

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **February 11, 2020 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:05 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 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 Mike Vanchiere

26
28 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

30 *At this time Chairperson Call made note that the zone change for property
located at 310 South 400 West has been pulled from the agenda.*

32 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
34 Planning Commission meeting of January 28, 2020 were reviewed.

36 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JANUARY 28, 2020 AS PRESENTED.
38 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

44 **CURRENT BUSINESS** –

46 4. **Conditional Use Permit approval for Radical Classics – 122 N. 1800 W. Unit
#8.** Bret Madsen on behalf of Radical Classics is requesting conditional use

2 permit approval to operate an auto repair business located at 122 N. 1800 W Unit
#8.

4

Anders Bake, Associate Planner, led this agenda item by giving an overview
6 stating the applicant, Bret Madsen, who is in attendance, is requesting a conditional use
permit approval to operate an auto repair business at 122 North 1800 West, Unit #8. The
8 proposal requires a conditional use permit in the Light Industrial zone. The proposed
business, Radical Classics, will focus on modifying classic vehicles and will perform all
10 work indoors and within their unit. Notices were mailed on January 31, 2020 to
adjoining property owners in accordance with Lindon City Code and Staff has received
12 no public comments at this time.

Mr. Bake explained Radical Classics will be using a commercial unit in the
14 Lindon West Office/Warehouse Condominiums Subdivision. This subdivision was
recorded on November 29th 2004. The Condominium units were constructed in 1974.
16 The building and site comply with Lindon City Code requirements. The applicant is not
planning to do any construction on the building and will not be required to make any
18 changes to the building or site.

Mr. Bake further explained there are four reserved parking stalls available for Mr.
20 Madsen's business as well as additional parking spaces available to all customers of the
condominium subdivision. Outdoor vehicle storage is also prohibited as part of the
22 condominium's requirements. The business has two owners and no employees which will
allow the business to meet its parking needs. Mr. Bake noted based on the business
24 description that was provided, it is expected that this business will have a minimal impact
on surrounding properties and will be compatible with other uses in the Light Industrial
26 Zone.

Mr. Bake then presented the business description, building street view, aerial
28 photo of the site and surrounding area and building measurements followed by
discussion. He then turned the time over to the applicant for comment.

Mr. Madsen explained Radical Classics is a business that specifically deals with
30 the modifying aspects of classic vehicles. The work includes electrical, suspension,
brakes, drivetrain upgrades, taking a classic car and making it more reliable and fun car
32 to drive. Generally, the hours will be 8am to 5pm Monday through Friday. There will be
times in which we will be working earlier or later depending on deadlines for vehicles.
34 There are no employees, just two owners and all work will be done inside the warehouse.
The facility in which the shop is located does not allow any vehicles being worked on
36 outside. Parking will be only a few spots that are needed; the unit is under an HOA.

Mr. Madsen further explained Radical Classics has been in operation for a couple
38 years in Pleasant Grove, Utah and is currently being operated out of one of the owners'
personal shops at his house. There will be some noise associated with the daily
40 operations, but general normal conversation at normal speaking levels will be able to be
held at all times. He noted they have already talked with one of the neighbors and
42 introduced themselves and let them know what we will be doing and they have no issues
with our business.
44

Mr. Madsen noted they generally have a vehicle brought in and it will stay with
46 them for a little while and then they give it back to the owner and bring in the next
vehicle. They don't store the vehicles that are in line at the shop, they go and pick them
48 up at the owner's house when they are ready. The only water that will be used will be to

2 clean the floors at times and wash vehicles. He noted there will not be a big need or a
4 high usage of water and sewer capacity will not be an issue.

4 Following some general discussion, Chairperson Call stated this appears to be
pretty straightforward.

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

10 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
12 REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY
LOCATED AT 122 NORTH 1800 WEST UNIT #8 FOR AN AUTO REPAIR
14 BUSINESS, WITH THE FOLLOWING CONDITIONS: 1. VEHICLES MAY NOT BE
STORED OUTDOORS FOR LONGER THAN 72 HOURS UNLESS THE OWNER IS
16 WAITING ON DELIVERY OF PARTS; 2. NO AUTOMOBILE PARTS WILL BE
STORED OUTSIDE OF THE BUILDING; 3. THE APPLICANT WILL COMPLY
18 WITH THE PROPOSED WASTE MANAGEMENT PLAN; 4. ALL ITEMS OF THE
STAFF REPORT. COMMISSIONER TRIBE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

28

5. **Public Hearing** - Planning Commission recommendation to the Lindon City
30 Council to amend Lindon City Code 17.47.040 to increase the allowable height in
the Research and Business zone to four stories and sixty feet. Application is made
32 by Mecca Holdings, LLC.

