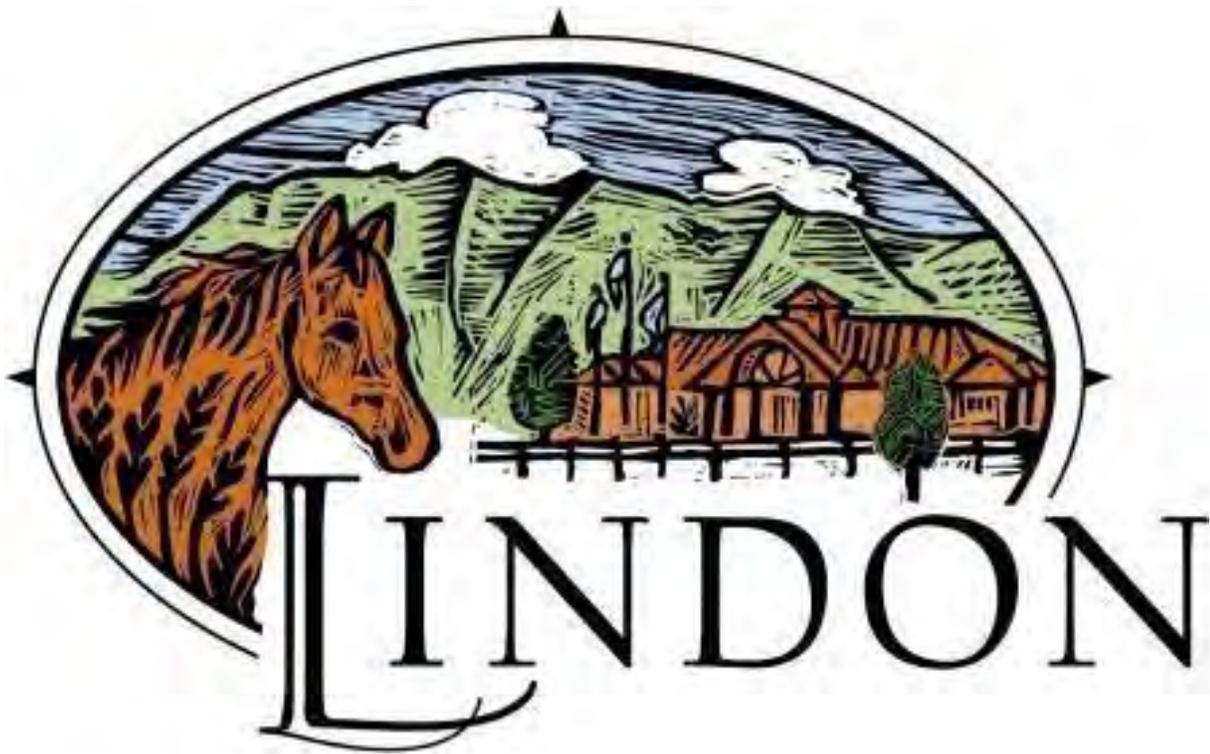


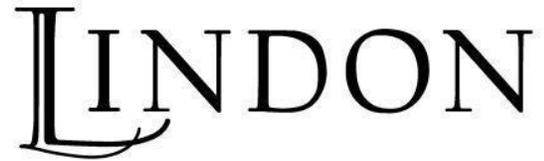
# **Lindon City Planning Commission Staff Report**



February 26, 2019

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, February 26, 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:

### AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order
2. Approval of minutes  
Planning Commission 2/12/2019
3. Public Comment
4. **Beany's to Go** Site Plan Approval. Mike Penn and Laura Goldfinch, 531 N. State Street  
The applicants request site plan approval for a beverage drive-thru building located in the General Commercial zone. Parcel #45:244:0001) *(15 minutes)*
5. New Business from Commissioners
6. Planning Director Report



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

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](http://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](http://www.lindoncity.org) websites.

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

Posted By: Kathryn Moosman, City Recorder

Date: 2/22/19

Time: 3:00

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

## **Item 1: Call to Order**

Sharon Call – Chair

Mike Marchbanks

Steve Johnson

Rob Kallas

Scott Thompson

Jared Schauers

## **Item 2: Approval of Minutes**

Lindon City Planning Commission Meeting 2/12/2019

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **February 12, 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: Jared Schauers, Commissioner  
10 Pledge of Allegiance: Scott Thompson, Commissioner

12 **PRESENT** **EXCUSED**

Sharon Call, Chairperson  
14 Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
16 Steven Johnson, Commissioner  
Scott Thompson, Commissioner  
18 Jared Schauers, Commissioner  
Mike Florence, Planning Director  
20 Anders Bake, Associate Planner  
Brian Haws, City Attorney  
22 Kathy Moosman, Recorder

24 **Special Attendee:**  
Matt Bean, Councilmember

- 26
1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
  - 28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
30 Planning Commission meeting of January 22, 2019 were reviewed.

