

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April**  
4 **11, 2023 beginning at 7:30 p.m.** at the Lindon City Center, City Council Chambers, 100 North  
State Street, Lindon, Utah.

**REGULAR SESSION – 7:30 P.M.**

6 Conducting: Sharon Call, Chairperson  
8 Invocation: Commissioner Schauers, Commissioner  
Pledge of Allegiance: Commissioner Kallas, Commissioner

**PRESENT**

12 Sharon Call, Chairperson  
14 Rob Kallas, Commissioner  
16 Mike Marchbanks, Commissioner  
Steven Johnson, Commissioner  
18 Jared Schauers, Commissioner  
Karen Danielson, Commissioner  
20 Mike Florence, Economic Development Director  
Mary Barnes, Associate Planner  
Britni Laidler, Deputy Clerk

**EXCUSED**

Kathryn Moosman, City Recorder  
Scott Thompson, Commissioner

22 1. **CALL TO ORDER** – The meeting was called to order at 7:30 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning  
Commission meeting of March 28, 2023 were reviewed.

26 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF MARCH 28, 2023 AS PRESENTED. COMMISSIONER  
28 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
MOTION CARRIED.

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

32 **CURRENT BUSINESS** –

34 4. **Public Hearing for a Recommendation to the Lindon City Council to amend the**  
**Lindon City zoning map from RC to PC-1 – 455 S Lindon Park Dr** The applicant  
is seeking a recommendation to the City Council for this rezone to reduce the  
36 landscaping regulations for a new KIA dealership. (Parcel ID #17:015:0121)

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

2 Mike Florence, Community Development Director, presented this item stating in June  
2021, the planning commission held a public hearing to change the zoning of the subject  
4 property from PC-1 to Mixed Commercial. He noted the applicants at that time were proposing  
office warehouse buildings for the entire 9.6 acres. The planning commission worked with the  
6 applicants and agreed to recommend an amendment to the zoning of the property to Regional  
Commercial which had a higher design standard than the Mixed Commercial zone. The City  
8 Council approved the zone change on July 19, 2022.

10 After the zone change, Doug Smith Kia purchased the front 6.8 acres. Recently, Doug  
Smith Kia received site plan approval from the planning commission to locate a new Kia  
dealership on the property. In finalizing the plans, Doug Smith is concerned with the amount of  
12 landscaping that is required in the Regional Commercial zone. The RC zone requires 25% of the  
site to be landscaped.

14 Doug Smith Kia is petitioning the planning commission for a recommendation to rezone  
the property back to the original Planned Commercial 1 (PC-1) zoning. The PC-1 zone requires  
16 20% of the site to be landscaped; the 5% landscaping difference equals .35 of an acre or 15,246  
square feet. The reduction in landscaping will preserve an additional area for vehicle inventory  
18 and display. Perimeter landscaping will remain and will be increased from what is presently on  
the site. The main areas that will see a reduction in landscaping is in the parking lot and next to  
20 the building.

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

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

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

30 COMMISSIONER MARCHBANKS MADE A MOTION TO RECOMMEND  
32 APPROVAL OF ORDINANCE 2023-04-O TO AMEND THE LINDON CITY ZONING MAP  
FROM REGIONAL COMMERCIAL (RC) TO PLANNED COMMERCIAL-1 (PC-1) AT 455  
34 S. LINDON PARK DRIVE (PARCEL NUMBER 17:015:0121). COMMISSIONER KALLAS  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 COMMISSIONER CALL	AYE
COMMISSIONER JOHNSON	AYE
38 COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
40 COMMISSIONER DANIELSON	AYE
COMMISSIONER KALLAS	AYE

- 42
- 5. Conditional Use Permit – Elite Repairs and Specialized Services – 465 N 1030 W**  
44 The applicant is requesting conditional use permit approval to operate an auto, small  
engine, machine, and recreational vehicle repair business in the Light Industrial zone  
46 at 465 N 1030 W. (Parcel ID #45:111:0014)

2 Mary Barnes, Associate Planner, presented this item. She let the commission know that  
the applicants, Mark Minson and Austin McEwen (who are in attendance), are requesting  
4 conditional use permit approval to operate an auto, small engine, machine, and recreational  
vehicle repair business at 465 N 1030 W. This business will work on automobiles, RVs, and also  
6 small engines during the business hours of 7:30 a.m. until 5:30 p.m. She noted they do have  
plans to add another building if business goes well. This building was originally approved as a  
8 site plan and conditional use permit for an auto body shop named Lindon Collision in 2003, so  
there has already been a business of the same type in that location.