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

38 Mike Florence, Planning Director, gave an overview of this item stating the
applicant, Mecca Holdings, LLC is proposing a new office building on the vacant lots at
40 345 South 800 West and 338 South 670 West. The applicant is petitioning the planning
commission for a recommendation to the city council to increase the allowable height in
42 the Research and Business zone from 48 feet and three stories to 60 feet and four stories.
He noted staff sent notices to all residential property owners who abut the property where
44 the applicant is proposing the office building.

46 Mr. Florence explained the purpose of the request is the applicant has a current
tenant, Bamboo HR, which leases another building in the Canopy Business Park and will
be expanding their operations and bringing on additional employees. He noted the
48 applicant would like to construct just one building instead of two smaller buildings to
accommodate the tenant. He noted the property is currently being used as a community

2 garden. Currently, the Research & Business zone has a combination of 2 and 3 story
buildings. This is the last remaining property to be developed in the Research and
4 Business zone. The applicant will be adding a large open space area for the use of the
tenant's employees that is adjacent to a number of single-family homes.

6 Mr. Florence commented when reviewing ordinance changes the planning
commission should also consider the goals of the general plan in maintaining and
8 enhancing the appearance and environmental quality of existing residential
neighborhoods by avoiding encroachment of land uses which would adversely impact
10 residential areas (i.e. increased traffic, noise, visual disharmony, etc.) and by providing
adequate screening and buffering of any adjacent commercial or industrial development
12 including parking and service areas. He noted it would also encourage development of
commercial facilities, such as hotels, restaurants and vehicle-related services at
14 transportation interchanges and carefully limit any negative impact of commercial
facilities on neighboring land use areas, particularly residential development.

16 Mr. Florence indicated the relationship of planned land uses should also reflect
consideration of existing development, environmental conditions, service and
18 transportation needs, and fiscal impacts. Developed areas should be protected and
revitalized by promoting new development and the adaptive reuse of existing community
20 resources and the transitions between different land uses and intensities should be made
gradually with compatible uses, particularly where natural or man-made buffers are not
22 available. The growth should be guided to locations contiguous to existing development
to provide city services and transportation in a cost-effective and efficient manner.
24 Commercial and industrial uses should be highly accessible, and developed compatibly
with the uses and character of surrounding districts.

26 Mr. Florence pointed out the adjacent Canopy Business Park has been a very
successful office development for Lindon City and the businesses there employ a
28 significant number of employees. Staff feels that one of the main items that the planning
commission needs to consider tonight is if the increase in height to 60' (4 stories) rather
30 than 48' (3 stories) will have a bigger impact on the adjacent residential properties. He
noted the Research and Business zone currently requires a 30' setback from all property
32 lines. The applicant's site plan shows the building setback approximately 65' from the
closest corner of the building to the residential zone and 183' from the furthest corner.
34 The Research and Business zone also requires 15' of landscaping on the commercial side
of the masonry wall when abutting residential. He pointed out there are three existing
36 buildings in the Canopy Business Park that are adjacent to residential uses. Those
buildings are two- and three-story buildings and have a setback range of approximately
38 57' to 92' feet from the residential zone. Mr. Florence indicated that staff has identified a
number of options for the planning commission to consider for this application:

- 40 • Move the proposed recommendation forward to the City Council. However, staff
recommends adding language which would require greater setbacks for a four-
42 story building. For example, a four-story building would have a minimum setback
for 60' instead of 30' which is required for a three-story building;
- 44 • Move the proposed recommendation forward to the City Council but require the
applicant to relocate the building on the site and recommend specific setback
46 requirements. For example, the building is proposed to be on an angle for better
views of Mount Timpanogos. The building could be moved so that it sits square
48 on the site and then adopt a larger setback requirements.

- 2 • Recommend denial of the application due to neighborhood impacts of increasing the height.