32 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
OF THE REGULAR MEETING OF JANUARY 22, 2019 AS PRESENTED.  
34 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

- 42
4. **Lindon’s Edge Site Plan Approval — Castle Park Properties, LLC and**  
44 **Davies Design Build 126 S. Main.** Continued from January 22, 2019. The  
applicants request site plan approval for a fourteen (14) building business park to  
46 be constructed on approximately 5.5 acres located in the General Commercial  
zone. (Parcel #'s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304,  
48 14:069:0303, 14:069:0302)

2 Mike Florence, Planning Director, led this discussion by stating this item was  
continued from the January 22, 2019 meeting. He explained for site plan approval,  
4 tonight the planning commission will be evaluating whether the site plan and buildings  
meet Title 17 development regulations and Commercial Design Standards. Mr. Florence  
6 noted since the meeting on January 22, 2019 the developer has made the following  
updates:

- 8 a) Façade materials for the two buildings along Main Street now include 85% brick  
and glass
- 10 b) The buildings along Main Street are oriented towards the street with a front  
entrance
- 12 c) Landscape islands were added as an option in the parking lot adjacent to the  
single family. *The applicant has provided site plans with and without the*  
14 *landscape islands.*

16 Two stalls would be lost but the parking would still be in compliance.

18 Mr. Florence stated the applicant proposes 14 buildings consisting of 42 individual  
office spaces on 5.5 acres. Each building is two stories and has an average square footage  
20 of approximately 90 square feet per floor. Certain units will also have a basement for  
office storage. The reception center building, at the northeast corner of the property, will  
22 remain and will continue in business.

Mr. Florence then referenced the list of items reviewed at the January 22nd  
24 meeting and explained the updated changes made. He explained the proposed buildings  
most align with the two-part commercial block building. He then referenced the standards  
26 for such building in the Commercial Design Standards followed by discussion.

Mr. Florence noted the City Engineer is working through any technical issues  
28 related to the site and will ensure all engineering related issues are resolved before final  
approval is granted. Mr. Florence stated the development will be constructed in three  
30 phases. The developer will demo the houses along Main St. first and possibly the shed on  
the south side. Any building or landscaping that isn't in the way of construction will  
32 remain intact until that corresponding phase starts.

Mr. Florence then referenced an aerial photo and site pictures, site plan, site plan  
34 with landscape islands, and architectural renderings followed by discussion. Mr.  
Florence also read the recommended conditions to be included in the motion.

36 Chairperson Call stated it appears the applicants have made some really good  
changes and addressed some concerns however they have also received information  
38 regarding concerns from some neighbors. Commissioner Kallas asked staff about the  
issue with the street and if that was resolved. Mr. Florence replied when the street is  
40 completed it will follow the same curb, gutter and sidewalk profile as on main street.  
There was then some discussion on the street width (asphalt), right of way and  
42 improvements. Mr. Florence noted he is still looking into the history of the home on the  
corner (dance studio).

44 There was then some discussion regarding the landscaping buffer and island  
adjacent to the residential neighborhood. Mr. Richard Gale, resident, stated he would  
46 prefer as much landscaping as possible to block the building, but they really don't want  
tall trees that will block the view of the mountains. He would prefer a hedge perhaps 12  
48 ft. as the wall is 8 ft. tall.

2 The applicant, Mr. Axley stated they are happy doing either one and mentioned a  
flowering pear tree may be a good choice and is a preferred decorative tree in the valley.  
4 Patrice Brettschneider, neighboring resident, stated she would prefer trees that would  
block the buildings so it still feels like a residential neighborhood. She added they have  
6 personally planted five trees there and would like to see more trees planted as a buffer.

8 Commissioner Marchbanks stated is important to acknowledge they should be  
given credit if they put landscaping on the outside of the wall property where it is not  
required. Mr. Axley agreed stating they have complied above and beyond the amount of  
10 landscaping that is required by city code. Ms. Brettschneider stated she is just asking for  
a few more trees on the landscaping strip (on their side) to break up the buildings, she is  
12 not asking to remove parking stalls. Mr. Axley stated they would be willing to re-  
distribute some of the trees and landscaping to be good neighbors. Commissioner  
14 Marchbanks mentioned Castle Park has been a good neighbor up to this point.

Chairperson Call stated aside from the area discussed, there are concerns with  
16 traffic noting the commission received a letter requesting a traffic study. She then turned  
the time over to public comment at this time.

18 Mr. Gale expressed the concerns of himself and his neighbors with this  
development. They don't think Main Street and 200 South (intersection) can handle the  
20 scope of this project and the amount of traffic this development will bring. They would  
like to have a traffic study done and believe it is a reasonable request before the project  
22 starts. Mr. Axley said typically they are not required to do a traffic study as they are not  
doing a zone change and they are expensive and a financial burden and it is not  
24 necessary; this property is zoned for what it was approved for and can handle what the  
use could be; that burden should not be put on the property owner.

