

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **February 9, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Charlie Keller, Commissioner

12 **PRESENT** **ABSENT**
13 Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
15 Rob Kallas, Commissioner
16 Bob Wily, Commissioner
17 Matt McDonald, Commissioner – Electronic participation
18 Charles Keller, Commissioner
19 Hugh Van Wagenen, Planning Director
20 Brandon Snyder, Associate Planner
21 Kathy Moosman, City Recorder

- 22
- 23 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 24
 - 25 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
26 meeting of January 26, 2016 were reviewed.

28 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
29 REGULAR MEETING OF JANUARY 26, 2016 AS AMENDED. COMMISSIONER
30 WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
31 MOTION CARRIED.

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- 33 3. **PUBLIC COMMENT** –

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

38 **CURRENT BUSINESS** –

- 39 4. **Conditional Use Permit — Streamline Manufacturing.** Patrick Call,
40 Streamline Manufacturing, LLC, requests a conditional use permit (CUP) for
41 General Food Mfg.- under 20,000 sq./ft., to be located at 632 North 2000 West, in
42 the Mixed Commercial (MC) zone.

43
44 Brandon Snyder, Associate Planner, led this discussion by stating Patrick Call,
45 with Streamline Manufacturing, LLC, (who is attendance) is proposing to occupy a
46 portion of a building located at 632 North 2000 West. He noted the site plan for the
47 structure was previously approved by the Planning Commission. The structure (Building
48

2 #1) is 81,884 sq. ft. and is nearing completion. Mr. Call is requesting approval for general
4 food manufacturing and this use requires a conditional use permit in the MC zone. The
6 facility is limited to 20,000 square feet; the submitted plans indicate the facility at
8 approximately 15,000 sq. ft. in area. A facility over 20,000 square feet is not permitted in
10 the MC zone. In addition to general food manufacturing, they will be batching and filling
12 topical ointments, supplements, personal care, and cosmetic products. Some of these
14 items are currently not identified on the Lindon City Standard Land Use Table, however,
16 the Standard Land Use Table, Appendix A, Section 1-B, indicates that the land uses
18 identified in the table are intended to regulate primary uses of parcels or structures. In
20 some instances, land uses not allowed as a permitted or conditional use may be allowed
22 when the use is secondary or ancillary to the main or primary use of the property when
24 the use is found to be compatible with the zone in which the use is located. It also
26 indicates that these secondary or ancillary uses shall be defined as a use which does not
28 occupy more than 20% of the site or constitute more than 20% of the business.

16 Mr. Snyder stated the objective in establishing the Mixed Commercial zone is to
18 provide areas within the City where low intensity light industrial, research and
20 development, professional and business services, retail and other commercial related uses
22 may be located. When determining if a secondary use is compatible and harmonious with
24 the zone, the Planning Commission may consider the following: nature of inventory,
26 processes, storage of materials, number of employees, business hours, and transportation
28 requirements, possible generation of nuisances (noise, smoke, odor, glare, vibration,
radiation, and fumes), and any specific utility requirements (water supply, waste water
output, pretreatment of wastes and emissions). Mr. Snyder noted that third party notices
were mailed to the adjoining property owners in accordance with Lindon City Code and
staff has received no public comment at this time. Mr. Snyder then referenced for
discussion Table #1 showing the surrounding land uses and zoning. He also referenced
Table #2 showing the property information.

30 Mr. Snyder explained that State Code defines a conditional use as "a land use that,
32 because of its unique characteristics or potential impact on the municipality, surrounding
34 neighbors, or adjacent land uses, may not be compatible in some areas or may be
36 compatible only if certain conditions are required that mitigate or eliminate the
detrimental impacts." He went on to say that 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 the reasonably anticipated detrimental effects of the proposed
use in accordance with applicable standards." He also pointed out that once granted, a
conditional use permit runs with the land.

38 Mr. Snyder further explained that State Code also provides that a conditional use
40 permit application may be denied only if "the reasonably anticipated detrimental effects
42 of a proposed conditional use cannot be substantially mitigated by the proposal or the
imposition of reasonable conditions to achieve compliance with applicable standards."
Mr. Snyder then referenced Mr. Call's proposed use description and exhibits for
discussion. He then turned the time over to Mr. Call for comment.

44 Mr. Call commented they plan to do an FDA approved and regulated
46 manufacturing facility. He also explained what products they will manufacture.
48 Commissioner Kallas asked if there are any byproducts or disposable products that would
pose any issues or concerns. Mr. Snyder stated the applicant has submitted an industrial
waste questionnaire (submitted to Orem City for review). He added that the landowner

2 has reviewed any potential impacts to the building (grease traps, separators, etc.) and
these elements were added to the system.

4 Chairperson Call observed that the primary use is permitted in this zone and it is
their job to decide if the secondary use is compatible and harmonious which is the
6 processing, storage and the type of products they package. Mr. Snyder stated in this
scenario they are not asking for a compatibility review as the code allows the secondary
8 use. Mr. Snyder stated the commission needs to determine if the primary use meets the
conditions impacted and created by the use. Chairperson Call pointed out when they
10 reviewed and approved the property/building they looked at building height, parking
stalls, front, rear and side setbacks, lot area etc., so this appears to meet all requirements.
12 There was then some general discussion regarding this conditional use request.

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

16 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
18 APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL
FOOD MFG. UNDER 20,000 SQUARE FEET TO BE LOCATED AT 632 NORTH
2000 WEST, STE. 106 WITH NO CONDITIONS. COMMISSIONER WILY
20 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
22 COMMISSIONER KALLAS	AYE
22 COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER WILY	AYE
24 COMMISSIONER MCDONALD	AYE
26 COMMISSIONER KELLER	AYE

28 THE MOTION CARRIED UNANIMOUSLY.

30 **5. Minor Subdivision—West Lindon Business Park.** Ed Daley requests a one lot
subdivision in order to dedicate Right of Way along 2800 West for the West
32 Lindon Business Park at approximately 730 North 2800 West in the Mixed
Commercial zone.

34 Hugh Van Wagenen, Planning Director, stated the applicant, Ed Daley, was not
able to attend but Mike Anderson and David Peterson are in attendance as representatives
36 of this agenda item. He noted the applicant is requesting approval of a one lot
subdivision in order to dedicate right of way along 2800 West for the West Lindon
38 Business Park located at 730 North 2800 West in the Mixed Commercial zone. He
mentioned that the development of this property requires street right of way dedication to
40 the City. He stated that whenever street dedication is required, the dedication requires a
subdivision plat per LCC 7.02.10(175.a). The site is located in the Mixed Commercial
42 (MC) zone and will have two office/warehouse buildings; review of the site plan will be
considered in a later agenda item.

