

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **November 22, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council  
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson  
Invocation: Steve Johnson, Commissioner  
10 Pledge of Allegiance: Bob Wily, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Sharon Call, Chairperson	Matt McDonald, Commissioner
14 Bob Wily, Commissioner	Rob Kallas, Commissioner
Mike Marchbanks, Commissioner	
16 Charles Keller, Commissioner	
Steven Johnson, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Brandon Snyder, Associate Planner	
20 Kathy Moosman, City Recorder	

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

28 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF OCTOBER 25, 2016, AS PRESENTED. COMMISSIONER  
30 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

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

36 **CURRENT BUSINESS** –

- 38 4. **Conditional Use Permit — Anderson Farms Subdivision Lift Station, 180**  
40 **North 1500 West.** Lindon City requests conditional use permit approval for a lift  
42 station to be located at 180 North 1500 West, in the Anderson Farms Planned  
Development zone.

44 Hugh Van Wagenen, Planning Director, mentioned that Michael Clark with JUB  
Engineers is in attendance tonight to answer any questions. He then oriented the group by  
46 giving some background stating the applicant, Lindon City, is proposing a pump house  
for a combined ground water, secondary water, and sewer lift station with a building

2 footprint of about 1,824 square feet. He explained the lift station will serve the new  
Anderson Farms residential development as well as other areas of the City. He noted it is  
4 being constructed by Ivory Development, but will be dedicated to and taken over by  
Lindon City. He went on to say when online the lift station will decommission two  
6 existing lift stations in the city and will be at the edge of the planned “City Park” that will  
be part of Anderson Farms. He noted there will be no full time employees at this site but  
8 will be visited about once a day for operation and maintenance purposes. He pointed out  
that traffic to the site will be light and limited primarily to service vehicles. He added that  
10 every couple of years a small crane or drilling rig may be required to do maintenance on  
the pumps.

12 Mr. Van Wagenen pointed out that Lindon City Code (LCC) indicates that site  
plans for installation of public utility facilities (water wells, pump stations, and other  
14 similar uses), are subject to Planning Commission approval as a conditional use. He  
noted that third party notices were mailed on November 11, 2016, to the adjoining  
16 property owners in accordance with city code and staff has received no public comment  
at this time. Mr. Van Wagenen stated this will be a good thing for the city long term and  
18 a nice facility for those who maintain it and will more than just a sewer lift station with  
the additional ground water pumps and secondary water pumps. He added that the  
20 existing facilities are not as modern as this station will be. It will also be a fairly large  
size to service the area (eight pumps) and will run very efficiently.

22 Mr. Van Wagenen explained the property has no public street frontage, therefore,  
the site is not required to install the landscaped strip twenty (20) feet in width. Also, the  
24 site has less than 10 parking stalls and therefore, no interior parking landscaping is  
required either. He noted the structure will be at the corner of the City Park and grass will  
26 be planted up to the security fence.

Mr. Van Wagenen explained the proposal includes a black vinyl coated chain link  
28 security fence with barb wire on the top and around the perimeter of the facility. The  
exterior walls will be constructed of split face CMU block, smooth face CMU block, and  
30 siding with a standing seam roof in earth-tone colors. He then referenced example photos,  
renderings and elevations. Mr. Van Wagenen also referenced the site plan, the location  
32 relative to park concept, the structure elevations, the building renderings and example  
photos followed by discussion. He called for any questions or comments at this time.

34 There was then some general discussion with Mr. Clark explaining the  
functionality of the new facility including Lindon’s responsibility and maintenance of the  
36 station. Mr. Clark noted this has also been reviewed and approved by the State  
Department of Water Quality. Mr. Van Wagenen stated the costs came in for the station  
38 at 2.35 million which is a large savings to the city over time as it consolidates three  
stations into one and works out for all parties. Chairperson Call stated she has no  
40 concerns.