26 Mr. Florence said the city doesn't look at the zone but looks at the substantial  
impact that will deteriorate the level of service to require a traffic study and there must be  
28 a burden to show that will happen and he is not sure that has happened yet; we don't  
know if the intersection is failing so that burden has not been met. Councilmember  
30 Kallas stated he thinks a traffic study would say the curb, sidewalk and gutter should be  
installed. He can't see that we can reject this project because the sidewalk, curb and  
32 gutter isn't finished.

Mr. Gale stated there is already a congestion problem in the neighborhood at that  
34 intersection with a tremendous influx of cars and with a new development coming in and  
adding more businesses it will just get worse. He feels the project may be too big for the  
36 existing street location. Eric Barzeele pointed out 800 West in Orem is the same width  
when the road is finished and he doesn't think the traffic percentage increase will be  
38 more than 2%.

40 Commissioner Marchbanks pointed out that businesses in business parks aren't  
the enemy for traffic as residents usually generate a lot more traffic. He pointed out that  
staff would recommend a traffic study report if they thought it was warranted. He  
42 believes the residents will be amazed at how nice a neighbor this project will be rather  
than more homes or retail space. Mr. Axley agreed stating this will not have the  
44 movement of a residential neighborhood.

46 Chairperson Call mentioned the concerns of the landscaping and traffic study  
noting the building materials issue has been resolved. Mr. Axley indicated they would be  
happy to meet with the affected neighbors regarding the landscaping trees.

2 Following some additional discussion, the Commission agreed to require trees on  
the North side of the East side (to work with the neighbors) and the landscape island. The  
4 Commission also agreed that a traffic study is not warranted.

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

8 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:  
10 1. THE APPLICANT WILL FINALIZE ENGINEERING REVIEWS; 2. A PLAT  
AMENDMENT BE RECORDED PRIOR TO CONSTRUCTION BEGINNING; 3.  
12 SHARED PARKING BE APPROVED AS OUTLINED IN THE DEVELOPERS  
PARKING ANALYSIS. IF THE SHARED PARKING BECOMES AN ISSUE WHERE  
14 INSUFFICIENT ON-SITE PARKING IS NOT PROVIDED DUE TO INCOMPATIBLE  
SHARED USES OR VEHICLE PARKING OVERFLOWS INTO THE  
16 SURROUNDING NEIGHBORHOOD THE PROJECT PROPERTY OWNERS WILL  
SECURE ADDITIONAL PARKING THROUGH PURCHASE OR AGREEMENT.  
18 UPON COMPLAINT, THE CITY MAY REQUIRE CHANGES TO HOURS OF  
OPERATIONS FOR THE SHARED USES, AN UPDATED SHARED PARKING  
20 ANALYSIS, OR OTHER REQUIREMENTS TO PROVIDE SUFFICIENT PARKING;  
4. IF THE BUSINESS PARK AND THE RECEPTION CENTER WERE EVER TO  
22 HAVE DIFFERENT OWNERSHIPS THEN A DEED OR OTHER LEGAL  
INSTRUMENT WILL BE RECORDED GUARANTEEING ACCESS TO PARKING  
24 AS PER LINDON CITY CODE TITLE 17; 5. DUE TO THE DEVELOPMENT BEING  
CONSTRUCTED IN PHASES AND THE NEED TO SHARE PARKING BETWEEN  
26 USES, A MINIMUM OF ONE HUNDRED (100) PARKING STALLS WILL BE  
CONSTRUCTED AND AVAILABLE FOR PHASE ONE; 6. LIGHT POLES ALONG  
28 MAIN STREET WILL BE INSTALLED THAT MEET LINDON CITY  
DEVELOPMENT STANDARDS; 7. MEET LANDSCAPING AS DISCUSSED BY  
30 PUTTING TREES INTO LANDSCAPING ISLANDS ON THE NORTH SIDE OF THE  
EAST END OF THE FENCE AND A FEW TREES ON THE SOUTH SIDE OF THE  
32 FENCE ON THE WEST END 8. ALL ITEMS OF THE STAFF REPORT.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
34 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
36 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
38 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
40 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

42  
44 **5. Lindon's Edge Plat Amendment – Castle Park Properties, LLC and Davies  
Design Build 126 S. Main.** The applicant's request Subdivision Plat Amendment  
46 approval of the Lindon's Edge Plat A Subdivision to consolidate existing parcels  
into one lot located in the General Commercial zone. (Parcel #'s 45:424:0001,  
14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302).

2 Mr. Florence led this discussion by explaining the applicant, Castle Park is asking  
to consolidate existing parcels into one lot. He explained that Lindon City Code 17.32.00  
4 references Utah Code for requirements amending a subdivision plat. Mr. Florence noted  
under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning  
6 Commission) to join two or more of the petitioner fee owner's contiguous lots.