44 Mr. Van Wagenen stated the minimum lot size in the MC zone is 1 acre (43,560
sq. ft.) and the lot created by this subdivision will be 4.2 acres. He noted Lot 1 meets the
46 required public street frontage of 100 feet (it has 346 feet). There are road improvements
required along 2800 West including road widening, curb, gutter, and sidewalk. These
48 improvements are reflected in the West Lindon Business Park site plan that will be

2 reviewed during a later agenda item. However, the improvements will be required for
subdivision approval, even if the site development didn't happen. Typically,
4 improvements are reviewed by staff at the final plat stage of a subdivision application and
not during preliminary plan approval as granted by the Planning Commission. He noted
6 the City Engineer is addressing engineering standards and all engineering issues will be
resolved before final approval is granted. He added that this item is pretty straightforward
8 and staff has no concerns. Mr. Van Wagenen then referenced the aerial photo of the
proposed subdivision and Victory Quarry Plat A for discussion.

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

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14 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR APPROVAL OF A ONE LOT SUBDIVISION TO BE KNOWN AS
16 VICTORY QUARRY PLAT A WITH NO CONDITIONS. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

18 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
20 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
22 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE
24 THE MOTION CARRIED UNANIMOUSLY.	

- 26 6. **Site Plan — West Lindon Business Park.** Ed Daley requests site plan approval
for two office/warehouse buildings, 21,567 and 36,686 square feet respectively at
28 approximately 730 North 2800 West in the Mixed Commercial zone.

30 Mr. Van Wagenen explained this item is for site plan approval for two
office/warehouse buildings, 21,567 and 36,686 square feet respectively of which the
32 minor subdivision was just approved located at 730 North 2800 West in the Mixed
Commercial zone. He noted that each building will be occupied by a different company.

34 Mr. Van Wagenen explained this parcel was recently rezoned to Mixed
Commercial (MC) from General Commercial (CG) to accommodate the intended
36 office/warehouse use. He added the road dedication is required along 2800 West for this
development and thus requires a subdivision plat.

38 Mr. Van Wagenen then referenced for discussion the Parking Standard Requirements
as follows:

- 40 • General Office requires 1 space for every 350 square feet (44 required for this
project).
- 42 • Warehousing in the MC zone requires 1 space for every 500 square feet (92
required for this project).
- 44 • Total required vehicle spaces is **136**. Code allows a comparative use study to be
provided in order to allow fewer than the required stalls. The study should provide
46 actual parking information for similar uses.
- 48 • Bike parking in the MC zone requires an 8% ratio to required vehicular stalls up
to 16 bike stalls (**11** required for this project).

2 Provided:

- Total provided vehicle spaces is **93** which is 43 fewer than the requirement.
4 Fifteen stall are being provided in garages on the east side of the property.
 - A comparative parking study has been provided for Building A based on
6 the applicant's existing operations in another location. The applicant has
8 provided this information so that a reduction in the number of required
10 stalls be granted for the project. If in the future more parking is necessary
due to increased activity at the site, there appears to be room to
accommodate the additional stalls on the east portion of the property
between the building and garages.
 - Letter attached and parking count from existing NPI operation.
- Bike parking: **12** stalls are being provided, 6 at each building entrance.

14
16 Mr. Van Wagenen mentioned that Staff's concerns with the parking is satisfied
and they feel comfortable with the parking provided based on the provision in the code
and the information provided by the applicant from their existing operation.

18 Mr. Van Wagenen stated the required 20 foot landscape strip along 2800 West is
20 being provided with trees every 30 feet on center. He stated the code requires a grassed
berm for the strip, however, the applicant is requesting to not have the berm in order to
22 prevent uneven, inefficient watering patterns along the strip. In consideration of not
having the berm, they are requesting to add additional bushes to be planted in the
landscape strip to buffer the parking lot from the roadway. The planning commission has
24 the ability to grant that exception when appropriate.

26 Mr. Van Wagenen stated that interior landscaping must be provided at 40 square
feet per required stall with one tree per 10 stalls. With the proposed 93 stalls, that equates
to 3,720 square feet and 10 trees required; both requirements are met. Mr. Van Wagenen
28 went on to say the MC zone requires a minimum of 15% open space generally on the site.
This site requires 27,296 s.f. of open space and 30, 146 s.f. is provided. The required 5
30 foot landscape strip around the perimeter of the buildings per MC zone standards is being
provided except where loading docks are located; this issue has been addressed.

32 Mr. Van Wagenen then referenced the MC zone the architectural design
requirement that states that concrete tilt-up buildings shall comply with the following
34 standards:

- a) Painted or colored concrete exteriors are permitted. The shade of each color must
36 be consistent.
- b) Bare concrete exteriors are not permitted.
- c) The exterior of a concrete tilt-up building shall be finished with additional
38 architectural details such as entrance canopies, wrought iron railings and finishes,
40 shutters, multi-level porches, metal shades, and metal awnings.

42 Mr. Van Wagenen stated all of the colors meet the color palette in the Design
Guidelines. He also referenced elevations which indicate the painted concrete will be the
44 exterior finish of the building with Elder White, Dorian Gray, and Gauntlet Gray being
the colors. There will be steel awnings, windows and a tilt wall will provide architectural
46 accents for the building. He noted the building is within the 48 foot height limit in the LI
zone, the highest point of the parapet wall will be about 38 feet.

2 Mr. Van Wagenen noted there are a few engineering issues that will need to be
4 resolved before the plans are finalized and staff will ensure all requirements are met with
6 nothing of significant note. Mr. Van Wagenen then referenced an aerial photo of the site
and surrounding area, a photograph of the existing site, site plan, parking letter and count,
architectural rendering & elevations and the landscaping plan and color palette followed
by discussion. He then turned the time over to the applicant for comment.

8 Commissioner Kallas questioned the nature of the garages. Mr. Anderson stated
10 the owner approached them with the garages and suggested they had a number of parties
interested in leasing the garages for car storage (storage units); they have kept it pretty
12 basic and can be leased three spaces at a time. Mr. Van Wagenen pointed out that storage
units are permitted in this zone and will be an ancillary use to the primary use. Mr.
Anderson explained their operation noting they will package at this facility.

14 Chairperson Call observed that the only question is the parking situation which
16 can be approved as long as the traffic study has been done and if there is any issue with
parking there is a provision for additional parking and to expand the parking area if
needed that will meet the requirement. Also in question is the request of using
18 landscaping instead of the berm because of the water flow. Mr. Van Wagenen stated staff
is comfortable with these two issues. Chairperson Call stated she doesn't have a problem
20 with the landscaping in place of the berm and the parking issues seems to be resolved and
it appears the interior landscaping, open space, perimeter landscaping and architectural
22 guidelines are met. Commissioner Keller mentioned the removal of the road several
weeks ago from the general plan and if there is the potential any issues or concerns with
24 access.

26 Mr. Van Wagenen explained if the roadway were to go in on this development
they would have concerns with trucks backing off of the public roadway along with an
additional 20 ft. of required landscaping along that portion of the road, but with the 36 ft.
28 of asphalt they don't have concerns; there is the certainly the opportunity and potential if
the property owners wanted to work out some kind of long driveway in the future (not
30 necessarily a public road); it is there and has a different feel than what a public road
would require. The road would have impacted their current design and they feel they can
32 move forward without that roadway as they will still have access. Mr. Van Wagenen then
explained berming requirements followed by discussion.