4 **Mr. Florence then referenced the Proposed Ordinance Amendment as follows:**

17.47.040 (4)

6 Building height. No building shall be constructed to a height exceeding three (3) four (4) stories with a maximum height of forty-eight (48) sixty (60) feet.

8 **Mr. Florence also presented the following Exhibits for discussion:**

- Zoning map of Research and Business zone area
- 10 • Picture of the existing site
- Aerial photo
- 12 • Aerial Photo showing proximity of other building in the business park to residential
- 14 • Existing buffering between office uses and residential
- Site plan
- 16 • Renderings
- Proposed buffering illustration
- 18 • Letter from the applicant
- Proposed ordinance language
- 20 • Zoning Map

22 The applicant, Mr. Willie Blocker addressed the Commission at this time. He explained he has been on this site for 20 years. He gave a brief history noting this
24 portion was going to be a large retail center in 1995, then Home Depot came in as the anchor tenant and opened for business in 1998, but that developer was unsuccessful in
26 making that a retail center and it didn't materialize. In 1999 the City created the R & B zone with residential up above. Mr. Blocker stated they came in 2000 and started
28 building Canopy Building #1 and acquired 40 acres and they have developed 20 acres of it to date. He noted they have had the opportunity to meet with some of the residents
30 either by phone and in person and he understands he is viewed as the "big bad developer" that wants to destroy Lindon and the peace and the views that they have and
32 that is not his intent. In the end he understands the citizens are taking the brunt of this proposal and they feel the city and developer are taking advantage of them.

34 Mr. Blocker stated he was asked if he would want one of these buildings in his back yard and his answer was "no" he would not want that in his backyard. The
36 residents have their rights as a homeowner but they also have their rights as a property owner too. They have looked at what they can do to mitigate the exposure to the
38 residents. Under the current code he can build the whole area into 3-story buildings and he can elongate that out and accommodate what their needs are or compress it into a
40 smaller footprint to impact fewer residents (he showed his current design). He noted this is not set in stone and can be modified. This will be contingent on what the commission
42 and council decides. A larger footprint impacts more residents or something more vertical that will impact half as many. All of these options will affect property values
44 and he hopes what they are attempting to do will mitigate some of these issues.

46 The architect addressed the commission at this time. He noted they are putting the building back to 72 ft away (more than double) and with the landscaping and fencing the building will virtually disappear and not nearly as intrusive. This is a good solution

2 and will have the least impact on the fewest people and will mitigate some of the
concerns. Mr. Blocker pointed out this will be a 100% solar energy building.

4 He also discussed with the commission the parking, required setbacks and re-
positioning and size of the proposed building and the circulation and campus needed.

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

8

Shawna Powell: Ms. Powell stated the next building from the proposed building is right
10 behind her home. Even with the current 3-story buildings and with trees there she can
see the people that are working in those buildings. This one is closer and if she can
12 visibly see in their building then they can see in her yard (day and night). Being a
homeowner in Lindon they have been told different things by the city over the years and
14 they are here trying to protect their properties. She pointed out this does not affect rental
properties as it does those who are homeowners that will devalue their property.

16

Ryan Allen: Mr. Allen would ask the developer to look at putting the building to the
18 east and west and implored the Commission to look at the setbacks and to allow that to
happen. He does not want to stare at a 4-story building and know that people are
20 looking into his yard and home. This will prohibit him from having private get-togethers
with his family and friends as there will be people there around the clock and this is
22 concerning. He has lived in Lindon for 12 years. This is NOT building a better
community. This is allowing the developer to pad his pockets at the expense of the
24 residents and homeowners and this would be a huge mistake. They already have light
and noise pollution with the 3-story buildings currently there and there will be more if
26 this building is built. He is imploring the Commission that this is wrong to allow this.
They need to move the building and address the setbacks if they are going ahead with it.
28 He is a homeowner and the value of his home will be affected the minute this building is
built. He acknowledges there could be a lot of value in meeting with the developer and
30 readdressing the east/west options and the setbacks. Mr. Allen pointed out we are talking
going from 48 ft. to 60 ft. so there is a huge difference. In regards to a 7 ft. masonry
32 fence; what is a 7 ft. fence or trees to a 60 ft. building; it leaves a large gaping hole.