8 Mr. Florence indicated this is just cleaning up the site so it's all under one  
ownership so there is one lot. He noted the City Engineer is working through any  
10 technical issues related to the plat and will conduct a final review if the planning  
commission approves the plat amendment. He indicated Castle Park owns all parcels that  
12 will be amended as part of the application for one lot; the proposed plat amendment is  
located in the General Commercial (CG) zone and meets minimum lot size and frontage  
requirements.

14 Mr. Florence then presented an aerial image with parcels, parcel map, and plat  
followed by discussion. Chairperson Call stated she has no further questions.

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

18  
20 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR PRELIMINARY APPROVAL OF LINDON'S EDGE PLAT "A"  
WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE  
22 TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS  
NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT  
24 RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS  
PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO  
26 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO  
DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN  
28 SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT  
ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER  
30 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

32 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
34 COMMISSIONER KALLAS AYE  
COMMISSIONER JOHNSON AYE  
36 COMMISSIONER THOMPSON AYE  
COMMISSIONER SCHAUERS AYE  
38 THE MOTION CARRIED UNANIMOUSLY.

- 40 6. **Site Plan Approval for Lot 3 of Mountain Tech South approximately 400 N.  
2800 W.** Continued from December 11, 2018. Mark Weldon, on behalf of WICP  
42 West Mountain Tech South, requests site plan approval for a 158,000 square foot  
office building in the Regional Commercial zone. (Parcel #14:059:0040).

44  
46 Mr. Florence gave an overview of this discussion item stating at the December  
11th Planning Commission meeting the Planning Commission gave subdivision approval  
48 for the three-lot development and site plan approval for the two office/warehouse  
buildings; the planning commission continued site plan approval of the office building to

2 review a traffic circulation plan, traffic study, and updated renderings of the parking  
4 structure. He noted parking standards are based on the zone and the different uses in the  
building and their respective square footage.

6 Mr. Florence explained the Regional Commercial zone is specific regarding  
architectural design of buildings in the zone. The applicant's proposal includes a three-  
8 story parking structure for 673 vehicles. At the last meeting, the planning commission  
continued the review of the parking structure for the applicant to return with a design that  
10 is more architecturally similar to the office building. The applicants design has removed  
some of the concrete supports and replaced them with steel supports and vegetation  
12 screens. He then referenced a picture from a different project of what those screens may  
look like. He also referenced for discussion the following code section:

Lindon City Code 17.54.060 (1)(a)

- 14 • *Any parking structure above the finished ground elevation shall have the same  
16 setback requirements as outlined for buildings, and shall be architecturally  
integrated through use of the same or similar materials, colors, rhythm,  
18 landscaping, etc. Interior parking lot landscaping, as outlined in Section  
17.18.085, must be provided for any parking stall in a parking structure that is  
20 visible from a "bird's eye view."*

22 Mr. Florence stated at the last meeting, the planning commission continued the  
site approval of the office building and requested that the applicant provide a traffic  
24 circulation plan and traffic study. The site plan shows that the north/south access road is  
blocked in the middle with basketball courts. This was to limit traffic from other  
26 properties using this road as a cut through to the Pleasant Grove Interchange. He then  
presented a circulation plan that isn't much different than what the commission saw last  
28 time but they are more supportive of the updated plan. Regarding the traffic study and  
feedback from city staff and UDOT, the major items that came out of the study are as  
follows:

- 30 • The intersection at 2800 W. 600 N. already fails due to the amount of traffic  
during evening peak hours (4-6 p.m.)
- 32 • UDOT has determined that the intersection warrants a traffic signal but Lindon  
and American Fork Cities will need to ensure that the right-of-way is provided  
34 and the improvements installed prior to UDOT installing the traffic signal.  
Installing the traffic signal improves the level of service from a level F to a level  
36 C
- 38 • By 2024 the level of service at the intersection decreases to a level D
- 40 • 2800 W. and 400 N. needs to be improved to a 66' right-of-way that would  
include two drive lanes and a center turn lane
- 42 • UDOT would like to see deceleration and acceleration lanes built for the  
development on 600 N.
- 44 • When the intersection improvements are constructed, vehicles will no longer be  
able to do Uturns where they currently turn on 600 N. and will only be able to  
turn at the intersection
- 46 • The traffic engineer determined that the internal circulation is sufficient to  
accommodate the anticipated traffic flows

Developer Improvements



2 COMMISSIONER KALLAS AYE  
COMMISSIONER JOHNSON AYE  
4 COMMISSIONER THOMPSON AYE  
COMMISSIONER SCHAUERS AYE  
6 THE MOTION CARRIED UNANIMOUSLY.

