

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 9, 2018 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: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Charlie Keller, Commissioner
17 Steven Johnson, Commissioner
18 Mike Vanchiere, Commissioner
19 Brandon Snyder, Associate Planner
20 Kathy Moosman, Recorder

22 **Special Attendee**
23 Matt Bean, Councilmember

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

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2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of September 11, 2018 were reviewed.

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30 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF
31 THE REGULAR MEETING OF SEPTEMBER 11, 2018 AS PRESENTED.
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
33 IN FAVOR. THE MOTION CARRIED.

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3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.

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38 Ann Johnson, Lindon resident addressed the Commission at this time. Ms.
39 Johnson states she lives on 200 East 40 North in an HOA development. She stated they
40 would like permission to put a sign out on their private street that states “no
41 parking/private street and unauthorized vehicles will be towed.” She asked if a permit is
42 required being that it is private property. Mr. Snyder stated it would not need a permit
43 but the planning department would need to verify the restrictions with height placement
44 and vision. Ms. Johnson also mentioned the “Dowdle” home located on 400 East is used
45 for community events and questioned what the policy is as the parking overflows into
46 their private street and she feels this could be a potential liability issue for their HOA.
47 Chairperson Call stated if there is a problem with a large event it should be brought to the
48 city’s attention. Ms. Johnson feels Mr. Dowdle should take responsibility for notifying

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2 the city when they have a large event. She added they also have concerns with the
Jorgensen’s new event center with traffic and parking flowing over into their private
4 street. Chairperson Call told Ms. Johnson to follow up with the Planning Department on
these issues.

6 **CURRENT BUSINESS** –

- 8
- 10 4. **Extension Site Plan Approval – Lindon Self Storage, 860 West 200 South.**
Susan Palmer, Ridgepoint Management Group LLC, on behalf of Lindon Self
12 Storage LLC, seeks a 12-month extension of the site plan approval for the Lindon
Self Storage Site Plan, a forty-six (46) unit self-storage project, to be located at
14 approximately 860 West 200 South in the Light Industrial (LI) zone. LCC
17.12.210 allows for an applicant to request up to a 12-month extension of the
final approval. The current site plan approval expires in November 2018. No
16 changes to the previously approved site plan are being proposed.

18 Brandon Snyder, Associate Planner, noted the applicant, Susan Palmer, with
Ridgepoint Management Group LLC, on behalf of Lindon Self Storage LLC, is in
20 attendance to request a 12-month extension of the site plan approval extension for the
Lindon Self Storage Site Plan, a forty-six-unit self-storage project, to be located at
22 approximately 860 West 200 South in the Light Industrial zone. He noted City code
allows for an applicant to request up to a 12-month extension of the final approval and
24 the current site plan approval expires in November of 2018.

26 Mr. Snyder stated there have been no changes to the previously approved site
plan. He then presented information provided in the 2016 staff report including Parking
Standards, Landscaping Standards, Architectural Standards, Dimensional Standards and
28 Engineering Requirements (City Engineer approved and finalized the plans on
11/3/2016). Ms. Palmer stated they need the extension to get the financing in place.

30 Chairperson Call pointed out nothing has changed since the previous approval.
She called for any further comments or discussion. Hearing none she called for a motion.

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34 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT’S REQUEST FOR A 12-MONTH EXTENSION OF THE SITE PLAN
APPROVAL FOR THE LINDON SELF STORAGE SITE PLAN WITH THE
36 CONDITION THAT THE CITY COUNCIL APPROVE THE PLAT AND PLANS
EXTENSION REQUEST. COMMISSIONER KELLER SECONDED THE MOTION.
38 THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
42 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
44 COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

- 46
- 48 5. **Extension Final Plat and Improvement Plans — Lindon Self Storage, 860
West 200 South.** Susan Palmer, Ridgepoint Management Group LLC, on behalf

2 of Lindon Self Storage LLC, seeks a 12-month extension of the final plat and
4 plan(s) approval for the Lindon Self Storage Subdivision, Plat A, a forty-six (46)
6 unit self-storage major condominium project, to be located at approximately 860
8 West 200 South in the Light Industrial (LI) zone. LCC 17.12.210 allows for an
10 applicant to request up to a 12-month extension of the final approval. The current
12 approval expires in November 2018. No changes to the previously approved final
14 plat and plan(s) are being proposed. Recommendation(s) will be forwarded to the
16 City Council.