34

Luke Gillman: Mr. Gillman stated he has lived in Lindon for 13 years. He noted there
are some SID (special improvement district) taxes that have been paid in past years. He
36 expressed his concerns of paying more to have something like this in our back yard.

38

Ted Lott: Mr. Lott told Mr. Gillman the Canopy Group came in and developed and that
is what the SID (special improvement district) is for. He noted the Hooley property was
40 sold to the Canopy Group also. He mentioned the item pulled from the agenda today
was his property. He pointed out if they bring it up again to change the zoning this will
42 affect his property as to be a buffer zone.

44

James Beadle: Mr. Beadle expressed his concerns with raising this building to the four
floors if it would be for all buildings. Mr. Beadle also commented that he would like
46 to see it on the west side.

2 **Jason Carling:** Mr. Carling stated this building would be right in his back yard. He also
4 agrees with what Mr. Allen said about the complete invasion of privacy and the fact that
it would lessen their home values and agrees it should be moved if possible.

6 **Erlene Lott:** Ms. Lott commented if this is moved to the west are they still talking
8 about four stories as they don't want something with four stories to come in behind
them. She is concerned about having four stories behind them as it would open up a can
of worms. Lindon is still a little bit of country and that's why they are here.

10
12 **Jamie Gillman:** Ms. Gillman stated she likes the idea of moving it to the west. She also
questioned what the likelihood is of the setbacks changing and how far that would be.
14 She pointed out that when she is in her back yard with her kids the current building
occupants can look right in her back yard and that is a three-story building.

16 **Meg Gillman:** Ms. Gillman stated she lives at the end of the property too and has lived
in Lindon for 13 years and it is her hope to live here the rest of her life. She pointed out
18 that all the neighbors moved to Lindon for the large lots and open space and if this 4-
story building goes up it will affect her property value.

20
22 **Monica Beadle:** Ms. Beadle commented that she lives a little further east. She stated
they can hear the air conditioning and heating all day long on the current buildings.
24 There is also light pollution 24/7 and if this bigger building goes in all these issues will
increase. She pointed out that the trees and fencing don't do anything to mediate these
26 issues and with a 4-story building it will all be more visible.

28 Chairperson Call called for any further public comments. Hearing none she called
for a motion to close the public hearing.

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

34 Commissioner Kallas stated he would like to see more analysis on building
36 location. He would suggest the developer and his architect meet with staff and the city
engineer to re-position the building to have less impact on the residents; he is leaning
38 towards continuation as to have more time for additional research. However, it appears
the developer is trying to mitigate some of the issues.

40 Commissioner Marchbanks stated the architect and owner have done a lot to
mitigate some of the impacts and circumstances, but he would like them to explore the
42 subterranean walkout (one story underground) so it is still a 48 ft. skyline; there is a way
there could be a win win for both developer and homeowner.

44 Chairperson Call stated one of the letters received from a resident talked about
how high the mechanical rooms are on top of the buildings. She asked the developer if
46 they can somehow change that or look at it so those are not so high on the buildings. She
feels we need to be careful with the residential areas and would suggest to the developer
48 to have a conversation with the residents to help mitigate some of these concerns as to
limit the negative impacts.

2 Commissioner Thompson commented it sounds like there is a consensus that the
4 developer is willing to work through some things to mitigate the issues and concerns of
the residents.

6 At this time Mr. Blocker asked what the Commission is looking for as they are
trying to be sensitive to the concerns of the residents. The Commission stated to let the
8 architect go to work to mitigate the issues more than what they already have and then
they may be open to changing the setbacks.

10 Commissioner Kallas would suggest the developer and architect meet with city
staff and engineer to think outside the box and then have a neighborhood meeting. The
12 existing cul-de-sac could be shortened that would then allow them to tweak the building a
little bit, and perhaps use a subterranean first floor. These are some things to look at and
14 discuss and then get the neighbors input, but the final decision will go to the city council
for approval.

16 Commissioner Marchbanks believes the consensus of the Planning Commission is
they would be a lot more inclined to not change the overall height as that can open doors
18 that may not be feasible to think about; he would suggest to explore going down rather
than up.

20 Commissioner Thompson commented we can't make everyone happy, but would
suggest the developer go out and explore some more options and then come back to the
22 Commission after it is vetted with the neighbors and work out some ideas and do his due
diligence.