8 **7. Concept Review – Mountain Tech South Lot 4. Approximately 400 N. 2800**

10 **W.** Mark Weldon requests concept review for Lot 4 to orient the proposed  
building towards the interior of the business park. A Concept Review allows  
12 applicants to receive Planning Commission feedback and comments on proposed  
projects. No formal approvals or motions are given, but general suggestions or  
recommendations are typically provided. (Parcel #14:059:0040)

14  
16 Mr. Florence led this discussion by stating the Regional Commercial zone  
requires under code 17.54.050 (1)(b) that buildings be oriented to the main street. Mr.  
Weldon is requesting feedback before applying for site plan approval whether the  
18 proposed building for Lot 4 can be oriented to the interior of the development with the  
back of the building oriented to 400 North. He noted concept reviews are to provide  
20 general feedback only and no decisions will be made or voted on tonight. He pointed out  
that the DoTerra warehouse building is oriented with the rear of the building towards 400  
22 North.

24 Mr. Florence indicated from staff's research, it appears that the planning  
commission allowed the DoTerra warehouse to be oriented towards I-15 and to be  
oriented to the call center office building to create a campus type design. Because the  
26 warehouse was not oriented towards the street it appears that the planning commission  
required an increased amount of landscaping area and planting as well as a solid fence  
28 along 400 North. The DoTerra plan shows 158' of landscaping behind the meandering  
sidewalk for the portion screening the loading docks. The areas screening the parking lots  
30 are between 28' and 44'. The developer of Mountain Tech South is requesting that the  
proposed building on Lot 4 be oriented with the back of the building oriented towards  
32 400 North and the side of the building to 2800 West.

34 Mr. Florence stated Mr. Weldon is proposing an increased amount of landscaping  
and a solid masonry wall to screen the back of the building. From the back of the  
meandering sidewalk to the north edge of the landscaping measures about 77'. However,  
36 there is a significant stormwater detention pond as part of this area that will receive  
detention for a large portion of the development. The current plans for lots 1, 2, 3 shows  
38 the detention area as rock but the site plan that the developer has provided shows the area  
as a "green" color that may indicate landscaping.

40 Mr. Florence stated Mr. Weldon is asking that the planning commission clarify if  
the detention area will be landscaped or if it will remain as rock. He noted the  
42 commission should also consider the width of the landscaping and how the sites function.  
He noted Mr. Weldon is also providing an increased amount of architectural detail and  
44 windows that will face 2800 West to help make the façade more attractive from the street.

46 Mr. Florence then presented the following exhibits: Site Plan, building renderings,  
Landscape plan, DoTerra landscape plan, and DoTerra rendering followed by discussion.

2 Mr. Weldon explained this project will be located next to the sewer treatment  
4 plant and next to the curvature of the road. He stated they would like to flip the building  
for two reasons:

- 6 1. So it doesn't face the sewer or the radius of the road
- 8 2. Offices are facing the other direction which will help alleviate the smell  
from the sewer plant
- 10 3. They will share the parking lot and have a wonderful view and they won't  
see truck wells.

12 Mr. Weldon then spoke on the building materials, landscaping and associated  
14 costs to ensure it is a nice building that meets all standards. Following some general  
16 discussion regarding landscaping comparison with DoTerra and the building positioning,  
the planning commission was in agreement that they are comfortable with flipping the  
building as there are compelling reasons due to the proximity to the sewer treatment plant  
and when the Vineyard Connector comes in; it appears this is the right way to situate the  
building and will add to the look of the campus.

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

20 **8. Lindon Ridge Plat Amendment – approximately 45 S. Main Street**

22 The applicant requests Subdivision Plat Amendment approval of the Lindon  
24 Ridge Subdivision to consolidate existing parcels into one lot located in the  
General Commercial zone. (Parcel #'s 14:070:0249, 14:070:0254, 14:070:0036,  
14:070:0124, 14:070:0090, 14:070:0092, 14:070:0229, 14:070:0126,  
26 14:070:0125, 14:070:0320)

28 Anders Bake, Associate Planner, gave an overview of this discussion item stating  
Lindon Ridge Apartments is petitioning to consolidate existing parcels into one lot. He  
30 noted the City Council gave final site plan approval for the Lindon's Ridge Senior  
Apartments in December 2018. He explained that Lindon City Code references Utah  
32 Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an  
applicant may petition the Land Use Authority (Planning Commission) to join two or  
34 more of the petitioner fee owner's contiguous lots. He stated a mix of commercial and  
residential surround this parcel.

36 Mr. Bake stated the City Engineer is working through all technical issues related  
to the plat and will conduct a final review if the planning commission approves the plat  
38 amendment tonight. He indicated the applicant owns all parcels that will be amended as  
part of the application for one lot. A site plan including the development of three  
40 apartment buildings on this property has previously been approved by the Planning  
Commission and City Council. He noted the proposed plat amendment is located in the  
42 Senior Housing Facility Overlay (SHFO) zone and meets minimum lot size and frontage  
requirements.