10 Ms. Barnes explained the proposed business, Elite Repairs and Specialized Services, will  
perform all work indoors and within their unit and no changes are proposed to the site or  
12 building at this time. In the future, Elite repairs may install a third car lift. She stated notices  
were mailed on March 31, 2023 to adjoining property owners in accordance with Lindon City  
14 Code and staff has not received any public comments back at this time.

16 At this time there was some general discussion on the conditions of the permit and the  
landscaping requirements the business would need to follow. Commissioner Kallas asked for  
clarification on the storage of cars being worked on. Mr. McEwen explained that cars are often in  
18 and out quickly, however if time is needed for parts delivery, the vehicle will be stored in a  
parking spot. There is also a gravel area in the back that can allow for storage of vehicles.  
20 Commissioner Call reminded the applicants that with a conditional use permit, if the city  
receives complaints of storage of vehicles they can be brought back before the commission.

22 After some additional discussion, Chairperson Call called for any further comments or  
discussion from the commission. Hearing none she called for a motion.

24  
26 COMMISSIONER JOHNSON MADE A MOTION TO APPROVE THE  
APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY  
LOCATED AT 465 N 1030 W FOR AN AUTO, SMALL ENGINE, MACHINE, AND  
28 RECREATIONAL VEHICLE REPAIR BUSINESS, WITH THE FOLLOWING  
CONDITIONS: 1. VEHICLES MAY NOT BE STORED OUTDOORS FOR LONGER THAN  
30 72 HOURS UNLESS THE OWNER IS WAITING ON DELIVERY OF PARTS; 2. NO  
AUTOMOBILE PARTS WILL BE STORED OUTSIDE OF THE BUILDING; 3. THE  
32 APPLICANT WILL COMPLY WITH ALL OF THE LIGHT INDUSTRIAL SPECIAL  
PROVISIONS REQUIREMENTS FOUND IN SECTION 17.49.090 OF THE LINDON CITY  
34 CODE; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 COMMISSIONER CALL AYE  
COMMISSIONER JOHNSON AYE  
38 COMMISSIONER SCHAUERS AYE  
COMMISSIONER MARCHBANKS AYE  
40 COMMISSIONER DANIELSON AYE  
COMMISSIONER KALLAS AYE

42  
44 **6. New Business: Reports by Commissioners** – Chairperson Call called for any new  
business or reports from the Commissioners.

46 Commissioner Call asked for an update on the Corbridge Property and where things are  
at on that property and if the dental school is still planning on locating there. Mr. Florence stated  
48 he was unsure and would look more into the issue. She then asked about requiring businesses to

2 keep things cleaned up and not storing things in the front. She then referenced the Lindon  
Nursery property and stated that currently their front area is very cluttered. Mr. Florence stated  
4 the city has currently not notified them, but can look into informing the code enforcement officer  
on this issue.

6 Mr. Florence stated this topic could be put on as an agenda item for further discussion.  
He also mentioned at the next meeting the CUWCD will be presenting. The commission asked  
8 if there was any update on the 35% landscaping being moved to the backyard discussed at a  
previous meeting, Mr. Florence stated that CUWCD said it currently only applies to front and  
10 side yards.

12 At this time Chairperson Call asked the new Commissioner, Karen Danielson, to  
introduce herself. The Commission voiced excitement to have her on the commission and for her  
representation for the Fieldstone Area.

14 **7. Planning Director Report - General City updates.**

- 16
- 18 • April 20<sup>th</sup> Open House for the General Plan.

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

22 **ADJOURN** –

24 COMMISSIONER DANIELSON MADE A MOTION TO ADJOURN THE MEETING  
AT 8:00 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT  
26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved April 25, 2023

30 \_\_\_\_\_  
Sharon Call, Chairperson

32 \_\_\_\_\_  
34 Michael Florence, Planning Director