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

36
38 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL OF TWO OFFICE/WAREHOUSE
BUILDINGS OF 21,567 S.F. AND 36,686 S.F. TO BE KNOWN AS WEST LINDON
40 BUSINESS PARK WITH THE CONDITION THAT VICTORY QUARRY PLAT A
SUBDIVISION BE RECORDED AND THE LANDSCAPING AS PRESENTED.

42 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

44 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
46 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
48 COMMISSIONER MCDONALD	AYE

2 COMMISSIONER KELLER AYE
THE MOTION CARRIED UNANIMOUSLY.

- 4
6 7. **Site Plan — Jasper Plumbing.** Terry Jasper requests site plan approval for the
Jasper Plumbing office/warehouse 9,050 sq. ft., to be located at 158 South 2000
West in the Light Industrial (LI) zone.

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10 Mr. Snyder opened this discussion by explaining the applicant, Terry Jasper along
with Larry Houghton, architect, are in attendance representing this item. Mr. Snyder
12 stated Mr. Jasper is proposing to construct an office/warehouse building (9,050 sq. ft.) on
the lot located at 158 South 2000 West. The structure/site will be used for
14 Office/warehouse and for Plumbing & Heating Equipment & Supplies - indoor storage
only, which are both permitted uses in the Light Industrial (LI) zone. Mr. Snyder
16 mentioned the intent of the Light Industrial (LI) zone is to provide areas in appropriate
locations where light manufacturing, industrial processes and warehousing not producing
18 objectionable effects may be established, maintained, and protected. The regulations of
this district are designed to protect environmental quality of the district and adjacent
20 areas and site plan review is required for all new development within a non-residential
zone per code.

22 Mr. Snyder then referenced the table of the Existing and Surrounding Land Uses
and Zoning. Planning Staff, the City Engineer and the applicant are working through
24 technical issues related to the site and City Staff will ensure all issues are resolved before
final Engineering approval is granted. He stated that the notices were provided on to the
26 adjoining property owners and staff has received no public comment at this time. He then
referenced the table showing the property information (Light Industrial (LI) zone) noting
the parking requirement are met.

28 Mr. Snyder stated the LI zone requires that a landscaped strip twenty (20) feet in
width shall be planted with grass, and trees planted every thirty (30') feet on center along
30 all public street frontages. Mr. Snyder pointed out that no fencing regulations apply as the
site is not adjacent to a residential use or residential zone. The building exterior is to be
32 stucco and metal, which complies with Lindon City Code materials and percentages
requirements. He noted that Mr. Jasper's elevations and building colors are included in
34 the staff report. The dumpster will be enclosed in CMU block walls with metal site
obscuring gates in the back of the building. Mr. Snyder then referenced for discussion the
36 landscape plan, elevations and color renderings. He then turned the time over to the
applicant for comment.

38 Commissioner Kallas asked if this is a metal building with veneer stucco. Mr.
Jasper confirmed that statement noting it will be consistent with the other buildings in the
40 area. Commissioner Wily inquired if the parking surface will be asphalt. Mr. Jasper
confirmed the front parking lot will be asphalt. Commissioner Kallas asked about the
42 multiple garages and if this is a single tenant building that will be leased out. Mr. Jasper
confirmed they will have a few small rentals in the building with one confirmed so far.
44 The tenant they are considering repairs box trailers, brakes, wiring, axels etc. Mr. Jasper
stated they have outgrown their present facilities located in Lehi (13 years).

46 Chairperson Call observed this site plan request appears to meet lot area, frontage,
height, parking, setbacks, building colors and materials, dumpster enclosed, and the
48 landscaping requirements are met and fencing is not required.

2 Chairperson Call asked if there were any further questions or comments. Hearing
none she called for a motion.

4
6 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH NO CONDITIONS.
8 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

10 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

12 COMMISSIONER WILY AYE

COMMISSIONER MCDONALD AYE

14 COMMISSIONER KELLER AYE

THE MOTION CARRIED UNANIMOUSLY.

- 16
18 8. **Continued Public Hearing—Ordinance Amendment, 17.48, Vehicle Sales Site
Requirements.** Lindon City is considering a City Code amendment to enact
specific site requirements for vehicle sales lots in Commercial zones.
20 Landscaping, display areas, buildings, and customer/employee parking are among
the items being considered. This item was continued from the previous Planning
22 Commission Meeting on January 26, 2016.

24 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
26 FAVOR. THE MOTION CARRIED.

28 Mr. Van Wagenen led this discussion by giving a brief background of this agenda
item. He explained this is a city initiated request to consider a City Code amendment to
30 enact specific site requirements for vehicle sales lots in Commercial zones with
landscaping, display areas, buildings, and customer/employee parking are among the
32 items being considered. He noted this item was continued from the previous Planning
Commission Meeting held on January 26, 2016. Over the last several months the
34 Planning Commission and City Council have been discussing used vehicle sales along
State Street. These discussions stemmed from concept reviews received from applicants
36 looking to change zoning designations on specific lots to allow used vehicles sales. As
part of the discussions, it was contemplated to have specific site requirements for vehicle
38 sales lots in commercial zones; that attached ordinance is a draft of possible
requirements.

40 Mr. Van Wagenen stated that Lindon already has landscaping, parking, and
design requirements for new sites being developed. However, the requirements in this
42 ordinance would be additional requirements for not only newly developed vehicle sales
lots, but also sites converting to vehicular sales lots from in commercial zones where
44 such sales are allowed. He noted this ordinance in its current form would not apply to
vehicle sales lots outside of commercial zones. This ordinance draft references sections
46 of code found in 17.18 Off-Street Parking as many parking standards are covered in that
section of the code. This will also prevent having to update two sections of code if
48 standards in 17.18 are amended. With such an ordinance it is possible to require all

2 existing vehicle sales lots to come into compliance after a certain period of time.
3 However, it is typical to allow previously approved uses to continue under the previous
4 requirements unless they choose to expand their operation in some manner. An
5 assessment of existing used vehicle sales lots was conducted for reference in developing
6 the draft requirements in the ordinance. The Planning Commission continued this item
7 from the last meeting. Information regarding the practical effects of the proposed
8 requirements was requested.

9 Mr. Van Wagenen then referenced the Ordinance 2016-3-O Draft 17.48.200, that
10 states Vehicle Sales Lots, Sales lots for automobiles, RVs, boats, trailers, motorcycles,
11 ATVs, and similar vehicles shall only be conducted in appropriate zones according to the
12 Standard Land Use Table and shall be fully improved to comply with current city
13 standards, including fully paved display area, permanent sales office built to the current
14 building code, landscaping, streetlights and permanent signage. Sales lots must be located
15 on property that is zoned for such use.