44 Mr. Bake then presented an Aerial photo, Parcel map, previously approved  
Lindon's Ridge Site Plan and plat followed by discussion. Mr. Bake also read the  
46 proposed conditions to include in the motion. Chairperson Call stated this appears to be a  
pretty straightforward request.

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

4  
6 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR PRELIMINARY APPROVAL OF THE LINDON'S RIDGE PLAT  
WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE  
8 TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS  
NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT  
10 RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS  
PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO  
12 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO  
DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN  
14 SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT  
ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER  
16 THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

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

26 9. **Beany's to Go Site Plan Approval. Mike Penn and Laura Goldfinch, 531 N.**  
28 **State Street.** The applicants request site plan approval for a beverage drive-thru  
building located in the General Commercial zone. Parcel #45:244:0001)

30 Mr. Florence stated this item has been pulled from the agenda as the applicant  
is working through some issues with UDOT and it will be discussed at the next  
32 meeting.

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

36 10. **DoTerra Plat Amendment – 2400 West 400 North.** The applicant requests  
38 Subdivision Plat Amendment approval of the DoTerra Lindon Subdivision Plat A  
to consolidate two existing parcels into one lot located in the Regional  
Commercial zone. (Parcel #'s 14:059:0026 and 14:059:0048)

40  
42 Mr. Florence gave an overview of this discussion item stating DoTerra  
International is petitioning to consolidate two parcels they own into one lot (this project is  
currently under construction). He noted Lindon City Code references Utah Code for  
44 requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may  
petition the Land Use Authority (Planning Commission) to join two or more of the  
46 petitioner fee owner's contiguous lots. Mr. Florence stated the applicant is not in  
attendance but is fine with what is in the staff report.

2 Mr. Florence noted the City Engineer is working through all technical issues  
related to the plat and will conduct a final review if the planning commission approves  
4 the plat amendment. Mr. Florence stated DoTerra International, owns both parcels which  
will be amended as part of the application for one lot. A distribution warehouse and a call  
6 center building are currently under construction on the two lots. The proposed plat  
amendment is located in the Regional Commercial zone and meets minimum lot size and  
8 frontage requirements.

Mr. Florence then referenced an Aerial Image, Parcel Map, the previously  
10 approved DoTerra Site Plan and the Plat followed by some general discussion.  
Chairperson Call stated this appears to be a straightforward plat amendment request.

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

14  
COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
16 APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF AN AMENDMENT  
TO THE DOTERRA PLAT WITH THE FOLLOWING CONDITION: 1. THE  
18 APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL  
TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO  
20 RECORDING; 2. PRIOR TO PLAT RECORDING AND OCCUPANCY OF ANY  
NEW DEVELOPMENT WITHIN THIS PLAT, THE APPLICANT MUST UPDATE  
22 THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF  
OWNERS' CONSENT TO DEDICATION CONSISTENT WITH ITEM ONE ABOVE;  
24 AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE  
SUBDIVISION PLAT ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF  
26 REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

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

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

38  
Chairperson Call suggested doing some design standards training when a full  
40 Commission is in place. Councilmember Bean mentioned they have about six people  
they will be interviewing for the planning commission vacancy. There was then some  
42 discussion regarding street improvements and landscaping at the corner of 200 south and  
main street. There was also some discussion regarding a future review of the sign  
44 ordinance.

46 12. **Planning Director Report** –  
48 • City email review update

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

4 **ADJOURN** –

6 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE  
8 MEETING AT 9:25 PM. COMMISSIONER KALLAS SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 Approved – February 26, 2019

12  
14 \_\_\_\_\_  
Sharon Call, Chairperson

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

20

**Item 3: Public Comment**

**1** - Subject \_\_\_\_\_

Discussion \_\_\_\_\_

\_\_\_\_\_

**2** - Subject \_\_\_\_\_

Discussion \_\_\_\_\_

\_\_\_\_\_

**3** - Subject \_\_\_\_\_

Discussion \_\_\_\_\_

\_\_\_\_\_

## Item 4: Site Plan — Beany's To Go 531 N State St.

Date: February 26, 2019

Project Address: 531 N State St.

Applicant: Mike Penn & Laura Goldfinch

Property Owner: Platt, Valerie & Edward (Linden Nursery)

General Plan: Commercial

Current Zone: General Commercial (CG)

Parcel ID: 45:244:0001

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 applicant proposes to remove an existing outdoor restroom building and construct a new drive-through coffee shop building on the Linden Nursery property. The event center is currently constructing new restrooms in the existing building.

### Motion

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

1. The applicant will finalize engineering reviews;
2. The applicant will install bike parking as per Lindon City code;
3. The northern most property access will remain gated and locked at all times except when being actively used by the nursery;
4. All items of the staff report.