12 Mr. Snyder stated this is the 12-month extension of the final plat and plans
14 approval for the Lindon Self Storage Subdivision. He noted city code allows for the
16 applicant to request up to a 12-month extension of the final approval. He noted the
18 current approval expires in November 2018. He added recommendations will be
20 forwarded to the City Council.

16 Mr. Snyder stated no changes to the previously approved site plan are being
18 proposed. He then presented the information provided from the 2016 staff report as
20 follows including Lot Requirements, Street Frontage, and Other Requirements. He noted
22 the City Engineer approved and finalized the plans on November 3, 2016.

20 Chairperson Call stated this is the same property as the previous item and will be
22 a recommendation to the City Council for their action. She called for any further
24 comments or discussion. Hearing none she called for a motion.

24 COMMISSIONER VANCHIERE MOVED TO RECOMMEND TO THE CITY
26 COUNCIL APPROVAL OF THE APPLICANT’S REQUEST FOR A 12-MONTH
28 EXTENSION OF THE FINAL PLAT AND PLAN APPROVAL FOR THE LINDON
30 SELF STORAGE SUBDIVISION, PLAT A, WITH NO CONDITIONS.

28 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
30 RECORDED AS FOLLOWS:

30 CHAIRPERSON CALL	AYE
32 COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER KALLAS	AYE
36 COMMISSIONER KELLER	AYE
38 COMMISSIONER JOHNSON	AYE
40 COMMISSIONER VANCHIERE	AYE

36 THE MOTION CARRIED UNANIMOUSLY.

38 6. **Site Plan — Cisco’s Custom Welding, 154 South 1800 West.** Francisco
40 Terriquez requests site plan approval for a 14,400 square foot office/warehouse
42 building in the Light Industrial (LI) zone. The subject property is located at 154
44 South 1800 West (Utah County Parcel #48-245-0006; Lot 6, Plat A, Ostler
46 Industrial Park Subdivision).

44 Mr. Snyder stated the applicant, Francisco Terriquez is in attendance to request site
46 plan approval for a 14,400 square foot office/warehouse building located in the Light
48 Industrial zone. The subject property is located at 154 South 1800 West, Plat A in the
Ostler Industrial Park Subdivision. Mr. Snyder stated city staff will verify all issues are
resolved before final Engineering approval is granted. He noted third party notices were

2 provided on September 27, 2018, to the adjoining property owners in accordance with
Lindon City Code and staff has received no public comment at this time. He then
4 referenced for discussion Table 1 Property Information (included in the staff report)
including lot area, lot frontage, building height, onsite parking stalls and bicycle stalls
6 and building setbacks. The site meets or exceeds all requirements.

8 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
all public street frontages; the required amount of landscaping and trees are provided. The
10 applicant is also proposing to install groundcover other than grass (shrubs and grasses);
the waterwise planting coverage will be at 65%.

12 Mr. Snyder indicated the interior landscaping must be provided at 40 square feet
per required stall with one tree per 10 stalls; the required amount of interior landscaping
14 and trees are provided (required 760 sq. ft., provided 1,239 sq. ft.). No minimum fencing
standards generally apply as the site is not adjacent to a residential use or residential
16 zone. The existing fencing inside and rear will remain and the applicant will install
security gates. The building exterior is decorative block (split faced), honed block, stone,
18 with metal wall panels above the wainscot (the block and stone together total 32% on
each elevation).

20 Mr. Snyder stated the materials and percentages comply with Lindon City Code
materials and percentages requirements (min. 25% brick, decorative block, stucco, or
22 wood). The office/warehouse building colors will be earth tones (brown, tan, bronze, and
slate). The elevations will also include aluminum store front windows and decorative roof
24 trim. H noted the dumpster will be enclosed in split-faced masonry block to match the
building with 7'4" walls with sight obscuring steel gates.

