

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 13, 2015 beginning with a work session at 6:00 p.m.** at the Lindon City
4 Center, City Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION**– 6:00 P.M.

8 Conducting: Hugh Van Wagenen, Planning Director

10 **PRESENT**

Sharon Call, Chairperson
12 Rob Kallas, Commissioner
Matt McDonald, Commissioner
14 Andrew Skinner, Commissioner
Hugh Van Wagenen, Planning Director

ABSENT

Bob Wily, Commissioner
Mike Marchbanks, Commissioner

16

Other Attendees:

18 Leonard Lee
Jan Finlinson
20 Craig Nelson

22 The Lindon City Planning Commission met for an on-site tour of the LA Lee
24 Enterprises buildings for informational purposes only and to consider a zone change from
General Commercial to Mixed Commercial on the property located at 117 South State
26 Street in Lindon. No action was taken during this work session. Following the tour the
Commission met at the City Center for the regular session of the Planning Commission.

28 **REGULAR SESSION** – 7:00 P.M.

30 Conducting: Sharon Call, Chairperson
Invocation: Andrew Skinner, Commissioner
32 Pledge of Allegiance: Matt McDonald, Commissioner

34 **PRESENT**

Sharon Call, Chairperson
36 Rob Kallas, Commissioner
Matt McDonald, Commissioner
38 Andrew Skinner, Commissioner
Mike Marchbanks, Commissioner
40 Hugh Van Wagenen, Planning Director
Kathy Moosman, City Recorder

ABSENT

Bob Wily, Commissioner

42

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

44

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of September 22,
46 2015 were reviewed.

2 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF SEPTEMBER 22, 2015 AS PRESENTED.
4 COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

6
8 **3. PUBLIC COMMENT** –

10 Chairperson Call called for comments from any audience member who wished to
address any issue not listed as an agenda item. There were no public comments.

12 **CURRENT BUSINESS** –

- 14 4. **Public Hearing** – *General Plan Map Amendment, approx. 115/117/119 South State*
16 *Street.* Leonard Lee of L.A. Enterprises requests approval of a General Plan Map to
change the General Plan Designation of property located at 115/117/119 South State
18 Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial (CG) to
Mixed Commercial (MC). The Commission will consider the request and make a
recommendation to the City Council.

20
22 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER SKINNER SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

24
26 Hugh Van Wagenen, Planning Director, led the discussion by explaining this is a
continued item from the August 25th Planning Commission meeting (where Mr. Lee was
in attendance). The Commission voted to continue the item to arrange a time to tour Mr.
28 Lee’s properties. Also, a comparison of uses between the MC and CG zones was
requested by the Commission (comparison is included in the staff report). Mr. Van
30 Wagenen noted the Commission went on a walking tour of the facilities during a work
session prior to this regularly scheduled meeting to see the state of the building and what
32 is currently housed there. They also visited the current operations and were able to hear
the history of the property from Mr. Lee. Mr. Van Wagenen noted, as was mentioned on
34 the tour, whenever the city is considering a zone change, because it is a legislative action
with broad authority to tailor this to make sense, so in reviewing the permitted uses and
36 considering the options to remember it can be tailored to this specific property.

38 Mr. Van Wagenen noted that the applicant has owned the existing structures on
the subject parcels for many years (County records indicate that the structures were
constructed in 1988). The buildings have typically housed light manufacturing, and other
40 industrial related, uses and similar uses have continued to operate out of the structures
over the years. Presently, the buildings are in the General Commercial zone, which is
42 now a zone that is predominantly oriented toward office and retail uses only. Therefore,
as prospective industrial tenants have attempted to obtain business licenses from the City
44 to operate out of the structures, staff has had to conduct research to determine whether the
buildings have nonconforming rights to the specific uses proposed since the current
46 zoning does not allow for manufacturing and light industrial uses.

48 He further explained that the applicant requests that the general plan designation,
and, in the next item, the zoning classification, be changed from Commercial to Mixed

2 Commercial to allow, more broadly, other light industrial, manufacturing, and
office/warehousing uses in the buildings. The General Plan currently designates the
4 property under the category of Commercial. He noted this category includes retail and
service oriented businesses, and shopping centers that serve community and regional
6 needs. Mr. Lee is requesting that the General Plan designation of the property be changed
to Mixed Commercial, which includes the uses in the General Commercial designation,
8 as well as light industrial and research and business uses.