### Surrounding Zoning and Land Use

North: General Commercial – Saratoga Jewelry Co

South: General Commercial – Linden Nursery

East: General Commercial – State Street/single family & commercial

West: Residential (R1-20) – Linden Nursery

### Site Development Standards

Parking – the applicants site plan meets vehicle parking requirements but does not provide the two required bicycle parking spaces.

<i>Required</i>	<i>Provided</i>
Eating and Drinking Establishments	5 stalls - compliant
2 bike stalls required in CG zone	0 - not compliant

### Landscaping Standards

The General Commercial zone requires a landscaped berm at least three feet high and twenty feet wide along all public street frontages. An existing berm along State Street meets this requirement. The code requires that trees shall be planted thirty feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas. The site plan indicates an existing tree and notes that new trees will be planted every 30 feet along State Street in the portion of the property adjacent to **the applicant's** building.

### Interior Landscaping

<i>Required</i>	<i>Provided</i>
Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.	For this proposal the applicant will be providing landscape planters as part of the drive-thru circulation.

### Traffic Circulation

The site plan provides adequate traffic circulation for the proposed use. All customers will enter and exit the site at the main driveway for the Linden Nursery and event center from State Street. Customers will drive in a counter clockwise loop around the building. The **20'** turn radius meets city engineering standards and the route will be controlled using curbing and planter boxes. There is a second access at the North end of the site which will not **be accessible to Beany's customers. The access is currently used by the nursery but** UDOT, as part of this approval, has required that the gate will remain locked at all times except when it is being actively used by the nursery.

### Building Design and Architectural Standards

Buildings in the General Commercial 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 buildings most align 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	If the structure is used for a business requiring a drive-through area, use an extension of the roofline detail and supportive elements on the façade to encompass a covered drive-through area that is consistent with the building.	Compliant, however if a business has a drive-thru then buildings must use an extension of the roofline detail and supportive elements on the façade to encompass a covered drive-thru area that is consistent with the building. The <b>applicant's</b> proposal uses roof extensions over both drive-thru windows as well as the pedestrian window. Staff is not sure

		how far those extend over the drive-thru
Height and Scale/Size	Bays should vary in width from 15-25' <b>Proposed height is approximately 16'</b>	Compliant
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.	Compliant
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.	Compliant. The renderings show stucco as an exterior material but this was labelled wrong by the architect. The exterior material will be 85% stone
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

<i>Required</i>	<i>Provided</i>
Development lot size: 20,000 sq ft	8.94 acres
Front: <b>20'</b>	40'
Rear when adjacent to residential: <b>40'</b>	> <b>40'</b>
Side <b>adjacent to commercial: 0'</b>	> <b>40'</b>
Side adjacent to commercial: <b>0'</b>	> <b>40'</b>

### 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

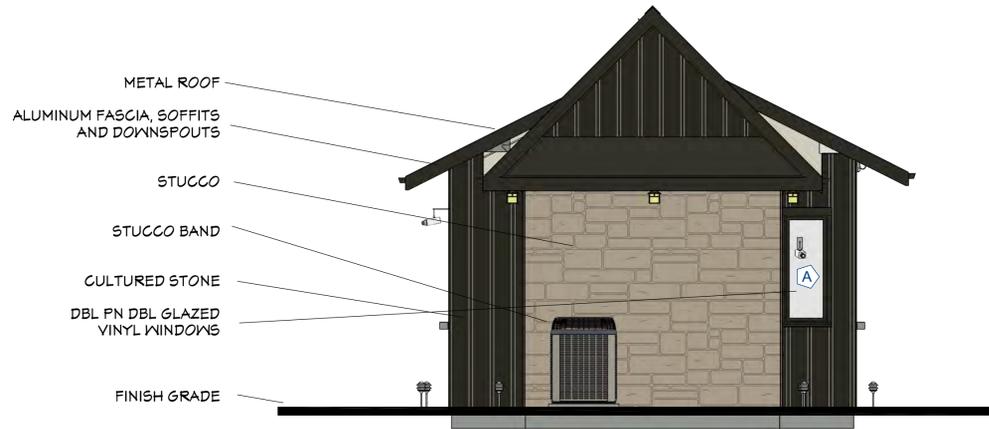
**The new Beany's To Go will be an attractive amenity to the commercial corridor of Lindon City.** This will be Beany's 2<sup>nd</sup> location. Their other location is located in American Fork at 627 E. State Street.

