

2 The Lindon City Planning Commission held a regularly scheduled *electronic meeting* on
4 **Tuesday, March 24, 2020 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: Anders Bake

12 **PRESENT** **EXCUSED**

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

24 **Special Attendee:** Councilmember Vanchiere

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
Planning Commission meeting of February 25, 2020 were reviewed.

30
COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF FEBRUARY 25, 2020 AS PRESENTED.
COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
34 VOTED IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

42 4. **Conditional Use Permit – 282 E. 680 N.** Karli Hutchings requests conditional
use permit approval for an in-home child care business in the low density
44 residential (R1-20) zone. Parcel # 49:233:0044

46 Anders Bake, Planning Associate, led this agenda item by giving an overview
stating the applicant, Karli Hutchings is in attendance to request a conditional use permit
48 for an in-home child care business in the low density residential (R1-20) zone at 282 East

2 680 North. He noted the Lindon City Standard land Use Table indicates that Child Day
4 Care – 5 to 16 children (4 or less not regulated) requires a conditional use permit in the
6 residential (R1-20) zone. He stated Ms. Hutchings has been approved by the Utah
Department of Health for a Family Child Care License that permits the licensee a total
capacity of 16 children. Ms. Hutchings is also required to maintain her state license in
addition to the Lindon City home occupation business license.

8 Mr. Bake indicated Ms. Hutchings has applied for a home occupation business
license which can be approved after Conditional Use Permit approval is granted. A home
10 occupation business must follow the regulations found in section 17.04.400 of the Lindon
City Code. He stated notices were mailed on March 12, 2020 to adjoining property
12 owners in accordance with Lindon City Code. He indicated Staff has received one verbal
comment from a neighbor who was concerned about the traffic impacts that this business
14 may have on the neighborhood.

Mr. Bake explained the Home Occupation requirements in the Lindon City Code
16 section 17.04.400 state that “The purpose and intent of this section is to allow gainful
occupations, professions, activities, or uses that are clearly customary, incidental, and
18 secondary to the residential use of the property and which do not alter the exterior of the
property or affect the residential character of the neighborhood.”

20 Mr. Bake then referenced the table identifying the requirements in section
17.04.400 of the Lindon City Code and whether or not the proposed business is in
22 compliance with these requirements followed by discussion.

Mr. Bake pointed out Lindon City Code Section 17.20.060 provides that a
24 conditional use may be denied when: a. "Under circumstances of the particular case, the
proposed use will be detrimental to the health, safety, or general welfare of persons
26 residing or working in the vicinity, or injurious to property or improvements in the
vicinity, and there is no practical means available to the applicant to effectively mitigate
28 such detrimental effects;" or, b. "The applicant cannot or does not give the Planning
Commission reasonable assurance that conditions imposed, incident to issuance of a
30 conditional use permit will be complied with."

Mr. Bake went on to say the Utah Department of Health also regulates child care
32 centers and family child care providers in the state of Utah. Ms. Hutchings currently
holds a license with the Utah Department of Health that is classified as a Home-Based
34 Licensed Family. She has held this license since 2011 and has run a child care business
from her home in Orem. This Family License allows for the following: Child care is
36 provided in a private home for up to 16 children (unless otherwise determined by the
city), including the provider's own children less than four years old. Providers must be at
38 least 18 years old. Two qualified caregivers are required when there are more than eight
children in care and when there are more than two children less than two years old in
40 care. With two caregivers, providers can care for up to (but not more than) four children
less than two years old. A compliant outdoor play area is required. The Utah Department
42 of Health conducts at least one announced inspection and one unannounced inspection
every year. He noted there are no reported violations on Ms. Hutchings inspection
44 records. Ms. Hutchings has also stated that she has a part time employee that she will
continue to use whenever there are more than eight children in the home in order to
46 comply with the State license requirements.

2 Ms. Hutchings then described her business description noting they have made,
and will continue to make, extra efforts to minimize the impacts that the business may
4 have on the surrounding neighborhood as she wants to be a good neighbor.

6 Mr. Bake then presented the Business description, Interior Building layout and an
Aerial photo of the site and surrounding area followed by discussion.