Mr. Van Wagenen then referenced the Relevant General Plan policies to consider
10 in determining whether the requested change will be in the public interest as follows:

- 12 a) It is the purpose of the commercial area to provide areas in appropriate
locations where a combination of business, commercial, entertainment,
and related activities may be established, maintained, and protected.
- 14 b) Commercial use areas should be located along major arterial streets for
high visibility and traffic volumes.
- 16 c) The goal of commercial development is to encourage the establishment
and development of basic retail and commercial stores which will satisfy
18 the ordinary and special shopping needs of Lindon citizens, enhance the
City's sales and property tax revenues, and provide the highest quality
20 goods and services for area residents.

i. Objectives of this goal are to:

- 22 1. Expand the range of retail and commercial goods and services available within the
community.
- 24 2. Promote new office, retail, and commercial development along State Street and
700 North.
- 26 d) Applicable city-wide land use guidelines:
 - 28 i. The relationship of planned land uses should reflect consideration of existing
development, environmental conditions, service and transportation needs, and
fiscal impacts.
 - 30 ii. Transitions between different land uses and intensities should be made gradually
with compatible uses, particularly where natural or man-made buffers are not
32 available.
 - 34 iii. Commercial and industrial uses should be highly accessible, and developed
compatibly with the uses and character of surrounding districts.

36 Mr. Van Wagenen then referenced an aerial photo of the proposed area to be re-
classified, photos of the existing structures and the use Comparison between the CG to
38 MC zones. Mr. Van Wagenen then turned the time over to Mr. Lee for comment. Mr.
Lee stated that he felt it was a great tour and he had nothing further to add to Mr. Van
40 Wagenen's comments. Chairperson Call questioned, regarding the historical use of the
building, when considering a zone change if there are uses allowed under the mixed
42 commercial zone and if there are things that should be limited or restricted. Chairperson
Call also expressed her concerns about the traffic on the back lot and the safety of the
44 school children walking through that area and the back gates. She also mentioned if there
should be conditions placed on the industrial tenants that are currently located there.

46 Commissioner Kallas asked Mr. Lee if his motivation for the zone change is to
attract a broader range of tenants for the types of buildings that are already built there.
48 Mr. Lee confirmed that statement stating they have been approached by a broad range of

2 people to use the buildings and they would like to make it as easy as possible for them to
4 come in and get approval to operate. There was then some general discussion regarding
6 this agenda item with Mr. Van Wagenen giving a brief history of the land use table,
8 including uses and business licenses past permitted uses. Commissioner Kallas
10 commented he is trying to find a way to accommodate Mr. Lee's needs without changing
12 the zoning and if there is a grandfather clause or some other avenue and if a zone change
14 is in the best interest of the public; yet he wants to help Mr. Lee be successful and he
16 understands his dilemma. Commissioner Marchbanks stated that perhaps rezoning the
18 back half would be a possibility and may facilitate the needs. Mr. Van Wagenen asked
20 the Commission at this time if it would be beneficial to have an additional work session
22 to spend some more time discussing the list to alleviate some concerns and to understand
24 the differences.

14 Mr. Lee asked if he could be in attendance at the work session to hear the
16 interpretations and discussion to make sure it is clear. Chairperson Call stated she has no
18 objection to Mr. Lee attending the work session. Following some additional discussion
20 Mr. Lee stated he is fine with whatever time it takes to make this work for the city. Mr.
22 Van Wagenen stated he will set up a work session (public meeting) prior to the next
24 regular meeting.

20 Chairperson Call called for any public comments at this time. Mr. Eric Baker
22 mentioned his concerns that the neighbors may not like the fact that this property is
24 rezoned and asked if they were noticed. Chairperson Call asked if there were any further
26 public comments. There were no further public comments. Mr. Van Wagenen stated that
28 the neighboring property owners were noticed. Chairperson Call stated she would
30 recommend having a work session to discuss conditions/restrictions etc. and to look more
32 carefully at the land use table. Commissioner McDonald agreed that more time would be
34 beneficial as to see what the changes would entail.

28 Chairperson Call asked if there were any further questions or comments from the
30 Commission. Hearing none she called for a motion to continue.