### Exhibits

1. Aerial photo
2. Renderings
3. Site Plan

Exhibit 1

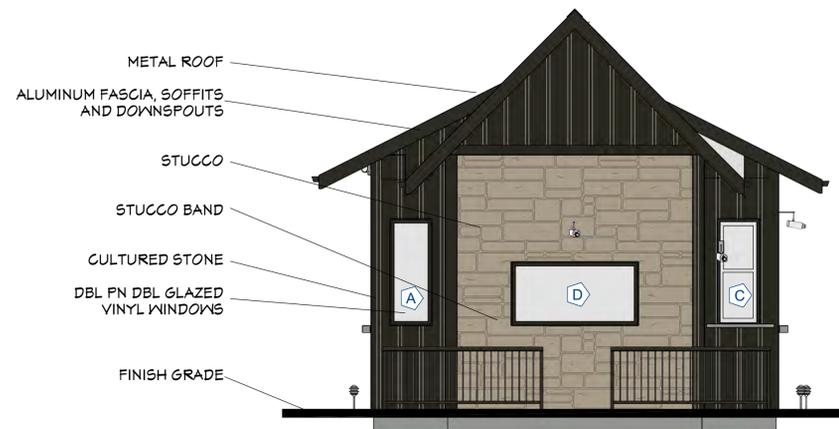
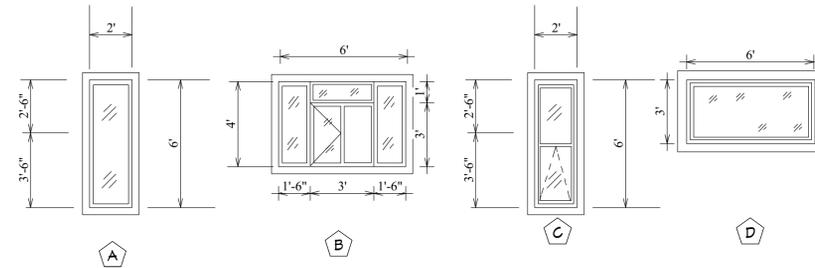




WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

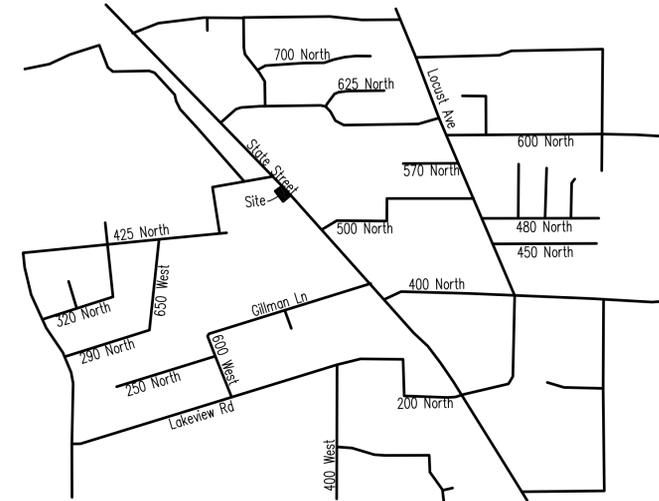
DATE	Revision Description	MARK	SHEET NAME:	PROJECT TITLE:	DATE	2/11/2019	PAGE
				<b>BEANY'S LINDON SITE</b>	DRAWN BY	MARK STEVENSON	A2.1
				<b>MBA DESIGNS</b>	SCALE	1/4" = 1'-0" UNLESS OTHERWISE SPECIFIED	
				1092 south 350 east - Payson, Utah - 801-592-0073	CHECKED BY:		

# Beany's To Go

Lindon Utah



Note:  
Trees will be planted every 30' along  
State Street



Vicinity Map

1. The applicant is responsible for compliance with all requirements of the "American with Disabilities Act" (ADA)
2. 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.
3. 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.
4. Lindon Standard Specifications and Drawings apply to construction of public improvements that well be owned or maintained by Lindon City and take precedence over other standards.

Developer:

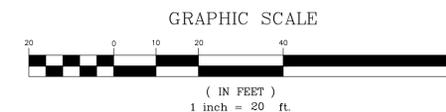
Gold Penn, LLC, Beany's To Go Lindon  
995 North 1000 West  
American Fork Utah 84003  
801-616-1180  
management@beanys.org

Engineer:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

Site Data:

Zone = CG  
Bld Area 486 SF  
Total Asphalt Area 10,532 SF  
Total Impervious Area 11,018 SF



**CAUTION!!! Notice to contractors**  
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

**Know what's below. 811**  
**Call 811 before you dig.**  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Beany's To Go  
**Site Plan**

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Revisions

Date	1-2-2018
Scale	1"=20'
By	BHT
Tracing No.	L-14440

Sheet No.	C - 1
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**Item 5: New Business (Planning Commissioner Reports)**

Item I – Subject \_\_\_\_\_  
\_\_\_\_\_

Discussion

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\_\_\_\_\_  
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Item I – Subject \_\_\_\_\_  
\_\_\_\_\_

Discussion

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item 6: Planning Director Report:**

**ADJOURN**