16 Mr. Van Wagenen noted the following additional standards shall also apply:

- 17 1) Business License: Prior to the issuance of any business license indicating a
18 change of use on a property, an applicant shall first obtain site plan approval from
19 the Land Use Authority regarding the requirements in this Chapter and Section.
20 Vehicle Sales Lot site plan applications are subject to an application fee as stated
21 in the Lindon City Fee Schedule. Site plan submittals must meet the requirements
22 contained in the Lindon City Land Development Policies, Standards,
23 Specifications, and Drawings Manual.
- 24 2) Minimum Lot Size: One (1) acre
- 25 3) Minimum Frontage on a Public Street: Two hundred (200) feet; double frontage
26 lots may count all frontage toward this requirement.
- 27 4) Parking Spaces:
 - 28 a) See 17.18 Off-Street Parking for minimum number of stalls for employees and
29 customers.
 - 30 b) Dimensions shall meet requirements set forth in 17.18.020 Size of parking
31 spaces and aisles.
 - 32 c) Stalls must be clearly designated as “Customer” or “Employee” with an
33 upright pole sign designating customer and employee parking spaces in order
34 to differentiate from display stalls. These spaces shall not be used for parking
35 vehicles which are for sale or for the display of any merchandise.
- 36 5) Parking Lot: See 17.18.080 Parking lot maintenance and design.
- 37 6) Display Spaces:
 - 38 a) Dimensions shall meet requirements set forth in 17.18.020 Size of parking
39 spaces and aisles and be striped.
 - 40 b) All automobiles and other vehicles which are for sale at the auto lot shall be
41 parked in the automobile showroom or in a parking space which is specifically
42 designated for displaying merchandise for sale.
 - 43 c) All vehicles for sale shall be parked and stored solely within the automobile
44 lot.
- 45 7) Display Lot: See 17.18.080 Parking lot maintenance and design.
- 46 8) Display Area:

- 2 a) No merchandise shall be permitted to be stored on any required
landscaped area, drive access, sidewalk or other public right of way or in
- 4 any manner deemed a safety hazard to the general public.
- 6 b) No merchandise displayed shall exceed ten (10) feet in height as measured
from the grade of the nearest public sidewalk.
- 8 9) Interior Landscaping:
 - 8 a) Landscaping within the interior of the parking/display lot shall be required at
forty (40) square feet per required customer/employee parking stall and
 - 10 twenty (20) square feet per vehicle display space. See 17.18.085 for interior
landscaping standards.
 - 12 b) One (1) tree for every ten (10) customer/employee parking stalls is required
and one (1) tree for every twenty (20) vehicle display spaces.
- 14 10) Buildings:
 - 16 a) Minimum 1,000 square foot building is required
 - 16 b) Existing buildings transitioning to a vehicle sales office must be brought up to
current Commercial Design Standards.
- 18 11) Storage: All parts and material incidental to the operation of dealership must be
stored in a designated area and concealed from public view.
- 20 12) Repair and maintenance: Repair and/or maintenance of any vehicle/merchandise
shall take place in an enclosed building.
- 22 13) Lighting: See 17.48.070 Site lighting
- 24 14) Signs on Vehicles: Signs placed on vehicles may not exceed two (2) square feet in
size.

26 Mr. Van Wagenen then turned time over to Mr. Snyder to give his PowerPoint
presentation including examples. Mr. Snyder explained he wants to give an idea of what
28 is currently required prior to presenting what is being proposed to add to the ordinance.
He noted the proposal is to add an additional 20 sq. ft. of landscaping per vehicle display
30 stall and one additional tree per 20 vehicle display spaces. This is in addition to the
requirements for customer/employee parking stalls; not required until it reaches 10 stalls.
32 He then referenced the off street parking ordinance and landscaping requirements
(including perimeter and interior). He also presented used car lot examples (Low Book
34 Sales, Markosian Auto and Performance Motors) followed by some general discussion.
In conclusion, Mr. Snyder advised the commission to consider when making a decision
36 that they are trying to balance property rights, in essence, with the desire of community
concerns (aesthetics). He called for any questions or comments from the commission at
38 this time.

40 Commissioner Kallas asked staff what they are trying to accomplish with the one
acre site. Mr. Van Wagenen stated they were trying to respond to concerns expressed of
42 the CG-A zone and designated lots that are very small that don't seem to flow or function
appropriately. Commissioner Kallas mentioned he has observed a lot of car lots in other
44 cities with a row of cars along the street then a building and undeveloped back area, and
questioned if the reason staff is suggesting a one acre minimal size is because they are
envisioning the whole acre being developed into a car lot with asphalt or hard surface.

46 Mr. Van Wagenen replied they certainly know that someone could use the front
half and leave the back undeveloped. State Street specifically in Lindon would seem to be
48 expensive acreage to purchase if not used but that is a logical assumption. If there are

2 concerns with that happening it may need to be addressed. Commissioner Kallas stated it
could be written to say “minimal one acre improved.” Commissioner Marchbanks
4 pointed out there have been several applications in the past come before the commission
with small lots that they did not even consider approving because they felt they were
6 too small. Chairperson Call stated she likes using the one acre as a filter to ensure there
are not very small lots.

8 Chairperson Call called for any public comment at this time. There were several
attendees that addressed the commission as follows:

10
12 **Junio Cano:** Mr. Cano commented on how his site could potentially evolve based on the
number of cars they anticipate.

14 **Devin Dastrup:** Mr. Dastrup mentioned his concerns with the interior landscaping. He
expressed that putting the landscaped area in the middle of the parking area creates
16 maintenance problems (specifically snow removal). He noted they are planning on
putting in a fence that will divide the property in half and landscaping in front of the
18 fence. He questioned if that is sufficient for the interior landscaping or does it have to
break up the middle of the parking lot. Chairperson Call stated as long as it meets the
20 percentage of landscaping.

22 **Brandy Dastrup:** Ms. Dastrup questioned if they want more than the 20 ft. of
landscaping does it have to be the 4 ft. to have it count or if it could be 2 ft. all along the
24 exterior. Mr. Snyder stated that only pertains to the frontage.

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

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

32
34 Chairperson Call asked the Commissioner’s if they want the full acre
improved (asphalted and landscaped) or a percentage of the acre. Commissioner Wily
voiced his opinion that he feels one acre is fine as the two recent applicants have agreed
36 to improve the front first and it is to their economic interest to develop the rest of the
property as their business grows; he personally doesn’t have a problem with the one acre
38 and he is fine with the way it is. Commissioner Kallas stated he could live with it either
way but he doesn’t understand why we would put one acre in the language and not
40 require them to improve it.

42 Commissioner McDonald agrees with the one acre added because it creates a
filter and it makes sense. He questioned the interior landscaping but after seeing the
ordinance it makes sense not to strike it. Commissioner Keller stated when comparing the
44 current ordinance he feels what is in place is sufficient as it gives enough requirements to
make it nice. He also feels to axe the interior landscaping will create a problem.