26 Mr. Snyder then referenced for discussion an aerial site photo, landscape plans,
site plans and elevations followed by some general discussion. Chairperson Call pointed
28 out this is an administrative action and it appears to meet all requirements and city code.

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

32 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF A 14,400 SQUARE
34 FOOT OFFICE/WAREHOUSE BUILDING LOCATED AT 154 SOUTH 1800 WEST,
IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH NO CONDITIONS.

36 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

38 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
40 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
42 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

44 THE MOTION CARRIED UNANIMOUSLY.

- 46 7. **Conditional Use Permit — Two Dudes Towing, 1060 West 400 North.** Marc
Palmer, Two Dudes Towing/Action Parking Enforcement LLC, request
48 conditional use permit (CUP) approval for an impound yard at 1060 West 400

2 North (Utah County Parcel #45-111-0002; Lot 2, Plat A, Lakeview Industrial
4 Park Subdivision), in the Light Industrial (LI) zone.

6 Mr. Snyder led this discussion by stating Marc Palmer, representing Two Dudes
8 Towing/Action Parking Enforcement, is requesting conditional use permit (CUP)
10 approval for an impound yard located at 1060 West 400 North. Mr. Snyder explained the
12 applicant is requesting approval to use a portion of the existing site for towing and
14 impound services. He noted the proposal requires a conditional use permit in the LI zone,
16 (wrecking and salvage yards are not permitted in the LI zone).

18 Mr. Snyder gave a brief history stating the existing building was constructed in
20 approximately 1978. A permit was issued in 1992 for an interior remodel and the
22 subdivision plat was recorded in 1985; the site is currently occupied by Alliance Solar.
24 He noted no changes are proposed to the site or building at this time other than the
26 requirement for the screening. Mr. Snyder indicated notices were mailed on September
28, 2018, to adjoining property owners in accordance with Lindon City Code and staff
has received no public comments back at this time.

30 Mr. Snyder then referenced the applicant's description of the proposed use, aerial,
32 site plan and photos followed by discussion including the landscaping, storage of vehicles
34 and fencing (conditions in the motion) followed by discussion.

36 Chairperson Call asked if there were any further comments or discussion.
38 Hearing none she called for a motion.

40 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S
42 REQUEST FOR A CONDITIONAL USE PERMIT FOR AN IMPOUND YARD TO BE
44 LOCATED AT 1060 WEST 400 NORTH, WITH THE FOLLOWING CONDITIONS:
46 1. MAINTAIN EXISTING LANDSCAPING GRASS AND TREES AND 2. ALL
48 VEHICLES MUST BE STORED WITHIN THE BUILDING OR WITHIN THE REAR
FENCED AREA, AND 3. TO INSTALL AND MAINTAIN VIEW OBSCURING/
SCREENED FENCING ON ALL SIDES. COMMISSIONER JOHNSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE
34 COMMISSIONER MARCHBANKS AYE
36 COMMISSIONER KALLAS AYE
38 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

40 8. **Site Plan/Conditional Use Permit — Lindon Ridge Apartments, 45 S. Main
42 Street.** Julie Smith, on behalf of the Christensen's, requests preliminary site plan
44 approval for senior housing apartments at a density of 30 units/acre as a
46 conditional use on the property located at approximately 45 S. Main St., in the
48 Senior Housing Facility Overlay (SHFO) zone. Total land area of 3.44 acres.
Recommendation(s) will be forwarded to the City Council.

Mr. Snyder stated the applicant, Julie Smith, on behalf of the Christensen's, is in
attendance to request preliminary site plan approval for senior housing apartments. Mr.

2 Snyder noted the applicant is proposing 103 apartment units in the SHFO zone; the
proposed density is 30 units per acre. He noted Ms. Smith is not proposing any outdoor
4 storage or RV storage space. Mr. Snyder reminded the Commission that the Senior
Housing Facility overlay provides standards for development which recognizes and
6 accommodates the varied housing and lifestyle needs of seniors age 55 and older.