24 Commissioner Johnson stated he appreciates the applicant's willingness to be
thoughtful and concerned of this and hopes the residents realize that. He pointed out the
26 Commission is bound by the ordinance and the developer is willing to work on this but
unfortunately property values are not a deciding factor. He does have concerns that if
28 this is re-zoned the whole zone is re-zoned and that needs to be considered and what it
creates further down the road. He would prefer the four stories but to set it further back.

30 Mr. Florence mentioned he will not be sending out another public notice before
the next meeting. Chairperson Call called for any further comments or discussion from
32 the Commission. Hearing none she called for a motion.

34 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUANCE
OF ORDINANCE AMENDMENT 2020-3-O TO ALLOW THE DEVELOPER AND
STAFF AN OPPORTUNITY TO CONSIDER ALL OTHER POTENTIAL OPTIONS
36 TO INCLUDE SUBTERRANIAN, RELOCATION OF THE BUILDING,
REORIENTATION AND SHORTENING OF THE CUL-DE-SAC ROAD, ETC.
38 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

2 **6. MS Properties Site Plan Approval – 430 N. 1200 W.** MS Industrial Properties,
3 LLC requests site plan approval for warehouse building located in the Light
4 Industrial zone. Parcel #'s 45:111:0009 and 45:111:0010.

6 Anders Bake, Associate Planner, opened this agenda item by giving an overview
7 stating for site plan approval, the planning commission will be evaluating whether the site
8 plan and building meet Title 17 development regulations. The subject property contains
9 an existing building and is used by MS properties for equipment storage. The proposed
10 project will include the construction of a larger building that will be attached to the back
11 end of the existing building. The building will mainly be used for equipment
12 maintenance.

13 Mr. Bake noted the proposed Site Plan also includes improvements to the
14 landscaping and parking to bring the site into compliance with current Light Industrial
15 requirements and covers two lots in the Lakeview Industrial Park subdivision. The
16 applicant has applied for a Plat Amendment to combine the two lots into one.

17 Mr. Bake explained the applicant representative, Buck Robinson, who is in
18 attendance, is proposing to use the parking standard for a manufacturing building and not
19 for an auto repair building. The reasoning for this is that the building will be used as a
20 fleet maintenance building and not open to the public. The auto repair parking standard is
21 one stall per 300 square feet of floor area excluding bay areas, plus five (5) stalls per
22 single bay/shop. Under the auto repair code, the building would require 79 parking
23 spaces. The proposed Site Plan identifies 13 striped parking stalls on concrete surfacing
24 and additional space on the property for up to 30 parking stalls.

25 Mr. Bake stated the parking code requires the site to have 23 parking stalls, based
26 on the floor area of the buildings. The parking stalls must be striped and surfaced with
27 asphalt, concrete or other binder pavement. City Code allows the city to consider
28 reducing the amount of required parking if they are provided evidence of similar uses that
29 accommodate their parking needs with fewer available spaces. The applicant was made
30 aware of this provision but has not provided the necessary documentation that would
31 allow for 10 less parking stalls than what is required.

32 Mr. Bake indicated the site provides adequate traffic circulation for customers and
33 trucks through the site. Vehicles will be able to enter and exit the site from two drive
34 approaches on 1200 West. City Staff is currently waiting for the applicant to provide
35 updated site and landscaping plans after the planning and engineering staff's first review
36 of these plans. Mainly, the applicant still needs to provide a landscape plan and update
37 the site plan to include interior landscaping. Staff made these conditions of approval of
38 the planning commission is comfortable with these items being approved at a staff level.

39 Mr. Bake stated the proposed building addition will have an exterior of painted
40 metal panel with plastered concrete the bottom six feet. The colors for the new building
41 will be earth tone. The East and West elevations of the new building will have numerous
42 metal panel roll-up doors to accommodate the fleet maintenance. The existing building
43 that will remain and has a metal exterior. The applicant will install stucco over the
44 existing metal panels to a height of six feet to match the plastered concrete portion of the
45 new building. Buildings in the Light Industrial zone are required to have 25% of the
46 exterior of all buildings covered with brick, decorative block, stucco, wood, or other
47 similar material. The Light Industrial Architectural Design requirements provide options
48 for the Planning Commission to consider other types of architecture.