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

12
14 COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANTS
REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE RESIDENTIAL
PROPERTY LOCATED AT 282 EAST 680 NORTH FOR AN IN-HOME CHILD
16 CARE BUSINESS WITH THE FOLLOWING CONDITIONS: THE APPLICANT
WILL COMPLY WITH THE HOME OCCUPATION REQUIREMENTS FOUND IN
18 LINDON CITY CODE SECTION 17.04.400; 2. NO MORE THAN 6 VEHICLES MAY
BE PARKED AT THE RESIDENCE AT ONE TIME; 3. THE BUSINESS WILL BE
20 OPERATED BY A RESIDENT OF THE HOME; 4. NO MORE THAN 500 SQUARE
FEET OR TWENTY-FIVE PERCENT OF THE TOTAL FLOOR SPACE,
22 WHICHEVER IS LESS, SHALL BE USED FOR THE CHILD CARE BUSINESS; 5.
THE APPLICANT WILL MEET ALL REQUIREMENTS TO MAINTAIN A CHILD
24 CARE LICENSE WITH THE UTAH DEPARTMENT OF HEALTH; 6. THE
APPLICANT WILL HAVE AT LEAST TWO QUALIFIED CAREGIVERS WHEN
26 THERE ARE MORE THAN EIGHT CHILDREN IN CARE AND WHEN THERE ARE
MORE THAN TWO CHILDREN LESS THAN TWO YEARS OLD IN CARE; 7.
28 HOURS OF OPERATION WILL BE LIMITED TO MONDAY TO FRIDAY FROM
7:30 A.M. TO 5:30 P.M.; 8. OUTDOOR ACTIVITIES WILL BE LIMITED TO 10:30
30 A.M. TO 11:30 A.M. AND 4:00 P.M. TO 5:00 P.M.; 9. PARENTS/GUARDIANS WILL
BE REQUIRED TO SIGN A PICK-UP/DROP-OFF CONTRACT WHICH REQUIRES
32 THEM TO FOLLOW SPEED LIMIT, PARKING REQUIREMENTS, NOISE LEVELS
AND RESPECTING NEARBY RESIDENTS; 10. THE APPLICANT WILL
34 CONTINUALLY MAINTAIN A STATE OF UTAH CHILD CARE LICENSE AND
LINDON CITY HOME OCCUPATION LICENSE; AND 11. ALL ITEMS OF THE
36 STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
40 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
42 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
44 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

46
48 **5. Lake View West Site Plan Approval – 81 N. 1800 W.** Lake View West requests
site plan approval for two office/warehouse buildings located in the Light
Industrial zone. Parcel # 14:061:0115
50

2 Mike Florence, Planning Director led this agenda item by giving a summary of
the key issues noting the applicant is seeking site plan approval for two industrial
4 buildings which will be approximately 35,000 square feet each. He noted Lot 1 is 4.34
acres and the proposal is to construct two, one story office/warehouse buildings on the
6 site. Originally, this property was going to be a second phase of storage units. The
storage units to the north received site plan approval in 2017. The Lindon City Street
8 Master Plan map shows the Vineyard Connector replacing 2000 West at some point. The
applicant has worked with both UDOT and the City to provide a sufficient building
10 setbacks and plan for this future road improvement. The property also has a large Central
Utah Water Conservancy District easement on the west portion of the site. He noted the
12 applicant has identified this easement on the site plan and plat.

Mr. Florence stated the City parking code, 17.18.078, only allows a maximum a
14 30% increase above the required parking. The planning director recommends the increase
in parking due to the fact that some parking may be removed for outdoor storage or if the
16 future Vineyard Connector needs additional lane width and Staff included this as a
condition of approval.

Mr. Florence noted the proposed building meets the minimum setback of 20' from
18 the front property line. The minimum lot area in the Light Industrial West zone is 1 acre;
the applicant's lot is 4.34 acres. The applicant will not be required to add additional street
20 lighting and previous developments have installed lighting that meet the spacing
22 requirements.

Mr. Florence stated per LCC 17.49.070 - Twenty-five percent (25%) minimum of
24 the exterior of all buildings (except as permitted in 17.49.070(4)) shall be covered with
brick, decorative block, stucco, wood, or other similar materials as approved by the
26 Planning Commission. Precast concrete or concrete tilt-up buildings also meet the
architectural treatment requirement, subject to the standards in section 17.49.070(2).

Mr. Florence noted the applicant's proposal provides a mix of materials including
28 thin brick, split faced CMU, Smooth faced CMU, and composite siding. The applicant
also provides varying rooflines along the building faces and varying façade articulation.
30 The applicant is providing identified entryways that also include canopies. Canopies are
also proposed over many of the windows. The building height is approximately 33 feet to
32 the tallest parapet; the maximum height in the LI-W zone is 48 feet.