46 Mr. Van Wagenen pointed out that currently the interior landscaping is only
required when there are 10 or more stalls and typically they won’t have more than 10
48 stalls. One reason the interior landscaping is required is to break up the asphalt and the

2 urban heat islands and polluted water into storm drains etc. Under the current ordinance if
they need 9 or less stalls they can completely pave the display area in asphalt and it will
4 have the same characteristics a business with a lot of required stalls with the requirement
of the landscaping. Commissioner Wily feels the interior landscaping requirement is well
6 intentioned but it seems overly burdensome due to the maintenance issues; he is against
the requirement. Chairperson Call questioned if this group strikes the section will it revert
8 back to the language that's in the ordinance right now. Mr. Van Wagenen replied as far
as interior landscaping it would revert back to where it stands now. Chairperson Call
10 noted if they do strike it she would want the city council to see what has been removed
(the strike out version). Mr. Van Wagenen pointed out that the city council has seen the
12 draft ordinance and staff will bring it to their attention.

14 Following some additional discussion by the Commissioners Chairperson Call
called for a motion.

16 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2016-3-O AS PRESENTED INCLUDING STRIKING
18 OUT THE ADDITIONAL INTERIOR LANDSCAPING REQUIREMENT FOR
DISPLAY SPACES (SUBSECTION 9). COMMISSIONER MARCHBANKS
20 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22	CHAIRPERSON CALL	AYE
22	COMMISSIONER KALLAS	AYE
22	COMMISSIONER MARCHBANKS	AYE
24	COMMISSIONER WILY	AYE
24	COMMISSIONER MCDONALD	AYE
26	COMMISSIONER KELLER	AYE

28 THE MOTION CARRIED UNANIMOUSLY.

30 *At this time Chairperson Call recommended taking a five minute break at 8:55 pm.*

32 **9. Public Hearing—Ordinance Amendment, 17.41 Anderson Farms Planned
Development Zone.** Ivory Development requests the creation of the Anderson
Farms Planned Development Zone ordinance. The purpose of the zone is to
34 encourage efficient use of land and resources and to provide flexibility in the
City's zoning scheme in order to allow for unique, innovative, and well planned
36 developments not otherwise provided for under one of the City's other existing
zoning classifications. Recommendations will be forwarded to the City Council
38 for final approval.

40 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
42 FAVOR. THE MOTION CARRIED.

44 Mr. Van Wagenen led this discussion by explaining Chris Gamvroulas with Ivory
Development is in attendance tonight representing this agenda item. Mr. Van Wagenen
46 gave a brief history stating that over a year ago, Ivory Development approached the City
regarding a master planned residential community west of Geneva Road, adjacent to the
48 Creekside community, on the Anderson Dairy Farm (135 acres). The project has been

2 named Anderson Farms. Lindon City currently does not have a zoning ordinance that
allows for master planned communities of the size, scope that Ivory is proposing and this
4 ordinance creates the framework for the Anderson Farms community to be implemented.

6 Mr. Van Wagenen noted the purpose of the Anderson Farms Planned
Development Zone (PD Zone) is to encourage efficient use of the land and resources and
to provide flexibility in the City's zoning scheme in order to allow for unique, innovative,
8 and well planned developments not otherwise provided for under one of the City's other
existing zoning classifications.

10 Mr. Van Wagenen further explained this zone is not intended to be available city
wide, but is rather restricted to a specific geographic area of Lindon as identified in the
12 ordinance. The ordinance itself will only be applied to areas identified on the Lindon City
Zoning Map as the Anderson Farms Planned Development Zone. There is currently no
14 such designation on the Zoning Map; that request is coming in a later agenda item. The
PD Zone ordinance requires a development agreement that essentially fills in the
16 framework with the details of the project.

18 Mr. Van Wagenen stated the Anderson Farms Master Development Agreement is
a supplemental document that is required by this ordinance but is not part of the code
language itself and will also be on the next agenda item. For this item, Lindon City Code
20 language that will become Chapter 17.41 is all that is under consideration. Most
residential zoning designations in Lindon allow for accessory apartments to be created if
22 certain requirements are met. Due to the nature of the PD Zone incorporating smaller lots
and setbacks, accessory apartments are not allowed in this zone.

24 Mr. Van Wagenen then referenced the Ordinance 2016-7-O Draft in its entirety
followed by discussion. He then turned the time over to the Mr. Gamvroulas for comment
26 on this application.

28 Mr. Gamvroulas stated they have three items on the agenda tonight. He stated he
will present his power point presentation just once for all three items. He noted they have
had a lot of conversation with a real progression of thought on how the project has come
30 together as this has evolved. He asked if this is the appropriate time to go over the
presentation and the mechanics (ordinance, development agreement, and zone change) of
32 how we get to that point and the presentation is more the why. Chairperson Call
confirmed that procedurally that would be fine. City Attorney, Brian Haws, agreed
34 adding he would make the recommendation if they want to go in order that the
commission make the recommendations conditional upon approval of the development
36 agreement.

38 Mr. Gamvroulas then gave his presentation to the Commission. He started off
with the big picture. He stated the property to the north has lots platted and he will
address the commercial in more detail later. He mentioned when they were first
40 approached by city staff about that commercial area it was to gauge their interest in
giving up some of the area. They thought there were some real benefits to this piece of
42 property with a larger scale that could become a catalyst for this part of Lindon City. It is
very unusual to have a large user (bricks and mortar retail stores) as they are falling away
44 and people are going to Amazon not Walmart; unless it is a regional center. To have a big
user step up that is a legitimate player in this market makes sense to find some common
46 ground and overall it will be a very good partnership.

48 Mr. Gamvroulas then referenced the latest exhibits (300 units dropped). He
pointed out the smaller lots noting they made the decision to break those apart and

2 change the density a little bit. He pointed out the road connection with the points of
access that were designed in when 700 North was built. When they started laying out the
4 commercial area they saw the mass and scale of this type of user which is very different
than a use that goes on a 500 ft. deep pad; this is a very large scale building/box.

6 Mr. Gamvroulas mentioned they worked on the roundabout that really had a focal
point, but they realized early on that they needed to place it to manage the traffic in and
8 out of this community. Their traffic engineer has looked at this location and they feel it is
far enough away that there will not be a stacking problem. They put in some townhomes
10 with the depth of lots being “skooched” up and also the road so the lots are 120 ft. deep
with a 45 ft. rear yard setback; this is part of the buffering for both parties. There will also
12 be a nice tree lined center median Blvd. Down on the lower piece are 76 lots (average of
8,000 square ft.) next to the active adult community which is quite a bit denser. They
14 matched the density to the neighbor to the west (Fieldstone). The aging population is a
very real thing in this market, so they put this in with the idea that this really could be a
16 “cradle to the grave” type of community that connects the neighbors.

18 Mr. Gamvroulas then touched on the buffering factor between the industrial users
on the borders. He noted they are trying to be a good neighbor. He added they will put in
an 8 ft. masonry wall along the lots with trees and landscaping. The homes will be built
20 with an extra insulation factor and triple paned windows to mitigate any sound etc.
through the construction of the home and distance. The very closest home is 160 ft.
22 which is a good distance and is also separated by a road. In addition, they have agreed
(included in the MDA) to disclose adjacent property uses that will be recorded on any
24 plat within the property (presented to every purchaser). He then read the entire disclosure
document.

26 Mr. Gamvroulas then referenced the townhomes. He stated they are adjacent to
the 15 acre park with a nice large green space. They each have an attached 2 car garage,
28 and a 20 ft. driveway (4 parking spaces each) plus guest parking. He added this will be a
really nice gathering place and residents really like the raised garden planter beds that are
30 very popular.