2 Mr. Bake went on to say this provision may apply to the MS Properties site
because the applicant will be adding stucco to the existing building which will be the
4 most visible improvement from the street and match the design of the new building
behind it. Adding the stucco to the front elevation of the existing building appears to be
6 approximately 23% from staff’s measurements. The applicant is also adding stucco to the
north and south elevations of the existing building that the commission could consider.

8 Mr. Bake noted the minimum development size for the Light Industrial zone is
one acre. The lots contained in this Site Plan are an acre each but will be combined into
10 one lot through a Plat Amendment. The existing and new buildings meet the minimum
setback requirements for the light Industrial zone. The City Engineer is working through
12 technical issues related to the site plan and will conduct a final review if the planning
commission grants final site plan approval.

14 Mr. Bake commented the proposed site plan will bring improvements to this
property including additional landscaping and an organized parking lot. The proposed
16 architectural plans will improve the existing building and create a consistent architectural
pattern for the property. Staff will continue to work with the applicant and their engineers
18 to ensure that review comments are addressed and that the site meets city requirements.

20 Mr. Bake then presented the City Parking Code section, Aerial photo, Street view,
Site plan, building elevations, Colored building renderings, City Parking Code Section,
and the Comparative use reductions followed by discussion.

22 Mr. Bake pointed out a comparable reduction in the amount of required parking
may be considered if the City receives credible documentation of existing similar uses
24 that have fewer parking spaces which reasonably accommodates the similar use.
However, in order to accommodate the range of uses that may occur over time on the
26 property, any site which is given a reduction in the number of required parking spaces,
which reduction was allowed due to comparisons of other existing similar uses, shall
28 provide on the same or adjacent property (or through a shared parking agreement) the
area needed to accommodate the total amount of required parking spaces.

30 Mr. Bake indicated this “parking land-bank” shall be landscaped in a manner that
can reasonably be transitioned into future parking spaces without disruption to the uses or
32 circulation of traffic on the property. He noted if the ‘land-bank’ area is landscaped, said
landscaping shall not count towards other required perimeter or interior landscaping
34 requirements. Storm drainage and other engineering considerations on the site shall be
designed to accommodate the full number of required stalls. Following some general
36 discussion, the Commission was in agreement this will improve the area and all
requirements have been met.

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

40
42 COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT’S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
44 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER
TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2.
46 THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 3. FINAL DESIGN WILL MEET THE
48 TITLE 17 STANDARDS FOR INDUSTRIAL BUILDINGS; 4. THE APPLICANT
WILL COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE; 5. THE

2 PROJECT WILL MEET ALL GENERAL AND INTERIOR LANDSCAPING
REQUIREMENTS AS FOUND IN 17.49.060 AND 17.18.085;
4 6. A PLAT AMENDMENT TO COMBINE PARCELS 45:111:0010 AND 45:111:0009
WILL RECEIVE PLANNING COMMISSION APPROVAL AND BE RECORDED
6 WITH THE UTAH COUNTY RECORDER'S OFFICE; 7. ALL ITEMS OF THE
STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
8 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
10 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
12 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
14 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
16 THE MOTION CARRIED UNANIMOUSLY.	

18 7. **MS Properties Amended Plat – 430 N. 1200 W.** MS Industrial Properties, LLC
requests a plat amendment approval to consolidate two lots into one. Parcel #'s
20 45:111:0009 and 45:111:0010.

22 Mr. Bake gave an overview of this item stating the applicant, MS Industrial
Properties is petitioning to consolidate two existing parcels into one lot. These parcels are
24 currently lots nine and ten in the Lakeview Industrial Park subdivision. The applicant,
owns both parcels that will be amended as part of the application for one lot. The Plat
26 Amendment will allow the applicant to construct a new building on the lot. The proposed
plat amendment is located in the Light Industrial Zone (LI) zone and meets minimum lot
28 size and frontage requirements.

Mr. Bake stated Lindon City Code 17.32.00 references Utah Code for
30 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
32 petitioner fee owner's contiguous lots. He noted the City Engineer is working through
any technical issues related to the plat and will conduct a final review if the planning
34 commission approves the plat amendment. Following some general discussion, the
Commission was in agreement to approve this plat amendment request as presented.