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

44 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT’S REQUEST FOR A CONDITIONAL USE PERMIT FOR A SEWER  
46 LIFT STATION IN THE ANDERSON FARMS PLANNED DEVELOPMENT ZONE

2 WITH NO CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION.  
3 THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE

5 COMMISSIONER MARCHBANKS AYE

6 COMMISSIONER WILY AYE

7 COMMISSIONER KELLER AYE

8 COMMISSIONER JOHNSON AYE

9 THE MOTION CARRIED UNANIMOUSLY.

10  
11 **5. Conditional Use Permit — Utah Valley Peterbilt, 965 West 325 North.** Joel  
12 Memmott requests conditional use permit approval for a general auto/vehicle  
13 repair services to be located at 965 West 325 North in the Light Industrial (LI)  
14 zone.

15  
16 Brandon Snyder, Associate Planner, gave an overview of this agenda item stating  
17 the applicant, Joel Memmott is in attendance tonight and requesting approval for general  
18 auto/vehicle repairs. Mr. Snyder stated Mr. Memmott is looking to relocate from their  
19 existing location at 870 West 410 North. Mr. Memmott indicates that they will provide  
20 commercial repair services for Medium and Heavy Duty Trucks (class 5, 6, 7, and 8). He  
21 noted the Lindon City Land Use Table indicates that “General auto/vehicle repair” is a  
22 conditional use in the LI zone. He pointed out that the present location’s conditional use  
23 permit (CUP) was approved by the Planning Commission on March 25, 2014, with  
24 conditions. He noted third party public notices representing their proposed location, as  
25 required per Lindon City Code and were mailed on November 11, 2016 and no public  
26 comments have been received by staff at this time.

27  
28 Mr. Snyder went on to explain that any proposed signage or changes to the  
29 building will require a building permit and will also need updated business licensing  
30 records prior to any business activities. He pointed out that Mr. Memmott is not  
31 proposing any changes to the site. He added that the proposed location fronts onto  
32 Geneva Road and 325 North (only access) and the proposed location is not adjacent to  
33 any residential properties. Mr. Snyder then referenced the conditions required in the 2014  
34 Conditional Use Permit as follows:

- 35 1. Construct and maintain 8 foot fence, as measured from the operator's side, from  
36 north to south on the east boundary within 45 days of April 1, 2014.
- 37 2. No outdoor storage of vehicle parts.
- 38 3. Hours of operation - 7:00am to 6:00pm.
- 39 4. No major outdoor repairs.
- 40 5. No street parking of vehicles being serviced.
- 41 6. Service may only be performed on commercial vehicles, classes 5, 6, 7, and 8.

42  
43 Mr. Snyder went on to say the purpose of the Light Industrial (LI) zoning district  
44 is to provide areas in appropriate locations where light manufacturing, industrial  
45 processes and warehousing not producing objectionable effects may be established,  
46 maintained, and protected. He noted the regulations of the district are designed to protect  
environmental quality of the district and adjacent areas. He then referenced the truck  
classifications noting they are based on Gross Vehicle Weight Rating. In addition, trucks

2 can also be classified based on the broader categories light duty, medium duty, and heavy  
4 duty. Mr. Snyder then referenced for discussion the applicable laws and standards of  
review for a conditional use permit. He also presented the layout information and photos  
followed by discussion. He then turned the time over to the applicant for comment.

6 Mr. Memmott stated they are in need of a larger facility (about 1/3 bigger) stating  
there will be no outdoor storage and there will be no parking or vehicles on the street. He  
8 also explained the layout of the new facility. Mr. Memmott noted they will be doing the  
same business/operation that was approved in 2014 which is general truck and engine  
10 repair with no painting or body work performed at the site. He noted this larger facility  
will also allow them to park all trucks inside the facility. There was then some discussion  
12 regarding the conditions to be placed on the use at this location.

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

16 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE  
18 REPAIR, TO BE LOCATED AT 965 WEST 325 NORTH IN THE LIGHT  
INDUSTRIAL (LI) ZONE, WITH THE FOLLOWING CONDITIONS 1. NO  
20 OUTDOOR STORAGE OF VEHICLE PARTS 2. NO MAJOR OUTDOOR REPAIRS  
3. NO STREET PARKING OF VEHICLES BEING SERVICED. COMMISSIONER  
22 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

24 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
26 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
28 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

30 **6. Minor Subdivision — Lindon Tech Subdivision, Plat B, 650 North 1700 West.**

32 Mark Weldon requests approval of a two (2) lot minor subdivision located at 650  
34 North 1700 West in the General Commercial (CG) and Mixed Commercial zones.