32 Mr. Gamvroulas then addressed the north side that has had the most conversation
because it is the densest. Whether the number is right or not remains to be seen as they
are still trying to work it out. They are using the feathering effect of two story townhome
34 style up to three and four stories. He mentioned that he received a plan today to present
that they feel addresses some of the concerns they have heard. Mr. Gamvroulas pointed
36 out that this area, overall, in the grand scheme of things, is not a little bit of country and
not a place for ½ acre estate lots as it is industrial on two sides. The question is how do
38 these neighbors get integrated into the larger community? They have planned it with the
idea for a very easy pedestrian connection. Mr. Gamvroulas then showed the large box
40 for scale on the sketch. He noted the sketch shows townhomes (3 story) and the 2 story
and the 4 story buildings. He stated they have scaled it down from 447 units to 412 units
42 (just under 30 units per acres) on this concept plan only. He stressed to keep in mind this
is just a concept plan. They are looking at ways that this can still work and to also create
44 some open space. They are also trying to make the project economically viable and
respond to the concerns heard from members of the city council and planning
46 commission.

48 Mr. Gamvroulas then discussed the design of the park (14.7 acres) which will
benefit the community as a whole; including a park pavilion. He also mentioned the great

2 amenities including Club Ivory, clubhouse, park pavilions, common green, pool, a nice
crossing island, roundabout, entry monument (3), permanent mounted gate, basketball
4 courts (2), swing sets, pickle ball courts (4), softball field, soccer field, trails, including a
new sewer lift station. He also went over the street tree planting plan that ties
6 neighborhoods together including a nice drive and landscaped trail and bike trail. Mr.
Gamvroulas concluded by thanking the Commission noting they will continue to move
8 forward in good faith to work through the final issues and will continue to stay engaged.
Chairperson Call thanked Mr. Gamvroulas for his presentation.

10 Chairperson Call pointed out that this item is strictly the ordinance amendment to
create the planned development and does not approve the specifics of the development.
12 Mr. Van Wagenen confirmed that statement. Chairperson Call asked the commission if
there were any comments or questions on making this into a planned development zone
14 for the Anderson Farms development.

16 *Mr. Van Wagenen pointed out a typo in the ordinance (staff report paragraph 11)
that is blank. He noted he will make that adjustment.*

18 Commissioner Kallas commented that he has had a lot of discussion with Lindon
residents and their reservations about changing from the minimum ½ acre lots and
making something much denser. After talking about the project and the fact that this is a
20 planned development it seems to have alleviated a lot of the concerns with residents. The
fact is that this takes up a large area of Lindon but it brings a planned development with
22 many amenities. He feels this has been well thought out by Ivory and city staff.

24 Chairperson Call stated she has no questions as far as the planned development
itself or the ordinance amendment, however, she will have some questions when they
discuss the specifics on the development agreement and what is planned for that area.

26 Commissioner Marchbanks agreed with Commissioner Kallas that this is a great
piece of work and the only area in the city that they would even consider something of
28 this magnitude. Commissioner Marchbanks stated he believes the commission is on board
with the ordinance amendment and stated at whatever point it is brought up he is ready to
30 make a motion.

32 Chairperson Call called for any public comment at this time.

34 **Lana Wilcox:** Ms. Wilcox commented that she lives in the Fieldstone development and
she is thrilled with the Ivory plan. She noted on the other side of their development is
36 concrete jungle and they would much rather have this beautiful planned residential
community around them.

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

42 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
44 FAVOR. THE MOTION CARRIED.

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

48

2 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2016-7-O AS PRESENTED. COMMISSIONER
4 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

6	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
8	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER WILY	AYE
10	COMMISSIONER MCDONALD	AYE
	COMMISSIONER KELLER	AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **10. Public Hearing—Development Agreement, Anderson Farms Planned**

Development Zone. Ivory Development requests approval of the Development
16 Agreement regarding the Anderson Farms residential project. If approved, the
Agreement would become part of the Anderson Farms Planned Development
18 Zone ordinance. The Agreement includes relevant maps and exhibits that speak to
the Anderson Farms project. In total there are 500 single family units, both
20 attached and detached, and 450 multi-family apartment units allowed by the
agreement. There is also a 14 acre public park being proposed. Recommendations
22 will be forwarded to the City Council for final approval.

24 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Mr. Van Wagenen began by stating this item is the specifics and details to the
Anderson Farms planned development community to the framework that was just
30 approved. He then gave some updates on the summary provided in the staff packets about
the development agreement noting under “Park Construction” the numbers in the
32 summary are a little bit off, it should read 300 out of 500 total single family units is when
the park would have to be built. On the paragraph below under “Maintenance” that
34 references city responsibilities, the “Utility Mains” was left out that are the city’s
responsibility to maintain after construction is complete. He then read the exhibits that
36 are part of the MDA (exhibits included in the staff report) followed by discussion.

Mr. Van Wagenen mentioned there are a handful of minor tweaks that Ivory and
38 city staff are still working through. Mr. Van Wagenen noted that staff and Ivory are still
reviewing the traffic study. The city has asked Ivory to secure a letter from UDOT
40 indicating that a necessary traffic light at 500 North and Geneva would be possible if it
meets warrants. Ivory is currently working to secure such a letter. There may need to be
42 some adjustments to the MDA as relating to roadway locations, widths, and cross
sections, if UDOT will not allow a traffic light at this location.

44 He advised the Commission if they approve this agreement, to place their
recommendation, as a general condition in the motion that Ivory and Staff will work out
46 any final arrangements on the Development Agreement.

48 Mr. Van Wagenen explained that Lindon City Code 17.41 Anderson Farms
Planned Development requires a development agreement pursuant to the ordinance

2 governing the Anderson Farms master planned community. This Development
3 Agreement provides details for the Anderson Farms project and gives assurances to both
4 Ivory Development and Lindon City regarding the community's finished product.

6 Mr. Van Wagenen further explained the Development Agreement consists of not
7 only agreement language, but the exhibits that give a visual reference to the concept plan
8 and associated amenities and infrastructure associated with the project. He noted the
9 Anderson Farms project will be implemented in several phases and is a multi-year project
10 that could extend 10 years and beyond. When built out, the approximately 950 units will
11 accommodate around 3,000 people. He then asked if there were any questions from the
12 Commission to staff.

13 At this time Chairperson Call stated she would like to see the new concept plan
14 for the apartments as she has concerns about the density and the layout as there has been
15 conversations with several councilmembers. However, she is not opposed to the
16 apartments and feels it is an appropriate use in that area.

17 Mr. Gamvroulas explained they are trying to work these issues out and be a good
18 partner and listen to the concerns. In order to reduce the numbers they will have to take
19 some things away; that is the challenge and it is ultimately up to the city council to
20 decide. This has to work economically and still be feasible. They still have to crunch the
21 numbers and they are just not certain how it will pencil out but it is certainly a possibility.
22 He re-iterated that that this is only a conceptual plan. They feel they have provided
23 something the city council and commission can feel good about and defensible about.
24 Chairperson Call stated she still would like to see more open space and less density and
25 to reflect the culture of Lindon. Mr. Gamvroulas stated are trying to evoke "a little bit
26 country" image into the community.