Mr. Florence noted the City Engineer is working through technical issues related
34 to the plat and civil engineering plans and will ensure all engineering related issues are
resolved before final approval is granted. Mr. Florence indicated the proposed
36 development meets site circulation requirements and the applicant does have a shared
secondary access with Timpanogos Indoor Soccer. He added when the Vineyard
38 Connector is constructed to its full width this access may be lost. However, the main
access for this development is from 1800 West.
40

Mr. Florence went on to say this will be the second development that the
42 applicant has developed in Lindon. The other project is located at 1396 West 200 South.
He noted the applicant provides great architectural detail and design on his buildings.
44 Developments in this area are well designed office/warehouse buildings and this project
will continue this same standard. Mr. Florence then presented the Site Plan and
46 Architectural Renderings and referenced the conditions to include in the motion followed
by some general discussion. Chairperson Call stated it appears everything is in
48 compliance and meets all requirements.

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

4
6 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
8 1. THE DEVELOPER WILL CONTINUE TO WORK WITH THE CITY ENGINEER
TO MAKE FINAL TECHNICAL CHANGES TO THE PLAT AND FOR FINAL
ENGINEERING APPROVAL; 2. PARKING RATIOS ARE APPROVED AS PER THE
10 SITE PLAN; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
12 FOLLOWS:

CHAIRPERSON CALL	AYE
14 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
16 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
18 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

20 THE MOTION CARRIED UNANIMOUSLY.

22 **6. Lake View West Minor Subdivision Approval – 81 North 1800 West Lake**
View West request minor subdivision approval for a two-lot subdivision. Parcel #
24 14:061:0115

26 Mr. Florence opened this agenda item by explaining the applicant is seeking
minor subdivision approval to split one lot into two parcels. The existing storage units
28 will be on Lot 2 and the new development on Lot 1. Lot one will consist of 4.34 acres,
Lot 2 will consist of 5.79 acres. The proposal is to construct two, one story
30 office/warehouse buildings on the site. Originally, this property was planned to be a
second phase of storage units.

32 He noted the storage units to the north received site plan approval in 2017. The
Lindon City Street Master Plan map shows the Vineyard Connector replacing 2000 West
34 at some point. He noted the applicant has worked with both UDOT and the City to
provide a sufficient building setback and to plan for this future road improvement. The
36 property also has a large Central Utah Water Conservancy District easement on the west
portion of the site. He then identified this easement on the site plan and plat.

38 Mr. Florence stated the City Engineer is working through technical issues related
to the plat and civil engineering plans and will ensure all engineering related issues are
40 resolved before final approval is granted. Staff has determined that the proposed
subdivision complies, or will be able to comply before final plat approval, with all
42 remaining subdivision and land use standards. The City Engineer is addressing
engineering standards and all engineering issues will be resolved before final plat
44 approval is granted.

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

COMMISSIONER KALLAS MOVED TO THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL AT 81 NORTH 1800 WEST WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. THE PLANS AND PLAT WILL MEET RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. Intermountain Precision Casting Plat Amendment Approval – 1156 West 400

North. Intermountain Precision Casting requests plat amendment approval to combine two existing lots into one in Lindon's Light Industrial (LI) zone. Parcel #'s 45:111:0007, 45:111:0006

Mr. Bake led this agenda item by explaining Blake and Todd Veenker with Intermountain Precision Casting are requesting approval to consolidate two existing parcels into one lot. These parcels are currently lots six and seven in the Lakeview Industrial Park subdivision. The applicant, Intermountain Precision Casting, owns both parcels that will be amended as part of the application for one lot. He noted the Plat Amendment will allow the applicant to combine the existing buildings that are on the two lots. The building on the East lot was constructed in 1980 and the building on the West lot was constructed in 2015. The proposed plat amendment is located in the Light Industrial (LI) Zone. The existing lots do not comply with current lots size, landscaping and parking requirements. Each of the noncompliance issues have been addressed by the applicant.

Mr. Bake indicated Lindon City Code 17.32.00 references Utah 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 more of the petitioner fee owner's contiguous lots.

Mr. Bake indicated Section 17.16.030 of the Lindon City Code states the following regarding amendments, additions, enlargements and moving of nonconforming parcels or uses as follows:

1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added to, enlarged in any manner, moved to another location on the lot, or have parcel lines moved, changed, or adjusted, except as provided by subsection 2 of this section.

- 2 2. The Planning Commission may authorize the expansion, alteration, or
enlargement of a nonconforming use, structure, building, parcel, or lot, or
4 movement of parcel lines, only after holding a public hearing and finding that:
- 6 a. the expansion, alteration or enlargement of the nonconforming building.
structure, parcel, lot, or use will to reasonable extent bring the property,
building, structure, parcel, lot or use as close as reasonably possible to
8 conformance with requirements and regulations of the zone in which the
nonconformity is located; and
 - 10 b. the proposed change does not impose any unreasonable burden upon the
lands located in the vicinity of the nonconforming use or structure or
12 violate the development policies adopted in the Lindon City Master Plan;
and
 - 14 c. the use, building, or structure, existing or proposed, will be brought into
compliance, where possible, with design and architectural standards of the
16 zone where proposed.