36 Mr. Van Wagenen noted that the applicant, Mr. Mark Weldon is in attendance  
tonight along with his Engineer. Mr. Van Wagenen explained this proposed subdivision  
will create two lots with lot 5 along 700 North being in the General Commercial zone and  
38 lot 4 (southerly lot) in the Mixed Commercial zone. He noted the site plan for an  
office/warehouse building on lot 4 will be discussed in the next agenda item (no site plan  
40 application has been received for lot 5). He explained the proposed frontage  
improvements along 1700 West are unique based on the Proctor Ditch. He pointed out  
42 that the minimum lot size in the MC zone is one (1) acre (43,560 sq. ft.) and in the CG  
zone is 0.46 acres (20,000 s.f.). The lots created by this subdivision will be five (5) acres  
44 (lot 4) and 4.7 acres (lot 5) which meets or exceeds the minimum requirements. Lot 5 is  
a corner lot and has 880 feet of frontage with lot 4 having 950 feet. Both lots meet the  
46 required public street frontage of 100 feet. Lot 5 will have improved sidewalk and street  
lights along 700 North per the 700 North specific cross section. Mr. Van Wagenen

2 pointed out that 1700 West along lots 4 and 5 will be a modified cross section because of  
4 the Proctor Ditch storm water facility and 1700 West is planned for a 66 foot right of way  
with 50 feet of asphalt.

6 Mr. Van Wagenen mentioned where the Proctor drainage ditch that runs adjacent  
to lots 4 and 5 on the west side of 1700 West will be relocated allowing for some  
8 widening of the roadway and will meet both ends. He noted the final asphalt width will  
be expanded to 44 feet, with a right of way of 66 feet and will include bike lanes. Mr.  
10 Van Wagenen stated staff is comfortable with this final cross section as it allows  
appropriate traffic movement and minimizes ditch encroachment on any private property.  
12 He noted that the existing curb and gutter will be relocated and a sidewalk will be  
installed as will the landscaping with the site plan for lot 4 (next agenda item). He noted  
14 the City Engineer is addressing engineering standards and all engineering issues will be  
resolved before final approval is granted.

16 Mr. Van Wagenen then referenced the condition staff recommends be added in  
the motion. Mr. Van Wagenen also referenced an aerial photo of the proposed  
18 subdivision, the preliminary plan and the 1700 West widening plan followed by  
discussion. He then turned the time over to the applicant for comment.

20 Mr. Weldon commented this is has been a very expensive project to do with road  
widening. He mentioned that this may also increase the traffic and speed issues, but this  
22 will be very nice building when complete. They are being very “light conscious” so the  
homes in the area will not be adversely affected. Mr. Weldon stated they have a lot of  
24 money into this project and into improving Lindon roads.

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

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
30 APPLICANT’S REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE  
KNOWN AS LINDON TECH CENTER PLAT B WITH THE CONDITION THAT  
32 THE APPROPRIATE CROSS ACCESS AND PARKING EASEMENTS BETWEEN  
LOT 4 AND LOT 5 THAT ARE SHOWN ON THE PLAT. COMMISSIONER WILY  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

34 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
36 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
38 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

40  
42 7. **Site Plan — Lindon Tech 4, 635 North 1700 West.** Mark Weldon requests site  
plan approval for an 81,884 square foot office/warehouse building to be located at  
44 635 North 1700 West in the Mixed Commercial zone.