8 Mr. Snyder explained the overlay is not for non-age restricted residential housing
of any type including, but not limited to, apartments, condominiums, townhomes, single-
family homes, twin homes, triplexes, fourplexes, etc. He noted Senior Housing Facilities
10 are a conditional use in the SHFO zone. He further explained the SHFO zone was
applied to the subject property by the City Council on July 16, 2013 and the language that
12 regulates SHFO projects was also adopted the same day. He noted the City Council
cannot render a decision on an application until the Planning Commission has reviewed
14 the application and provided a recommendation to the City Council.

16 Mr. Snyder noted the planning staff the City Engineer and Ms. Smith are working
through the technical issues related to this site and City Staff will ensure all issues are
resolved before final Engineering approval is granted. He noted third party notices were
18 mailed on September 28, 2018, to the adjoining property owners in accordance with city
code and staff has received no written public comment at this time. Mr. Snyder indicated
20 the applicant and staff have reviewed the most recently revised plans with an adjoining
property owner (Lee LA Enterprises).

22 Mr. Snyder further explained the Senior Housing Facility Overlay may have a
maximum density of 30 dwelling units per acre if full-time on-site management is present
24 and one indoor and one outdoor common area/recreation space is provided within the
facility. If full-time onsite management is not present or the two-common area/recreation
26 spaces are not provided, the maximum density will be 15 dwelling units per acre. He
indicated the plans currently do not call out the presence of full-time on-site management.
28 The applicant has indicated that it will be located on the first floor of one of the
apartment buildings and will be required based on the requested density of 30 units per
30 acre.

32 Mr. Snyder then referenced for discussion Table 1, Property Information (Senior
Housing Facility Overlay (SHFO) zone including the following topics: Project Acreage,
Lot frontage, Building height, Minimum Dwelling Unit Size, Parking and Building
34 setbacks.

36 Mr. Snyder noted a 7' foot high, site obscuring fencing shall be installed along the
perimeter of the property, regardless of whether it abuts existing residential or
commercial properties or uses and shall be constructed and maintained by the owner of
38 the senior housing facility (a chain link fence with slats shall not be considered site
obscuring for the purposes of this section). Installation of the fencing should not limit
40 pedestrian access to vehicular access points and the fencing will be constructed and be
consistent with the residential character of the senior housing structure. He pointed out
42 the Planning Commission can approve the style and design of any fencing before a
conditional use permit is issued. Any exceptions to fence height, material, location and
44 the timing of installation shall be approved by the Planning Commission.

46 Mr. Snyder indicated the plans propose a 7' high masonry wall (the wall is not
proposed along State Street, and will end 25' from the drive entrance and crash gate exit
for clear view purposes). Ms. Smith is requesting that the wall not be required for a
48 portion of the south property line adjacent to the Lee LA Enterprises building. Ms. Smith

2 would like to install a 3' high split rail or picket vinyl fence adjacent to the CMU block
4 building. The intent is to beautify the adjacent building wall and grounds. He noted on
6 the north side of the project, the required wall is shown on the plans where Ms. Smith is
proposing a future north access point and the wall would not be removed until additional
site plan approvals are given.

8 Mr. Snyder pointed out that the architectural design of a senior housing facility
10 shall comply with architectural design guidelines as established in the underlying zone
12 where the facility is proposed. Also, the design should reflect the residential nature of the
building use. The underlying zone, the CG zone requires architectural design to be
consistent with the Lindon City Commercial Design Standards. It also requires attention
to be given to all sides of the buildings.

14 Mr. Snyder went on to say the Lindon Commercial Design Standards
16 recommends use of more durable materials of which stucco is generally a secondary
18 material. Brick, Stone, or Colored Decorative Block should be utilized as the primary
20 building material (primary generally means 85% or greater of the building). Cement
Stucco, Wood, Architectural Metals, colored or decorative concrete, and cement board
siding may be used as secondary (less than 40%) building materials, and on less visible
facades. Fenestration can also be used to count toward the 85% of the recommended
building materials. He indicated that other materials may be considered for use as a
primary building material, based on review by the city.

22 Mr. Snyder noted all outside lighting shall be arranged and shielded as to prevent
24 glare, nuisance, inconvenience or hazardous interference on adjoining streets or property.
Street lights shall be installed on all public roads according to standards established in the
Land Development Policies, Standard Specifications and Drawings manual. The
applicant is proposing wall lighting, parking lot area lights, and lighting under the
covered parking. The lighting will be shielded and directional in order to comply.

