

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: Jared Schauers, Commissioner
Pledge of Allegiance: Rob Kallas, Commissioner

PRESENT

EXCUSED

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

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 • April 20th Open House for the General Plan.

18 Chairperson Call called for any further comments or discussion from the commission.
20 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