30 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUANCE
32 OF THE APPLICANT'S REQUEST TO CHANGE THE GENERAL PLAN
34 DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL #14:
36 070:0204 AND 14:070:0306 FROM COMMERCIAL TO MIXED COMMERCIAL TO
38 THE NEXT MEETING. COMMISSIONER MARCHBANKS SECONDED THE
40 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON CALL	AYE
40 COMMISSIONER KALLAS	AYE
42 COMMISSIONER MARCHBANKS	AYE
44 COMMISSIONER MCDONALD	AYE
46 COMMISSIONER SKINNER	AYE

42 THE MOTION CARRIED UNANIMOUSLY.

44 5. **Public Hearing: Zone Map Amendment, approx. 115/117/119 South State Street.**
46 Leonard Lee of L.A. Enterprises requests approval of a Zone Map amendment to
rezone property located at 115/117/119 South State Street (Utah County Tax IDs
14:070:0204 & 14:070:0306) from Commercial (CG) to Mixed Commercial (MC).

2 The Commission will consider the request and make a recommendation to the City
4 Council.

6 Mr. Van Wagenen stated because the previous item on the General Plan map
8 amendment was continued this item for the zone map amendment he would recommend
that this item also be continued. Chairperson Call asked if there were any questions or
comments from the Commission. Hearing none she called for a motion to continue.

10 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND
12 CONTINUANCE OF THE APPLICANT'S REQUEST TO CHANGE THE ZONING
DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL
14 #14:070:070:0204 & 14:070:0306 FROM GENERAL COMMERCIAL (CG) TO
MIXED COMMERCIAL (MC). COMMISSIONER MCDONALD SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

16 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
18 COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE
20 COMMISSIONER SKINNER AYE
THE MOTION CARRIED UNANIMOUSLY.

22 Chairperson Call asked if there were any public questions or comments. Hearing
24 none she called for a motion to close the public hearing.

26 COMMISSIONER SKINNER MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
28 FAVOR. THE MOTION CARRIED.

30 6. **Conditional Use Permit** – *Building Blocks Preschool of Lindon, 190 North 980 East.*
32 James Tanne requests a Conditional Use Permit to operate a preschool in his home
located at 190 North 980 East in the R1-12 zone.

34 Mr. Van Wagenen stated the Tanne's are not in attendance so this item can be
continued or presented. Chairperson Call asked for a brief background of this agenda
36 item. Mr. Van Wagenen explained this preschool will be located at 190 North 980 East,
which is in the Single Family Residential (R1-12) zone. He noted that child day care
38 facilities serving 5 to 16 children are conditionally permitted in the R1 zone and the
preschool will educate 3-5 year old children. They will also serve up to 13 children per
40 session for two sessions per day, five days a week. The two sessions will cover from 9:15
am to 3:00 pm with a short noon hour break. He added that the students will be dropped
42 off and picked up during a 15 minute period before and after each class.

44 Mr. Van Wagenen then referenced the complete explanation of the business as
follows:

- 46 • State Code defines a conditional use as "a land use that, because of its unique
characteristics or potential impact on the municipality, surrounding neighbors, or
adjacent land uses, may not be compatible in some areas or may be compatible

- 2 only if certain conditions are required that mitigate or eliminate the detrimental
impacts."
- 4 • Section 10-9a-507 of the State Code requires municipalities to grant a conditional
use permit "if reasonable conditions are proposed, or can be imposed, to mitigate
6 the reasonably anticipated detrimental effects of the proposed use in accordance
with applicable standards." Once granted, a conditional use permit runs with the
8 land.
- 10 • State Code further provides that a conditional use permit application may be
denied only if "the reasonably anticipated detrimental effects of a proposed
12 conditional use cannot be substantially mitigated by the proposal or the
imposition of reasonable conditions to achieve compliance with applicable
standards." Utah Code § 10-9a-507.
- 14 • Additionally, the Lindon City Code provides that a conditional use may be denied
when:
- 16 ○ "Under circumstances of the particular case, the proposed use will be
detrimental to the health, safety, or general welfare of persons residing or
18 working in the vicinity, or injurious to property or improvements in the
vicinity, and there is no practical means available to the applicant to
20 effectively mitigate such detrimental effects;" or,
- 22 ○ "The applicant cannot or does not give the Planning Commission
reasonable assurance that conditions imposed incident to issuance of a
conditional use permit will be complied with."
- 24

26 Mr. Van Wagenen then referenced an aerial photo of the site, the business
description, site plan and the proposed floor plan followed by some general discussion.