27 Commissioner Kallas commented that it seems we want both things, lower
28 density and lower height and more open space and it just doesn't pencil out.

29 Mr. Gamvroulas commented to get a high quality, nice development we have to
30 have a healthy dialogue and he is not opposed to the conversation. He noted the
31 conversations today with Councilmembers Broderick and Lundberg were very
32 productive. At this time Mr. Gamvroulas commented that he would be happy to answer
33 any questions regarding the specifics of the MDA. Commissioner Marchbanks stated if
34 the City Attorney has reviewed the latest version of the MDA he would feel comfortable
35 approving it.

36 Mr. Van Wagenen stated they are still working through the traffic study and to
37 include that a condition in the motion along with approval of the zone map change. City
38 Attorney, Brian Haws, clarified that the way the MDA is currently written we are putting
39 in vested rights the number of units that are there. There will more discussion before the
40 council reviews this but the number that we set (units) will be the number they can
41 development; they will be working through it.

42 Chairperson Call questioned if there is a new concept being reviewed and the
43 traffic study is still pending can the rest of the MDA be approved with conditions. Mr.
44 Haws stated they can make the motion with those recommendations for approval and
45 they can continue to work through the issues. City Engineer, Mark Christensen, said to
46 realize there is still a lot of engineering work going on and details to iron out.

Mr. Gamvroulas added that the MDA has language already written in that
contemplates that there are going to be changes as it is not an absolute and adds some

2 flexibility; they will work through these issues in the future. He noted this project will
take the better part of a decade to complete.

4 Chairperson Call questioned if the setbacks are at 6 ft. Mr. Gamvroulas confirmed
they are 6 ft. side setbacks. Commissioner Marchbanks commented that if the
6 commission doesn't have an issue with the setbacks to just forward it on to the Council
for their approval. Commissioner Wily agreed with that statement. Commissioner Wily
8 commented that he feels this is a beautiful, well thought out plan and will be an amazing
addition to Lindon. He thinks Ivory has been tremendously responsive and he also
10 complemented staff and everyone involved in the process. Chairperson agreed with that
statement. Commissioner Kallas commented that he feels the project will be an asset to
12 the community and he does not have any issues or concerns with the density.

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

16 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT
18 VOTED IN FAVOR. THE MOTION CARRIED.

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

22 COMMISSIONER KALLAS MOVED RECOMMEND TO THE CITY
24 COUNCIL APPROVAL OF THE ANDERSON FARMS MASTER PLAN
DEVELOPMENT AGREEMENT WITH THE FOLLOWING CONDITIONS 1. ZONE
26 MAP APPROVAL AND 2. THE TRAFFIC STUDY AND OUTSTANDING
CONCERNS AND QUESTIONS AND REMAINING ISSUES ARE WORKED OUT
28 WITH STAFF AND 4. AGREEMENT ON THE APARTMENT LAYOUT AND
TOTAL NUMBER OF UNITS BE AGREED UPON. COMMISSIONER KELLER
30 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE
36 COMMISSIONER KELLER	AYE

THE MOTION CARRIED UNANIMOUSLY.

38
40 **11. Public Hearing—Zone Map Amendment, Anderson Farms Planned
Development Zone.** Ivory Development requests a zone map amendment from
Light Industrial and Mixed Commercial to Anderson Farms Planned
42 Development Zone on the following parcels identified by Utah County Tax IDs
#14:063:0061, #14:050:0006, #14:063:0048, #14:063:0046, #14:063:0047,
44 #14:053:0042, #14:064:0012, #14:063:0068. Recommendations will be forwarded
to the City Council for final approval.
46

2 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Mr. Van Wagenen stated this item is the implementation of the zone map, the
7 ordinance and the MDA that were just approved. He noted the entire project is about 137
8 acres, some of which is zoned Light Industrial and some of which is zoned Mixed
9 Commercial. He added that the General Plan was recently changed on these parcels to
10 Residential-High, which refers to a density of greater than 3.6 dwelling units per acre.

11 Mr. Van Wagenen then referenced Subsection 17.04.090(2) of the Lindon City
12 Code establishes the factors to review when considering a request for a zone change. The
13 subsection states that the “planning commission shall recommend adoption of a proposed
14 amendment only where the following findings are made:

- 15 a. The proposed amendment is in accord with the master plan of Lindon
16 City;
- 17 b. Changed or changing conditions make the proposed amendment
18 reasonably necessary to carry out the purposes of the division.”
- 19 c. Applicable city-wide land use guidelines:
 - 20 i. The identity of Lindon should be strengthened by land uses which contribute to
21 the unique character of the community.
 - 22 ii. The relationship of planned land uses should reflect consideration of existing
23 development, environmental conditions, service and transportation needs, and
24 fiscal impacts.
 - 25 iii. A variety of housing types should be provided where appropriate, and innovative
26 development patterns and building methods that will result in more affordable
27 housing should be encouraged.
 - 28 iv. Transitions between different land uses and intensities should be made gradually
29 with compatible uses, particularly where natural or man-made buffers are not
30 available.
 - 31 v. Land use patterns should be encouraged that reduce travel distances for
32 employment and essential services, limit pollution, allow for alternative modes of
33 transportation, and conserve energy.

34 Mr. Van Wagenen then referenced for discussion the map showing the requested
35 Zoning Map change and the Anderson Farms Concept Plan. Chairperson Call asked if
36 there were any public questions or comments. Hearing none she called for a motion to
37 close the public hearing.

38
39
40 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
41 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
42 VOTED IN FAVOR. THE MOTION CARRIED.

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

45
46
47 COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY
48 COUNCIL APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE

2 ZONING MAP FROM MIXED COMMERCIAL AND LIGHT INDUSTRIAL TO
ANDERSON FARMS PLANNED DEVELOPMENT ZONE ACCORDING TO
4 ORDINANCE 2016-8-O. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
8 COMMISSIONER MARCHBANKS AYE
COMMISSIONER WILY AYE
10 COMMISSIONER MCDONALD AYE
COMMISSIONER KELLER AYE
12 THE MOTION CARRIED UNANIMOUSLY.

14 **12. Public Hearing—Zone Map Amendment, Light Industrial to Residential**
Single Family (R1-12). Lindon City is requesting a zone map amendment from
16 Light Industrial to Residential Single Family (12,000 square foot lots) on parcel
#14:063:0017. The lot is currently in agricultural use. Recommendations will be
18 forwarded to the City Council for final approval.

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

24 Mr. Van Wagenen gave an overview of this agenda item explaining this is a city
initiated request by Lindon City to rezone the parcel in order to coordinate residential
26 development with existing homes in the area and the proposed concept plan being
developed by Ivory Development. The proposed rezone will also bring the zoning closer
28 to matching the general plan designation.