46 Mr. Van Wagenen also led this item explaining the applicant, Mark Weldon,  
proposes to construct an 81,884 square foot office/warehouse building (similar to the  
sister buildings to the west) on what will be lot 4 of Lindon Tech Subdivision Plat B. This

2 is the third office/warehouse building on the Lindon Tech campus and fourth of five  
4 potential buildings and is located in the Mixed Commercial zone. He noted the public  
6 storm water ditch improvements. He added that vehicular access to the site is available  
8 from 1700 West, although it comes through a shared access agreement with lot 5 Lindon  
10 Tech Plat B. This access is not intended to be truck access to the building. He noted the  
12 trucks will have to access the site from 2000 West via cross access easements from lots 1  
14 and 2 Lindon Tech Plat A to ensure that commercial truck traffic will be limited on 1700  
16 West due to the residential traffic on that road. He then referenced that General Office  
18 requires the following requirements:

- 20 • One (1) space for every 350 square feet; 57 required based on 20,000 s.f.  
Warehousing in the MC zone requires one (1) space for every 500 square feet;  
124 required based on 61, 884 s.f. (181 total spaces required)
- Bike parking in the MC zone requires an 8% ratio to required vehicular stalls up  
to 16 bike stalls.; 14 bike stalls required based on 181 parking stalls. Provided:
- Total provided vehicle spaces is 224 which is more than what is required for a  
81,884 s.f. building. However, 161 are provided on the lot and 63 are provided  
through a shared parking agreement with Lot 4 Lindon Tech Plat B.
- Bike parking: 16 stalls are being provided on the west side of the building.

22 Mr. Van Wagenen went on to explain the required 20 ft. landscape strip along  
24 1700 West is being modified because of the storm water ditch. He noted from the back of  
26 sidewalk, the width of the landscaping varies, but will not be less than 20 feet. The ditch  
28 itself is being incorporated into the landscaping strip and twenty-three (23) trees are  
30 being proposed at an average of 30 feet on center. There are three flower beds with  
several plantings proposed along the frontage, one at the entrance, one in the middle of  
the frontage, and one on the southern corner so it will look very nice. Mr. Weldon is  
proposing the remainder of the landscape strip be Native Cabin Grass Mix, which is not  
typical turf grass, but city code states that the landscaping strip may be “planted with  
grass” with the type of grass not being specified.

32 Mr. Van Wagenen stated on the west side of the strip there is an 8 foot masonry  
34 wall being erected adjacent to the parking lot which is intended to buffer the residential  
homes across 1700 West from the commercial nature of the site. The interior  
landscaping must be provided at 40 square feet per required stall with one tree per 10  
36 stalls. With the required 181 stalls, that equates to 7,240 square feet and 18 trees required.  
He noted there are 18 trees provided and 7,595 s.f. of landscaping.

38 Mr. Van Wagenen pointed out that the MC zone requires a minimum of 15%  
40 open space on the site. This site requires 33,585 s.f. of open space and 39,997 s.f. is  
provided. The required 5 foot landscape strip around the perimeter of the buildings per  
MC zone standards is being provided except where loading docks are located. He noted  
42 for the MC zone the architectural design requirement states that concrete tilt-up buildings  
shall comply with the following standards:

- 44 a. Painted or colored concrete exteriors are permitted. The shade of each color  
must be consistent.
- 46 b. Bare concrete exteriors are not permitted.

2 c. The exterior of a concrete tilt-up building shall be finished with additional  
4 architectural details such as entrance canopies, wrought iron railings and finishes,  
6 shutters, multi-level porches, metal shades, and metal awnings. He noted this  
8 office/warehouse will look basically identical to the two existing buildings. The  
same paint scheme, window and awning treatments and entrance features will be  
incorporated here.

10 Mr. Van Wagenen stated the building is within the 48 ft. height limit in the MC  
zone. He mentioned there are some engineering issues that will need to be resolved  
12 before the plans are finalized and staff will ensure all requirements are met. He then  
referenced an aerial photo of the site and surrounding area, photograph of the existing  
14 site, site plan, architectural rendering & elevations, landscaping plan and color palette  
followed by some general discussion. He then turned the time over to Mr. Weldon for  
comment.