28 Mr. James Tanne joined the meeting at 7:54 pm. Chairperson Call invited Mr.
Tanne forward to address the Commission. Commissioner Kallas asked about the
potential traffic associated with the pickup and drop off at the preschool. Mr. Tanne
30 stated they can have up to 52 students enrolled so they have 13 kids dropped off and
picked up at different times so the overall traffic during the day can generate 52 cars
32 throughout the day.

34 Chairperson Call mentioned that this school is in her neighborhood and she has
not found nor observed any detrimental effects from the school operating in the
neighborhood and she has no problem with the school operating at that location.
36 Commissioner Skinner mentioned that he too lives in the neighborhood and stated there
has never been an issue with the number of cars due to the preschool that he is aware of.
38 Mr. Tanne stated all permits and licenses are in place. There was then some general
discussion regarding this issue. Mr. Van Wagenen stated conditions placed on a
40 conditional use permit can always be reviewed if there are any complaints or issues.

42 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

44 COMMISSIONER MCDONALD MOVED TO APPROVE THE APPLICANTS
REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A PRESCHOOL
46 LOCATED AT 190 NORTH 980 EAST IN THE SINGLE FAMILY RESIDENTIAL
(R1-12) ZONE WITH NO ADDITIONAL CONDITIONS. COMMISSIONER

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

4 CHAIRPERSON CALL AYE

COMMISSIONER KALLAS AYE

6 COMMISSIONER MARCHBANKS AYE

COMMISSIONER MCDONALD AYE

8 COMMISSIONER SKINNER AYE

THE MOTION CARRIED UNANIMOUSLY.

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12 7. **Minor Subdivision** – *Canberra Heights Plat 1, 65 South Denali Circle*. Cameron Tea
of Denali 65 LLC requests approval of a three lot subdivision on the four acre lot
currently identified as Parcel ID #36:941:0042 in the R1-12 zone.

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16 Mr. Van Wagenen stated Cameron Tea (who is in attendance) of Denali 65 LLC
is requesting approval of a three lot subdivision on the four acre lot in the R1-12 zone. He
noted that this subdivision creates three residential lots out of one currently existing
18 residential lot in the Single Family (R1-12) zone. He noted that originally this land was
platted as the three lots only to be subsequently combined into one lot. He explained that
20 this subdivision will recreate the original three lots.

22 Mr. Van Wagenen mentioned that the minimum lot size in the R1-12 zone is
12,000 square feet (.28 acre) and the existing lot is about 4 acres. Lot 46 will be 106,577
square feet, lot 47 will be 25,081 square feet, and lot 48 will be 42,131 square feet in
24 area. He added that the frontage requirements are met for all lots and curb, gutter, and
utility stubs were installed with the original three lot subdivision.

26 Mr. Van Wagenen further explained that this subdivision will be subject to the
Hillside Overlay zone with differing setbacks than lots not subject to the hillside
28 requirements. He noted that staff has determined that the proposed subdivision complies
with all remaining land use standards. He added the City Engineer is addressing
30 engineering standards and all engineering issues will be resolved before final approval is
granted. Mr. Van Wagenen then referenced for discussion an aerial photo of the proposed
32 subdivision and the preliminary plan. Mr. Van Wagenen stated this is a pretty
straightforward application and staff has no concerns. There was then some brief
34 discussion by the Commission.

36 Mathew Nokes was in attendance noting he owns property next to the property in
question. He questioned the elevations and if the driveways will be straight in and if
there will be any issues. Mr. Tea stated there may be some small grading done but the
38 houses will most likely come straight in on the curve and he does not foresee any issues.
Mr. Van Wagenen noted with the hillside overlay there is minimal cut and fill that can
40 occur due to the ordinance and they will be looking at those issues when the building
permit comes through. Chairperson Call observed that this request is pretty
42 straightforward.

44 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

46 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR APPROVAL OF A THREE LOT RESIDENTIAL
48 SUBDIVISION, TO BE KNOWN AS CANBERRA HEIGHTS PLAT I, WITH NO

2 CONDITIONS. COMMISSIONER SKINNER SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE

COMMISSIONER KALLAS AYE

6 COMMISSIONER MARCHBANKS AYE

COMMISSIONER MCDONALD AYE

8 COMMISSIONER SKINNER AYE

THE MOTION CARRIED UNANIMOUSLY.