Mr. Van Wagenen stated the General Plan currently designates the property under
30 the category of Residential High. This category includes densities greater than 3.6
DU/AC: It is the purpose of this category to provide modest amounts of high density,
32 residential development. Includes area typically zoned R3 or R2-Overlay. The applicant
is requesting that the General Plan designation remain unchanged at this time.

34 Mr. Van Wagenen explained that Lindon City Code indicates that the Single
Family Residential Zones (R1) are established to provide areas for the encouragement
36 and promotion of an environment for family life by providing for the establishment of
one (1) family detached dwellings on individual lots that are separate and sheltered from
38 non-residential uses found to be inconsistent with traditional residential lifestyles
customarily found within Lindon City’s single-family neighborhoods.

40 The General Plan indicates that lots typically zoned R1-12 are included in the
Residential-Medium designation and are in areas of medium density, residential
42 neighborhoods of medium sized lots. Density is 3.6 or less but greater than 2 DU/AC.
Mr. Van Wagenen then presented Ordinance 2016-9-O followed by some general
44 discussion. Commissioner Kallas asked if the Thornes have been notified of the change.
Mr. Van Wagenen stated they have tried to get in touch with the Thornes unsuccessfully.
46 They sent out the standard mailing notices and have not had any comments back.

48 Mr. Cowie mentioned as a potential condition to add that the current owners be
notified of the change via certified mail of the appeal deadline.

2 Following some general discussion, Chairperson Call asked if there were any
4 further questions or comments from the Commission. Hearing none she called for a
motion.

6 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
8 CITY COUNCIL APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE
ZONING MAP FROM LIGHT INDUSTRIAL TO RESIDENTIAL SINGLE FAMILY
10 (R1-12) ZONE ACCORDING TO ORDINANCE 2016-9-O WITH THE CONDITION
THAT THE CURRENT LAND OWNERS BE NOTIFIED OF THE CHANGE VIA
12 CERTIFIED MAIL. COMMISSIONER KALLAS SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
14 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
16 COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE
18 COMMISSIONER KELLER AYE
THE MOTION CARRIED UNANIMOUSLY.

20 **13. Public Hearing—Zone Map Amendment, Light Industrial to Mixed**

22 **Commercial.** Lindon City requesting a zone map amendment to Mixed
Commercial from Light Industrial on parcels #47:283:0001, #47:283:0002,
24 #47:283:0003, #47:283:0004, #47:283:0005, #47:283:0006, #47:283:0007,
#47:283:0008, #47:283:0009, #47:283:00010, #47:283:0011, #47:283:00012,
26 #47:283:0013, #47:283:0014. Four of the parcels compromise a commercial
building; the rest are platted but currently vacant. Recommendations will be
28 forwarded to the City Council for final approval.

30 Mr. Van Wagenen led this discussion by stating this is also a city initiated request
by Lindon City to rezone the parcel in order to reduce the potential impacts on the
32 surrounding residential developments; it is a platted development. The Mixed
Commercial zone allows for less intense uses than the Light Industrial zone. He noted the
34 goal of commercial development is to encourage the establishment and development of
basic retail and commercial stores which will satisfy the ordinary and special shopping
36 needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide
the highest quality goods and services for area residents. He then referenced the table
38 showing the Comparison Uses MC zone to LI zone that compares uses that are permitted,
conditionally permitted, or not permitted. He noted the table does not include uses that
40 are the same in both zones (i.e. Blueprinting & Photocopying MC=P and LC=P or
Slaughterhouse MC=N and LI=N).

42 Mr. Van Wagenen explained that the General Plan currently designates the
property under the category of Residential High. This category includes densities greater
44 than 3.6 DU/AC: It is the purpose of this category to provide modest amounts of high
density, residential development. Includes area typically zoned R3 or R2-Overlay. He
46 noted that the applicant requests that the General Plan designation remain unchanged at
this time. Lindon City Code indicates that the Light Industrial (LI) zone provides areas in
48 appropriate locations where light manufacturing, industrial processes and warehousing

2 not producing objectionable effects may be established, maintained, and protected.
Lindon City Code indicates that the Mixed Commercial (MC) zone is to provide areas
4 within the City where low intensity light industrial (contained entirely within a building),
research and development, professional and business services, retail and other
6 commercial related uses may be located.

8 Mr. Van Wagenen then referenced Subsection 17.04.090(3) of the Lindon City
Code establishes the factors to review when considering a request for a zone change. The
10 subsection states that the “planning commission shall recommend adoption of a proposed
amendment only where the following findings are made:

- 12 a. The proposed amendment is in accord with the master plan of Lindon
City;
- 14 b. Changed or changing conditions make the proposed amendment
reasonably necessary to carry out the purposes of the division.”
- 16 c. Applicable city-wide land use guidelines as indicated in the Lindon
City General Plan:
 - 18 i. The identity of Lindon should be strengthened by land uses which
contribute to the unique character of the community.
 - 20 ii. The relationship of planned land uses should reflect consideration of existing
development, environmental conditions, service and transportation needs, and
fiscal impacts.
 - 22 iii. A variety of housing types should be provided where appropriate, and innovative
development patterns and building methods that will result in more affordable
24 housing should be encouraged.
 - 26 iv. Transitions between different land uses and intensities should be made gradually
with compatible uses, particularly where natural or man-made buffers are not
available.
 - 28 v. Land use patterns should be encouraged that reduce travel distances for
employment and essential services, limit pollution, allow for alternative modes of
30 transportation, and conserve energy.

32 Mr. Van Wagenen then referenced Ordinance 2016-10-O and presented photos
followed by some general discussion.

34 Chairperson Call called for any public comment at this time.

36 **Roger Wilcox:** Mr. Wilcox commented that he lives right next to this proposed
38 development and he realizes this is a commercial situation but there is a lot of concrete
buildings going up in the area. He has concerns, as residents next to this development that
40 they would hate to see something big go there in the middle of the houses; it would seem
out of place and he feels it shouldn’t be allowed. They are good with commercial but not
42 the huge buildings. He questioned if this change is a better situation for the residents.
The commission assured the Wilcox’s that this change will put limitations and
44 improvements and will be a better situation for the residents. Mr. Van Wagenen stated the
intent of this action is to minimize adverse uses sandwiched in between residential uses.

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

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

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

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE ZONING MAP FROM LIGHT INDUSTRIAL TO THE MIXED COMMERCIAL ZONE ACCORDING TO ORDINANCE 2016-10-O WITH THE CONDITION THAT THE CURRENT LAND OWNERS BE NOTIFIED OF THE CHANGE VIA CERTIFIED MAIL. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE

THE MOTION CARRIED UNANIMOUSLY.

14. New Business: Reports by Commissioners –

Chairperson Call called for any new business or reports from the commission. Hearing none she moved on to the next agenda item.

15. Planning Director Report– Mr. Van Wagenen reported on the following items followed by discussion:

- Discussion on 20,000 square foot lots
- The “Transportation 40 Plan” was distributed

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 11:15 P.M. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 23, 2016

Sharon Call, Chairperson

2 Hugh Van Wagenen, Planning Director