18 Mr. Bake stated the subject property is a nonconforming lot because of current lot
size, light Industrial landscaping, and parking requirements. The applicant has provided
20 information addressing each of the nonconforming issues on this lot and the efforts they
have made to reasonably come into compliance. The subject lots do not fully comply
22 with the following city code requirements:

24 Mr. Bake stated Section 17.49.080 of the Lindon City Code requires that the
minimum lot size for a lot in the Light Industrial zone be 1 acre. The lakeview Industrial
Park subdivision was recorded in 1985 which was before the 1-acre minimum lot size
26 requirement was in place. The subject lots are 0.46 acres and 0.39 acres making them
legal non-conforming according to this requirement. The application to combine the two
28 lots will create a larger lot that will be more in compliance.

30 Mr. Bake went to say current Lindon City Code requires that for developments in
the Light Industrial Zone a landscaped strip twenty (20) feet in width shall be planted
with grass and maintained in a living, growing condition along all public street frontages.
32 This requirement is not being met on the East lot along 400 North. The light Industrial
zone requires that a development provide 40 square feet of interior landscaping per
34 parking stall which is not fully in compliance on the subject properties.

36 Mr. Bake pointed out the off-street parking section of the City Code requires that
the properties provide a total of 17 off street parking stalls; 17 parking stalls are provided
but many of the requirements for the size of parking spaces and aisles are not being met
38 on the East lot. He pointed out while the East property is non-conforming as to
landscaping and parking the plat, amendment does bring the project closer into
40 compliance by consolidating the two lots which makes the overall lot size larger. Staff
has reviewed with the applicant the possibility of adding additional landscaping and
42 parking which is not feasible without reducing one or the other and staff recommends the
planning commission allow the lot consolidation.

44 Mr. Bake added the City Engineer is working through technical issues related to
the plat and will conduct a final review if the planning commission approves the plat
46 amendment. Mr. Bake then presented the Applicants request to amend a nonconforming
lot, Aerial Image of parcels, Plat and Lakeview Industrial Park subdivision followed by
48 some general discussion. He then turned the time over to the applicant for comment.

2 Mr. Todd Veenker clarified they are not combining the two buildings they are just
building a tunnel between the two so the conveyor can deliver product from one building
4 to the other. He noted there will not be any increase in the square footage in the
buildings and this will not increase the need for any additional parking.

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

8
COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
10 REQUEST FOR PRELIMINARY APPROVAL OF LAKEVIEW INDUSTRIAL PARK
PLAT " G " WITH THE FOLLOWING CONDITIONS: 1. PRIOR TO PLAT
12 RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS
PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO
14 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN
16 SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT
ATTACHED HERETO; 2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
18 JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

20 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
22 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
24 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
26 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

28
8. **Lindon Treasury B Major Subdivision Approval – Approximately 200 West**
30 **130 South.** Jeff Bastian request major subdivision approval for a 4-lot single
family residential subdivision located in the R1-20 zone. Parcel #'s 14:069:0301,
32 14:069:0140

34 Mike Florence this agenda item by explaining Jeremy Ackley is in attendance as
representative of this item. He noted the applicant is seeking preliminary major
36 subdivision approval for a 4-lot single family home development. The applicant will be
connecting 130 South and dedicating new access right-of-way.

38 Mr. Florence stated the Lindon City Streets Master Plan map identifies connecting
130 South as well as a future north/south road connecting 130 South to 40 South. The
40 applicant, will only be installing a portion of the new north/south road. He noted the
future development will connect to this partially installed road; the proposed 4-lots meet
42 the minimum lot size for the R1-20 zone.

Mr. Florence indicated the City Engineer is working through technical issues
44 related to the plat and civil engineering plans and will ensure all engineering related
issues are resolved before final approval is granted. Mr. Florence then presented and
46 Aerial photo, Vicinity map and Plat followed by some general discussion. He noted the
planning commission is recommending approval to the city council. He then went over

2 the conditions to include in the motion. Chairperson Call stated this appears to be pretty straightforward and meets all requirements.