10

11 8. **Concept Review** – *Faded Customs; Zone Change, 730 North State Street.* Skylar
12 Robertson requests feedback on a General Commercial to General Commercial –
13 Auto zone change proposal on the .39 acre lot located at 730 North State. The change
14 would allow used cars to be sold on the property. No action will be taken.

15 Mr. Van Wagenen stated the applicant is not present for this agenda item so he
16 recommended that this item be continued to another meeting when the applicant is
17 present. Mr. Van Wagenen then gave a brief history of the location and the allowance of
18 used car sales in the city. He noted the applicant is just looking for feedback and any
19 recommendation from the Commission would go to the City Council. The Commission
20 was in agreement that a rezone is not likely to be approved by the Council. Chairperson
21 Call called for any comments or questions from the Commissioners. Hearing none she
22 moved on to the next agenda item.

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25 9. **Concept Review** – **40 Geneva LLC; 10 foot landscape strip, 40 North Geneva**
26 **Road.** Doug Lewis requests a concept review for a 10’ landscape strip rather than a
27 20’ strip along public frontage on the 1.5 acre lot located at 40 North Geneva Road,
28 due to lot size, lot shape and associated visibility requirements. No action will be
taken.

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31 Mr. Van Wagenen explained that the Lindon City Code requires a 20 foot
32 landscape strip along public frontages, unless otherwise approved by the Planning
Commission. He noted this concept review is just to get feedback to see if the Planning
33 Commission feels it is appropriate to grant a 10 foot landscape strip on an upcoming site
34 plan application. He mentioned that no motion is necessary as this is a concept review
35 only. Mr. Van Wagenen then referenced an aerial photo and the applicant’s concept site
36 plan followed by discussion.

37 Mr. Bill Nolton with Envictus Law was in attendance along with Doug Lewis
38 representing this agenda item. Mr. Nolton gave a brief history of the property in question
39 at this time. He noted the building on the site was condemned and has been used for
40 various illegal and unsavory purposes. He noted that his client acquired the property a
41 few months ago and has plans to put an Industrial warehouse space on the east side of
42 the property (old Connie’s art warehouse).

43 Mr. Nolton stated this is a unique configuration of the parcel and taking the 20
44 feet as is would cut off 8 ft. off the back of the warehouse. He noted that Mr. Josh Martin
45 with Coldwell Bankers is here to address the desirability of leasing smaller warehousing
46 units with the summary being it is not as desirable as fully spaced units (he then
47 referenced some photos of the site).
48

2 Mr. Nolton stated that ultimately the question tonight is to give a one-time
variance to this site for the building size. He pointed out that the city ordinance provides
4 that the Commission can make a variance at their sole discretion. There is no opposition
from neighboring properties and there are other non-conforming uses along Geneva Road
6 and this will not be out of the ordinary. This will be a first class operation and done in a
classic type way and will freshen up the area.

8 Commissioner Kallas asked if the tree scape is on a State road. Mr. Van
Wagenen explained because it is on Geneva Road it is not a city controlled right of way.
10 Currently, Geneva Road has pockets of park strip and pockets without. Traditionally
under current code, we have allowed the park strip to count as part of the 20 ft. landscape
12 strip. He then explained the difficulty with this is that UDOT is now involved and
entryways abandoned or created. UDOT is requiring acceleration and deceleration lanes
14 be constructed and asking for the landscaped strip to be removed. Mr. Van Wagenen
then explained the configuration. There was then some general discussion regarding this
16 issue and the proposed building. Chairperson Call mentioned her concern about setting a
precedent on the setback. Mr. Nolton mentioned if they had a deeper lot they wouldn't
18 have any problem with code. Commissioner Marchbanks commented that the parcel has
been an eyesore for so many years and he would not be open minded to this as it is
20 extenuating circumstances.

Mr. Nolton expressed that they want this to be a win-win for the city and for the
22 property. It will beautify the area and bring in some legitimate businesses and remove
the hazardous existing building and make the property usable. Mr. Lewis commended
24 Mr. Van Wagenen and staff for their help and professionalism. He added they want to do
this right the first time and they don't believe it won't do anything but improve the tax
26 base of the property and they are open to any suggestions.

