IMPROVEMENTS SHOWN ARE ALL PROPOSED AND ARE SHOWN FOR INFORMATION ONLY. LOT 100 WILL SUBMIT FOR A SEPARATE SITE PLAN REVIEW FOR CITY APPROVAL.

FLOOR DRAIN NOTE:
 NO FLOOR DRAINS (OTHER THAN IN RESTROOMS) WILL BE PRESENT WITHIN THE BUILDING.

BLACKHURST BUSINESS PARK

755 N. GENEVA RD.
LINDON CITY, UTAH

1900155

SITE PLAN

CSP.01
4 OF 14

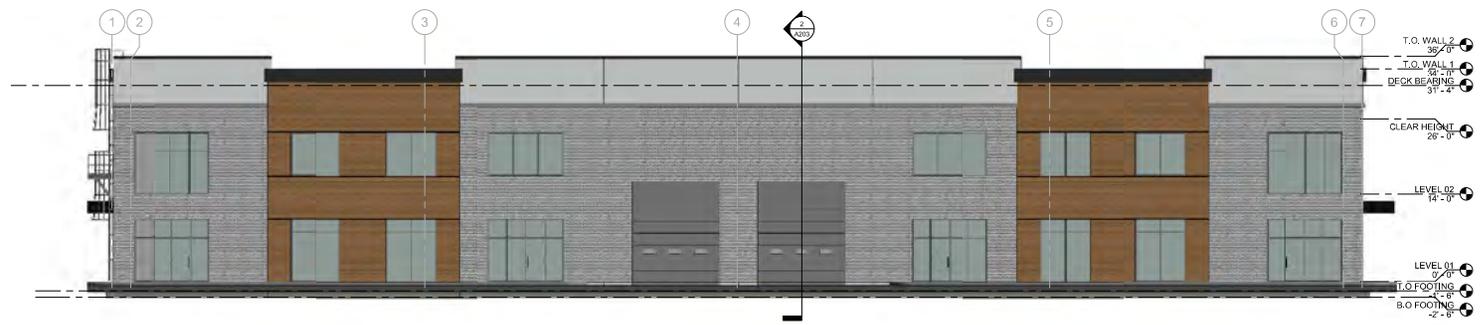
BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL

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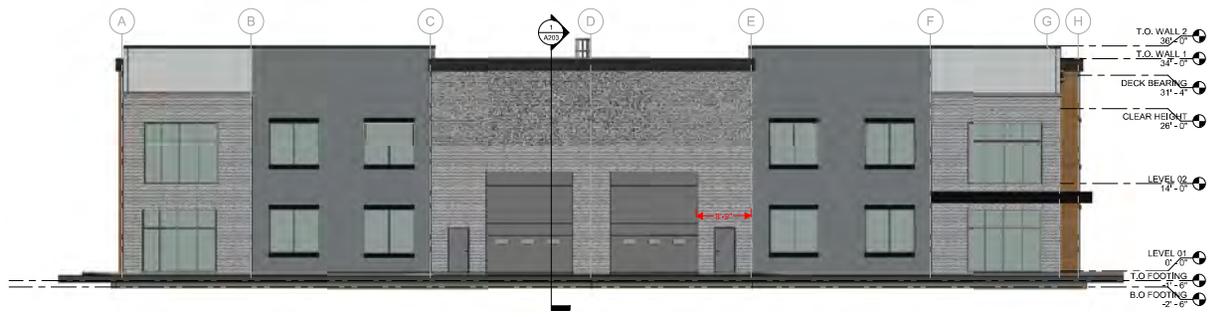
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1 WEST ELEVATION



2 SOUTH ELEVATION

Keynotes	
Key Value	Keynote Text

Revision Schedule	PROJECT DATE
DATE	ISSUE DATE

AE2019.083
BUILDING ELEVATIONS

DATE: Issue Date

SHEET #:

A202

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LINDON FLEX OFFICE WAREHOUSE
BUILDING EXTERIOR FINISHES



PAINT COLOR:
LIGHT GRAY



PAINT COLOR:
MEDIUM GRAY



METAL FINISH:
BLACK



BRICK SELECTION:
CREATIVE MINES
RAINCLOUD CRAFT