4 Douglas and Dorothy Olsen (241 West 40 South) addressed the Commission at this time. They stated they have no concerns with Mr. Ackley's development, but they
6 do have concerns with the proposed piece on the north and when it's developed. They also expressed their concerns with the width of 40 South as it is very narrow and can be
8 hazardous as cars continually speed up and down the road and people park on the road. They have called the police several times. They inquired if the city can look at this issue
10 and put it on the master plan to widen the road in the future? Chairperson Call stated these are legitimate concerns and referred the Olsen's to city staff regarding this issue.
12 Mr. Florence stated he will be in contact to discuss the situation.

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

16 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
18 CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR
20 PRELIMINARY APPROVAL OF LINDON TREASURY PLAT B. WITH THE
22 FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK
24 WITH THE CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE
26 ENGINEERING DOCUMENTS AND PLAT; 2. PRIOR TO PLAT RECORDING THE
APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE
NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION,
OBTAIN SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED
SUBDIVISION PLAT; 3. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY
ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
IMPROVEMENTS; 4. THE PLANS AND PLAT WILL MEET AND BE
CONSTRUCTED AS PER THE RELEVANT SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 5. THE CONNECTING PORTION OF
130 S. AS WELL AS THE IDENTIFIED SEGMENT OF 200 W., AS IDENTIFIED ON
THE PLAT, WILL BE DEDICATED TO LINDON CITY; 6. PRIOR TO FINAL
APPROVAL THE APPLICANT SHALL PLACE PERMANENT SURVEY
MONUMENTS IN THE SUBDIVISION; 7. ALL ITEMS OF THE STAFF REPORT.
COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. Lindon Harbor Industrial Condominium Approval – 220 South 1250 West

Dennis and Burl Franco request major subdivision approval for a commercial
condominium subdivision to subdivide the two existing buildings into nine

2 condominium units. The project is located in the light industrial zone. Parcel #
45:241:0001

4

Mr. Florence led this agenda item by explaining Jared Hunt is representing this
agenda item tonight. He noted the applicant is seeking preliminary major subdivision
approval for a 9-unit industrial condominium development. The two buildings are
existing and no new development is occurring with this proposal. He pointed out
condominium developments follow Utah Code Title 57, Chapter 8 for dividing property
as well as Lindon City major subdivision requirements and processes.

Mr. Florence stated the applicant has provided letters from both an architect and
an attorney stating that the application follows the Utah Condominium Code Title 57
Chapter 8. He noted the proposed development meets the one-acre minimum lot size
requirement for the LI zone. The applicant has provided Covenants, Conditions and
Restrictions (CC&R's) for the development. A condominium plat includes sheets
identifying both the internal floor area and vertical space.

Mr. Florence noted the City Engineer is working through technical issues related
to the plat and civil engineering plans and will ensure all engineering related issues are
resolved before final approval is granted. Mr. Florence then presented an Aerial photo,
Plats and the Compliance letters followed by general discussion. Chairperson Call stated
this appears to be pretty straightforward and the Commission's recommendation will go
on to the City Council.

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

COMMISSIONER SCHAUERS MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR PRELIMINARY
APPROVAL OF THE LINDON HARBOR INDUSTRIAL CONDOMINIUM PLAT
WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE
TO WORK WITH CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE
PLAT FOR RECORDING; 2. PRIOR TO PLAT RECORDING THE APPLICANT
WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE
NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION AND
OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE ATTACHED
SUBDIVISION PLAT; 3. THE PLANS AND PLAT WILL MEET AND BE
CONSTRUCTED AS PER THE RELEVANT SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 4. FINAL COVENANTS,
CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH THE
SUBDIVISION PLAT; 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 10. **New Business: Reports by Commissioners** – Chairperson Call called for any
6 new business or reports from the Commissioners. There were no new reports from
the commission.

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

11. **Planning Director Report** –

- 12 • Housing Committee Update and Recommendations from Commission –
14 Mr. Florence went over the list and asked the commissioners to email him
any recommendations or feedback they may have regarding the update.

16 Mr. Florence also mentioned the cannabis regulations and the boundary at 200
18 South. He noted there is the potential of a medical cannabis facility that is looking at
locating south of 200 South. Mr. Florence asked if the Commission would be willing to
20 look at it again for additional boundary recommendations or go with the set boundaries.
Following discussion, the commission was in agreement to leave the boundaries as they
are set as long as they are in compliance.

22 Mr. Florence also asked the commissioners about moving the planning
commission meeting time to 6 pm. Following discussion, the Commission was in
24 agreement to move the meeting time to 6 pm on Tuesday's. Mr. Florence stated this will
not go into effect until the second meeting in April.

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

28

ADJOURN –

30

32 COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE
MEETING AT 9:00 PM. CHAIRPERSON CALL SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34

Approved – April 14, 2020

36

38

Sharon Call, Chairperson

40

42

Michael Florence, Planning Director