28 Mr. Snyder pointed out all solid waste storage facilities shall be enclosed with a
30 masonry wall and constructed as per adopted City standards. The minimum access width
to a solid waste storage facility shall be fifteen feet; of which the site plans comply. Mr.
Snyder then turned the time over to the applicant for comment.

32 Ms. Smith commented this site/project has a lot of constraints on it and they have
34 worked with staff on the engineering and planning for over a year. She noted there is a
large power line on the north part that had to be relocated by Utah Power and Light in
order to have the correct offset on the north building. They have met with Mr. Kay
36 Rogers, Mrs. Abbott and Mr. Leonard Lees (adjacent neighbors) and they have been in
contact and have had several meetings with them regarding the project.

38 Ms. Smith's Architect, Gil Rand, then presented and explained the building
40 materials. He also presented photos of similar projects they have done in Provo and
Springville. He encouraged the Commission to visit these locations to view the
42 buildings/materials for comparison. Chairperson Call pointed out that this doesn't meet
the Lindon Commercial Design Guidelines and the Commission has been pretty rigid
44 with others to meet these guidelines. Ryan Christensen, property partner, stated what they
are trying to apply with this overlay zone and the intention is that this is a residential unit
not a commercial unit. There was then some general discussion regarding the building
46 materials (stucco vs. brick), durability and other building project comparisons.

48 Commissioner Marchbanks commented after seeing the renderings he agrees it
doesn't exactly fit the design guidelines, but he likes it better than some of the projects

2 that have met the percentages; he likes the look of it noting they are using this product all
over the world.

4 Chairperson Call asked if there were any public comments at this time. Mr.
Leonard Lee commented his business is adjacent to this proposed development. He
6 believes this is the best use and proposal for this property. He also thinks, as he has
considered this proposal, as long as he can maintain his property line he doesn't object to
8 them landscaping against his building if they willing to maintain it. Ann Johnson,
resident in attendance, asked if the Fire Department will be able to gain access to the area
10 and if it would pose any safety issues. She also pointed out there may be associated
traffic issues by the Lindon Elementary school.

12 Chairperson Call stated her biggest concern is not how the building looks but how
the ordinance is applied. Commissioner Kallas stated he feels good about the project, but
14 would like to recommend continuation to give the commission time to visit the sites to
view the other projects and products. Commissioner Vanchiere pointed out its clear in the
16 ordinance (overlay zone), and if it comes before this body, that the Commission has the
option of choosing other materials and it will be specified by staff in the Commission
18 staff report.

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

22 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL FOR SENIOR HOUSING APARTMENTS
24 AT A DENSITY OF 30 UNITS/ACRE IN ORDER TO ALLOW TIME FOR THE
COMMISSION TO VIEW SIMILAR PROPERTIES AND PRODUCTS.
26 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
32 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	NAY

34 THE MOTION CARRIED FIVE TO ONE.

36 9. **Site Plan/Conditional Use Permit — Walker Farms, 26 South 500 East.** Mike
Jorgensen requests preliminary site plan approval for a reception center as a
38 conditional use on the property located at approximately 26 South 500 East, in the
Commercial Farm (CF) zone. Recommendations will be forwarded to the City
40 Council for final approval.

42 Mr. Snyder stated the applicant, Mike Jorgensen is in attendance to request
preliminary site plan approval for a reception center as a conditional use on the property
44 located at approximately 26 South 500 East, in the Commercial Farm zone. He noted
recommendations will be forwarded to the City Council for final approval.

46 Mr. Snyder explained that Mr. Jorgensen is proposing to construct an events barn
(reception center) on the property. He is also proposing to utilize the existing home, on
48 the corner of Center St. and 500 East, as a caretaker or farm-help accessory dwelling.

2 Both of these uses require a conditional use permit in the CF zone per Lindon City Code.
He pointed out the applicant's existing residence and detached garage/workshop are
4 included in the Walker Farms project.