36 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion.
38

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
40 REQUEST FOR FINAL PLAT APPROVAL OF LAKEVIEW INDUSTRIAL PARK
PLAT "F" WITH THE FOLLOWING CONDITIONS: 1. PRIOR TO PLAT
42 RECORDING AND OCCUPANCY OF ANY NEW DEVELOPMENT WITHIN THIS
PLAT, THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO
44 INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN
46 SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT
ATTACHED HERETO; 2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER

2 THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

4	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
6	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER JOHNSON	AYE
8	COMMISSIONER THOMPSON	AYE
	COMMISSIONER SCHAUERS	AYE
10	COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

12
14 8. **MS Properties Amended Site Plan – 1325 W. 500 N.** MS Industrial Properties,
LLC requests amended site plan approval for an outdoor construction storage
16 yard. Parcel # 14:063:0052.

18 Mr. Bake stated for amended site plan approval, the planning commission will be
evaluating whether the site plan and building meet Title 17 development regulations for
expanding a development. The purpose of the storage expansion is to allow the applicant
20 to more easily align the metal poles with the building to the east for manufacturing. The
existing building and site were approved by the Planning Commission in 2011 with the
22 following conditions:

- 24 1. That 10' tall evergreen trees be installed on the north and west property frontage
every 15' on center, excluding clear vision areas at drive entrances and on the
corner of the site as required by ordinance
- 26 2. That the 64 paved parking stalls shown on the site plan are adequate due to the
number of employees anticipated at the site and area to provide future expansion of
28 parking if necessary
- 30 3. That lighting be lowered, shielded and contained to the site on the north side of the
building
- 32 4. That the color of the accent stripe be changed from red to an earth tone
- 34 5. That windows on the north elevation be tinted
6. That the exception allowing all architectural treatments to be applied to the north
elevation is approved by the planning commission.

36 Mr. Bake stated the subject property contains two parcels with an existing
building on the North property that is used by MS properties for manufacturing. The
38 South portion of this property is used for outdoor storage. MS properties recently
purchased the south property and would like to expand their storage area into this
40 property. The project will include bringing in gravel surfacing and the installation of a
retaining wall on the South property line. The applicant will also be required to make
42 public improvements to Anderson Lane.

44 Mr. Bake noted the Amended Site Plan is considered a change in use and an
expansion of an existing development. This will require the applicant to install street
improvements to Anderson Lane along the South property. These improvements will
46 include expanding the pavement width of the road, extending the culinary water line, and
48 piping a ditch that runs along the East side of Anderson Lane. A section of right-of-way
for Anderson Lane will also need to be dedicated to Lindon City. These improvements

2 are not specified on the Amended Site Plan but the applicant has been made aware of
these requirements.

4 Mr. Bake indicated the lighting is not proposed to be extended into the proposed
storage yard. A twenty-foot-wide landscaping strip with trees planted every 30 feet is
6 required along public roads in the Light Industrial Zone. To reduce potential noise
issues, the planning commission in 2011 required that 10' evergreen trees be planted at
8 15' on center. Staff has recommended that this condition be continued through the site
with the conditional use permit. A landscaping strip and masonry fence was installed
10 along Anderson Lane on the North property when it was developed. The applicant will be
required to continue the landscaping strip and wall along Anderson Lane on the South
12 property as part of this Amended Site Plan.

Mr. Bake mentioned the Amended Site Plan includes gravel surfacing that will
14 cover the South property. A block retaining wall will be installed along the South
property line of the South property and an existing retaining wall on the north property
16 line will be removed. There are no new buildings proposed for this site or additional
changes to the North property. The minimum development size for the Light Industrial
18 zone is one acre. The lots contained in this Amended Site Plan are eight acres and five
acres. The existing building meets the minimum setback requirements for the light
20 Industrial zone.

Mr. Bake noted the City Engineer is working through technical issues related to
22 the site plan and will conduct a final review if the planning commission grants final site
plan approval. He mentioned the proposed Amended Site Plan will bring important
24 improvements to Anderson Lane that will link the existing improvements to the North
with future Improvements that Ivory homes will install to the South. The required
26 landscaping will also create a buffer between an industrial use and nearby residential
properties. It will also help visually connect the North and South properties and create a
28 consistent streetscape for Anderson Lane. He added staff will continue to work with the
applicant and their engineers to ensure that review comments are addressed and that the
30 site meets city requirements and can be worked through on a staff level.