Josh Martin with Coldwell Banker addressed the Commission at this time. Mr.
28 Martin mentioned he does a lot of office and industrial development and the reality with
landscaping strips is that they can become an eye sore in the industrial areas. They can
30 also waste water and can be detrimental; this extra 10 ft. is a big deal when people come
to rent space and hampers ability to operate. Considering the extenuating circumstances
32 he thinks it is the right move on this particular piece. There was then some lengthy
general discussion by the Commission regarding this concept review.

34 Following discussion Chairperson Call stated that she feels they have given some
feedback as far as the landscaping strip and the look of the building. Mr. Nolton stated to
36 contact them with any questions.

38 Chairperson Call called for any comments or questions from the Commissioners.
Hearing none she moved on to the next agenda item.

40 **10. Concept Review – *L&C Motor Sports; Zone Change, 460 North State Street.***

42 David Lindquist and Dave Coles request feedback on a General Commercial to
General Commercial Auto zone change proposal on the 1.3 acre lot located at 460
44 North State. The Change would allow used cars to be sold on the property. No action
will be taken.

46 Mr. Van Wagenen gave a brief overview of the item stating Lindon City Code
requires a 20 foot landscape strip along public frontages, unless otherwise approved by
48 the Planning Commission. He noted this is a concept review to see if the Commission

2 feels it is appropriate to grant a 10 foot landscape strip on property located at 46 North
4 State Street. He stated that no motion is necessary as this item is for discussion only as it
6 is a concept review. Mr. Van Wagenen then referenced an aerial photo, the applicants’
8 letter and photos of Mr. Lindquist’s existing business (not a dealership) followed by some
general discussion. He noted that David Lindquist and Dave Coles are in attendance as
representatives of this agenda item. Mr. Van Wagenen stated they are looking for
feedback only from the Commission. He then turned the time over to the applicants for
comment.

10 Chairperson Call stated that basically this is a used car lot they are wanting to put
12 in at that location. Mr. Lindquist confirmed that statement. Commissioner Kallas asked,
14 based on the layout, if most of the cars will be in the back. Mr. Lindquist confirmed that
16 most of the cars will be in the back of the location. Mr. Lindquist pointed out the
18 currently there is the white vinyl fencing in front and they would like to remove it and
20 beautify the property. Commissioner Marchbanks asked if they plan to use the garage for
22 service and detailing etc. Mr. Lindquist noted both buildings are somewhat dilapidated
24 and are in need of repair. He has been in the business since 1994 and they plan on having
26 a nice facility. They plan on having approximately 50-100 cars at the top end. He noted
the property is 1.33 acres and the cars can be placed very attractively.

20 Commissioner Kallas commented that this house and lot lends itself well to a car
22 lot, better than most in the city and would look favorably on this concept. Commissioner
24 Marchbanks agreed with that statement noting personally he does not have a problem
26 with it. Commissioner McDonald agreed that to generate sales and bring in the tax base
28 makes sense and would be beneficial. Chairperson Call expressed her concerns that we
don’t have too many of these lots on State Street and that they be kept in certain areas and
feels that was the previous Council’s intent. Following some general discussion the
majority of the Commission seem to have a favorable view on the concept and would
recommend that the applicants follow up with the City Council.

30 Chairperson Call called for any comments or questions from the Commissioners.
Hearing none she moved on to the next agenda item.

32 **11. New Business: Reports by Commissioners –**

34 Chairperson Call called for any new business or reports by the Commissioners.
36 She mentioned an article about an addiction recovery center going in Herriman City and
equated it to recovery center in Lindon. She also stated she appreciated opportunity to
38 attend the recent league conference. Commissioner Kallas mentioned the discussion
about used car lots followed by discussion. Commissioner McDonald asked about and
40 update on the Ivory Development. Mr. Van Wagenen gave an update on the Questar
project on State Street. At this time Commissioner Skinner gave his resignation, noting
he will be leaving the Commission at the end of the year.

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

46 **12. Planning Director Report–**

48 Mr. Van Wagenen reported on the following items followed by discussion:

- Fire station update was discussed

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- Commission vacancy was discussed
- Osmond phase 2 was approved by the council and design guidelines
- 700 North Area Plan Committee Update
- Ivory Update
- Week of Thanksgiving availability

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

ADJOURN –

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 9:50 P.M. COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – October 27, 2015

Sharon Call, Chairperson

Hugh Van Wagenen, Planning Director