6 Mr. Snyder stated that Lindon City Code 17.09 Table #1 indicates that for projects
in the CF zone, the Planning Commission will complete a preliminary review of the site
8 plan and conditional use prior to a final review and decision by the City Council and
recommendations from the Planning Commission review will be forwarded to the City
10 Council. He commented that a large portion of the project area was initially rezoned by
the City Council on October 3, 2017 (Ordinance 2017-14-O) from the R1-20 zone to the
12 CF zone. The City Council rezoned additional property to the CF zone on September 4,
2018 (Ordinance 2018-16-O).

14 Mr. Snyder stated the Planning Staff, City Engineer and the applicant are working
through technical issues related to the site and City Staff will ensure all issues are
resolved before final Engineering approval is granted. He noted third party notices were
16 mailed on September 28, 2018, to the adjoining property owners in accordance with
Lindon City Code and no comments have been received to date.

18 Mr. Snyder then referenced for discussion Table 1, Property Information (LCC
Commercial Farm 17.51). Mr. Snyder indicated that at least forty percent (40%) of the
20 property must be maintained in active agricultural production and be managed in such a
way that there is a reasonable expectation of profit. He added that land used in connection
22 with a farmhouse, such as landscaping, driveways, etc., cannot be included in the area
calculation for agricultural production eligibility. He added the applicant raises and
24 breeds alpacas and intends to sell the alpaca wool and the event center can be an
additional revenue source for the alpaca operation.

26 Mr. Snyder stated the minimum area of any lot or parcel of land in the CF zone
shall be five acres. Multiple parcels that total five acres or more may qualify as meeting
28 the minimum lot area without combining the parcels only when they are under identical
legal ownership and are contiguous. A deed restriction prohibiting the separation of
30 parcels may be required in order to maintain the minimum five contiguous acres.

32 Mr. Snyder pointed out that not more than one single-family dwelling with an
accessory apartment, and one caretaker's or farm-help dwelling, may be placed on a lot
or parcel of land in the CF zone (or conglomeration of parcels necessary to meet
34 minimum acreage requirements). In no case may the caretaker's or farm-help dwelling be
sold as a separate, subdivided lot unless it meets all requirements of the underlying zone.
36 Owner occupancy of a primary residence on the property is required to maintain a
caretaker's or farm-help dwelling unit. Project area contains applicant (owner) existing
38 residence and another residence to be used as a caretaker's or farm-help dwelling (corner
of 500 East and Center Street). He noted that Mr. Jorgensen recently bought two other
40 existing residences that are adjacent to but not part of the project area.

42 Mr. Snyder stated in a CF zone, all buildings, including accessory buildings and
structures, shall not cover more than forty percent (40%) of the area of the lot or parcel of
land, or the conglomeration of parcels as defined in city code; this site is currently less
44 than 10%. At least forty percent (40%) of the front yard setback area of any lot shall be
landscaped. On any lot, concrete, asphaltic, gravel, or other driveway surfaces shall not
46 cover more than fifty percent (50%) of a front yard. This requirement has not been met as
landscaping details are needed for the frontages along Center Street and 500 East.

2 Mr. Snyder stated parking spaces in a CF zone are exempted from the surfacing,
3 striping, and interior landscaping requirements and must provide a dustless, hard surface
4 material such as compacted gravel, asphalt, or concrete and shall be provided with a
similar hard surfaced access from a public street; these parking lots are asphalt.

6 Mr. Snyder noted any off-street parking lot adjacent to a residential use or
7 residential zone shall provide a minimum ten-foot landscaped buffer from the parking lot
8 to the adjacent residential use or zone. Trees shall be planted at least every ten feet along
the landscaped strip and must be a minimum of two-inch caliper measured one foot off
10 the ground and at least six feet tall when planted. Trees shall also be of a variety that will
11 mature to a height of at least twenty feet tall in order to provide a visual barrier between
12 the parking lot and the residential use/zone. He noted this requirement has not been met
as yet as the detailed landscaping plans are still needed.