Mr. Bake then presented the Aerial photo, Street view, Site plan, 2011 planning
32 commission meeting minutes and Aerial photo followed by discussion.

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

36 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR AMENDED SITE PLAN APPROVAL WITH THE FOLLOWING
38 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
40 DOCUMENTS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS
AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. THE
42 APPLICANT WILL COMPLY WITH ALL BONDING REQUIREMENTS IF
NECESSARY; 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
44 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
48 COMMISSIONER MARCHBANKS	AYE

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

8 9. **MS Properties Conditional Use Permit – 1325 W. 500 N.** MS Industrial
Properties, LLC requests conditional use permit approval for an outdoor
10 construction storage yard. Parcel # 14:063:0052.

12 Mr. Bake explained MS Industrial Properties is requesting conditional use permit
approval to operate their business on the South property located at 1325 West 500 North.
14 The applicant plans to use the property for construction material storage which requires a
Conditional Use Permit in the Light Industrial Zone. He stated notices were mailed on
16 January 31, 2020 to adjoining property owners in accordance with Lindon City Code and
staff has received no public comments at this time. He noted the Special Provisions
18 section of Lindon City code, 17.49.090, will apply to this site. The ordinance outlines
practices which include items such as proper property maintenance, storage, fencing
20 height and excessive dust, odor, and noise.

Mr. Bake indicated the storage yard will have a gravel base and used for outdoor
22 storage of construction equipment. This will be an expansion of what is currently done on
the property to the North. The proposed use may increase truck traffic and noise in the
24 area. These impacts can be reasonably mitigated through the requirements outlined in the
Amended Site Plan for this site and Title 17.49.090. Amended Site Plan requirements
26 include widening the asphalt on Anderson Lane which will allow the road to handle
increased traffic from this business.

28 Mr. Bake stated the applicant will also be required to install a twenty-foot-wide
landscaping strip with trees every 15 feet along Anderson Lane and a 6' fence that will
30 create a noise and visual buffer from nearby residential properties. Mr. Bake stated every
site shall conform to the approved conditional use permit, site plan, or amended site plan.

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

34
COMMISSIONER TRIBE MOVED TO APPROVE THE APPLICANT'S
36 REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY
LOCATED AT 1325 WEST 500 NORTH FOR CONSTRUCTION MATERIAL
38 STORAGE WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANTS WILL
MAINTAIN THE PROPERTY AS APPROVED IN THE AMENDED SITE PLAN; 2.
40 THE APPLICANT WILL CONTINUALLY MEET THE SPECIAL PROVISIONS
REQUIREMENTS OF TITLE 17.49.090 FOR INDUSTRIAL PROPERTIES; 3. TEN
42 (10) FOOT TALL EVERGREEN TREES BE INSTALLED FIFTEEN (15) FEET ON
CENTER WITHIN THE TWENTY (20) FOOT LANDSCAPED AREA ALONG
44 ANDERSON LANE IN ORDER TO MITIGATE NOISE LEVELS AND FURTHER
SCREEN THE OUTDOOR STORAGE AREA; 4. ALL ITEMS OF THE STAFF
46 REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL AYE

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

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

12

Chairperson Call mentioned a follow-up on the Lindon Nursery and the
14 commercial property. She also mentioned the tour of the Walker Farms event center will
be held in a few weeks. Mr. Florence stated he will also be facilitating a tour of the new
16 doTerra warehouse in April. Commissioner Tribe asked if there has been a resolution on
the building on 4th North and State Street coming down as it is an eyesore and a safety
18 hazard. Councilmember Vanchiere said the Mayor is working on getting bids on
demolishing the building.

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

22

11. Planning Director Report –

24

- General City Updates
- Lindon Nursery and commercial depth setback discussion. He would like
26 to set up a committee to educate and look at other projects to talk about
planning principles and tour several properties and put recommendations
28 together to present to the council
- Light Industrial Zone – discussion on design items at a future meeting

30

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

34 **ADJOURN** –

36 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 9:25 PM COMMISSIONER KALLAS SECONDED THE MOTION.
38 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40

Approved – February 25, 2020

42

44

Sharon Call, Chairperson

46

48 _____
Michael Florence, Planning Director