16 Mr. Weldon commented the building will only get better and they will enhance  
what is on the plan with the door colors blending (not white) to match the building etc.  
18 He also spoke of the little bit of light on the buildings that will border the area to the east  
and they will adjust the lights dependent on what develops. He noted they will drive some  
20 office space but also flex space as to who they will market to and they already have some  
tenants in line (non-manufacturing). He added with the tight density they will have some  
22 parking issues and they may have to implement speed bumps in the parking lot. Mr. Van  
Wagenen then spoke on the architectural standards in the MC zone noting if Mr. Weldon  
24 modifies the door color to match the rest of the building it will not be a problem noting  
the Commission may choose to add a condition that if the door color changes it must  
26 blend. Following discussion the Council agreed that flexibility will be given to staff to  
ensure that the color applies to the building.

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

32 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:  
34 1. LINDON TECH PLAT B BE RECORDED AND 2. CROSS ACCESS AND  
PARKING EASEMENTS BE PROVIDED TO THE SITE FROM LOTS 1 & 2 LINDON  
36 TECH PLAT A AND LOT 5 LINDON TECH PLAT B. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
38 FOLLOWS:

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



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

8 Mr. Van Wagenen opened this agenda item by explaining this is a request by  
10 Lindon City to rezone multiple properties per the findings and recommendations of the  
12 700 North Steering Committee. He then referenced the 700 North Committee Mission as  
14 follows:

- 12 • Identify a vision, name, and boundaries for a 700 N Specific Area Plan
- 14 • Define values of Lindon - present and future
- 16 • Create an attractive gateway into Lindon
- 18 • Identify goals for this unique Economic District
- 20 • Recommend standards
- 22 • Establish development strategies

18 He also referenced the supporting items regarding the uses in the Lindon Village  
20 Commercial zone and the creation of the Lindon Village Commercial zone. He clarified  
22 there is no housing proposed along the corridor with this zone change. What they are  
24 requesting tonight with this new zone is a change in a handful of permitted uses (7) in the  
26 general commercial zone as follows:

- 24 1. New and used car dealerships
- 26 2. Used Cars/Trucks – Used Vehicle Sales Lots
- 28 3. Tire shops
- 30 4. Lube and tune-up shops
- 32 5. Light equipment, truck, and car rentals
- 34 6. Indoor gun ranges
- 36 7. Assisted living facilities

30 Mr. Van Wagenen further explained the city is requesting that the General Plan  
32 designation remain unchanged at this time. He noted that Lindon City Code indicates that  
34 the General Commercial (CG) zone provides areas in appropriate locations for retail and  
36 service oriented businesses, and shopping centers which serve community and regional  
38 needs. Lindon City Code indicates that the Mixed Commercial (MC) zone is to provide  
40 areas within the City where low intensity light industrial, research and development,  
42 professional and business services, retail and other commercial related uses may be  
44 located. Mr. Van Wagenen then discussed the parcels that Lindon City is requesting  
approval to reclassify through a Zone Map amendment from General Commercial (CG)  
and Mixed Commercial (MC) to the Lindon Village (LV) zone followed by discussion.

Mr. Van Wagenen then referenced Ordinance 2016-21-O draft followed by  
discussion. Chairperson Call stated this item has been presented previously and discussed  
at length and the Commission is very familiar with it. Chairperson Call then called for  
any comments from audience members at this time. Several in attendance addressed the  
Commission as follows:

2 **Dallas Groo:** Mr. Groo questioned the pumping station in regards to the secondary water  
4 system for the Fieldstone Development area as they live on Geneva Road which was the  
6 dividing line. He asked if the properties along Geneva Road will be able to hook into the  
8 secondary water at that time. Mr. Van Wagenen stated so far there will be sufficient  
10 capacity to serve the Fieldstone area and it may be a possibility for other areas in town  
12 and it may be more of a possibility now for Geneva Road.

14 **Janice Groo:** Ms. Groo questioned what will be going in on the 700 North Corridor and  
16 what is the vision for the Geneva Road property. Mr. Van Wagenen then showed the  
18 power point presentation prepared by the 700 North Committee and explained the vision  
20 for the corridor. Chairperson Call commented that the committee's ultimate goal was to  
22 create a higher standard for the development and types of businesses that will come in;  
24 that is the main reason for this zone change. Commissioner Wily stated this change will  
26 also spur and encourage development.