14 Mr. Snyder indicated no required parking spaces shall be within thirty feet of a
front property line or street side property line. All required ADA parking stalls shall be
15 provided with smooth, hard surface asphalt or concrete paving with a similar surface
provided as an ADA accessible pedestrian route between the parking spaces and any
16 public buildings being accessed from the spaces.
17

18 Mr. Snyder indicated there are no architectural design standards for the
20 Commercial Farm zone. Mr. Snyder then presented photos (2017 conditions), Location,
Site Plan (Overall Project Concept), Layout (Reception Center Concept) and Elevations
21 followed by discussion. He then turned the time over to Mr. Jorgensen for comment.
22

23 Mr. Jorgensen explained the parking and the landscape plan that he emailed to
24 Mr. Snyder showing setback adjustments on the parking lot/landscaping. Mr. Snyder
stated Mr. Jorgensen could consider an ordinance amendment that would go through the
25 planning commission who would then forward their recommendations on to the City
Council for review and approval. Mr. Snyder pointed out that the change would only
26 apply to the commercial farm zone.
27

28 Chairperson Call stated it is her understanding that Mr. Jorgensen could start
30 construction while applying for the ordinance change but would have to follow the
approved plans. She pointed out it would be up to the applicant to go forward with the
31 ordinance amendment process. Following discussion, the Commission agreed this may
be an extenuating circumstance (as there is a school adjacent to the property) where an
32 ordinance change may be accommodated. Chairperson Call commented as she reviewed
this it appears to meet all requirements and guidelines and looks to be a really nice
33 project.
34

35 Chairperson Call asked if there were any further comments or discussion.
36
37 Hearing none she called for a motion.
38

40 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF THE SITE PLAN AND CONDITIONAL USE PERMIT
41 FOR WALKER FARMS TO BE LOCATED AT 26 SOUTH 500 EAST IN THE
COMMERCIAL FARM (CF) ZONE APPROVAL WITH THE FOLLOWING
42 CONDITIONS: 1. THAT THE OWNER OCCUPIES ONE OF THE LEGAL ON-SITE
RESIDENCES IN ACCORDANCE WITH LINDON CITY CODE 17.51.014 AND 70,
43 AND 2. THAT A DEED RESTRICTION PROHIBITING THE SEPARATION OF THE
PARCELS BE RECORDED IN ORDER TO MAINTAIN THE MINIMUM FIVE (5)
44 CONTIGUOUS ACRES (LINDON CITY CODE 17.51.020 AND 70) AND 3. THAT
45
46
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48

2 THE PROJECT COMPLIES WITH NOISE LIMITS, SIGNAGE REGULATIONS,
AND ANIMAL REGULATIONS AS REQUIRED IN LINDON CITY CODE AND
4 SPECIFICALLY SECTIONS 17.51.145 AND 150 AND 4. PRIOR TO FINAL
APPROVAL THAT THE APPLICANT WORKS WITH CITY STAFF TO ADDRESS
6 AND CORRECT THE SETBACK CONCERNS AND LOT ISSUES RAISED BY
RECENT UNAPPROVED DIVISIONS OF LAND (CONDITION FROM REZONING
8 09/04/2018 CC) AND 5. PROVIDE A LANDSCAPING PLAN TO MEET
APPLICABLE REQUIREMENTS OF LCC 17.51.120(2) AND 17.51.130(3).
10 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

12	CHAIRPERSON CALL	AYE
	COMMISSIONER MARCHBANKS	AYE
14	COMMISSIONER KALLAS	AYE
	COMMISSIONER KELLER	AYE
16	COMMISSIONER JOHNSON	AYE
	COMMISSIONER VANCHIERE	AYE
18	THE MOTION CARRIED UNANIMOUSLY.	

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

22

Chairperson Call mentioned Scott Thompson has been selected as a new Planning
24 Commissioner and the Council will take action to appoint him next week. She also asked
for an update on the snake farm. Mr. Snyder said he spoke with Mr. Stone today and he
26 has scheduled to have the required inspections take place.

28 10. **Planning Director Report** –

- Hiring in process for Planning Director position
- Report from APA Utah Planning Conference in Sandy

30

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

34

ADJOURN –

36

COMMISSIONER CALLMADE A MOTION TO ADJOURN THE MEETING
38 AT 9:50 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – October 23, 2018

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Sharon Call, Chairperson

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Brandon Snyder, Associate Planner