28 **Jenny Lawrence:** Ms. Lawrence asked about the building height limits on 700 North and  
30 asked if there will be a fence that will block their neighborhood from the businesses. Mr.  
32 Van Wagenen stated the building height is 48 ft. and those requirements are already in  
34 place and the standards are on the books along with the setbacks of 40 ft. between  
36 commercial and residential uses along with a required 7 ft. high masonry wall that  
happens when development occurs. Ms. Lawrence also asked if parking on the street will  
be allowed. Chairperson Call stated there will be a lot of parking regulations in place. Mr.  
Van Wagenen stated there is no specific site or building plan at this time and they will  
work with the developer to work through those issues; no specific uses have been applied  
for but they will have to meet the parking standards. She also asked if there will be a  
street light installed on 1700 west for safety issues as there are a lot of accidents there.  
Commissioner Marchbanks stated UDOT controls street lights and determines and  
monitors where they are installed. Commissioner Keller added these ordinances are put  
into place to set the standards higher but there is not a way of predicting what may come  
in. Chairperson Call stated she understands that these proposed changes don't affect  
Geneva Road and will remain commercial with a residential use. Commissioner Johnson  
commented this action only puts more restrictions on this property than what was there  
and it doesn't change anything but the 7 item (uses) that can't come in. He added he  
wants to hear what the property owners feel.

38 **Ron Anderson:** Mr. Anderson commented that there are some concerns about the future.  
40 He noted they gave the land to build 700 North as mixed commercial and now it's  
42 becoming general commercial (Lindon Village). He pointed out that they all want  
44 something nice there, but feels we need to be realistic of what comes in. As property  
46 owners we worry about the trends as it keeps getting more restrictive (wish list) and  
where do you draw the line. He would suggest keeping that in mind when going down  
this road.

Chairperson Call pointed out this will also increase the value of the property  
rather than take away. She noted the intent was not to be too restrictive but to have a  
higher standard. There was then some additional discussion regarding this issue  
including the types and sizes of businesses that may come in and the architectural

2 standards. Commissioner Johnson added we need to be careful as to not overstep our  
4 bounds with the property owners and to listen to their concerns as we move forward.

6 Chairperson Call asked if there were any further public comments. Hearing none  
8 she called for a motion to close the public hearing.

10 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.  
12 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN  
14 FAVOR. THE MOTION CARRIED.

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

20 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
22 APPLICANT’S REQUEST TO CHANGE THE ZONING MAP FROM GENERAL  
24 COMMERCIAL (CG) AND MIXED COMMERCIAL (MC) TO LINDON VILLAGE  
26 COMMERCIAL ZONE (LVC), AT APPROXIMATELY 700 NORTH FROM 650  
28 WEST TO 2000 WEST AS PER PENDING ORDINANCE 2016-21-O.  
30 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
32 RECORDED AS FOLLOWS:

34 CHAIRPERSON CALL	AYE
36 COMMISSIONER WILY	AYE
38 COMMISSIONER MARCHBANKS	AYE
40 COMMISSIONER KELLER	AYE
42 COMMISSIONER JOHNSON	AYE

44 THE MOTION CARRIED UNANIMOUSLY.

46 **10. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use**  
48 **Table.** Lindon City requests approval of an amendment to the Lindon City  
50 Standard Land Use Table. The proposed amendment would establish the  
52 appropriate uses in the Lindon Village Commercial (LVC) zone.  
54 Recommendations will be forwarded to the City Council for final approval  
56 (Ordinance 2016- 22-O).

58 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.  
60 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED  
62 IN FAVOR. THE MOTION CARRIED.

64 Mr. Van Wagenen explained this discussion is the second of three parts, the zoning  
66 map, standard land use table and the ordinance. He noted in an effort to not further  
68 “clutter” the Standard Land Use Table, two simple changes were added in order to reflect  
70 the new Lindon Village Commercial Zone. He explained the column with the  
72 “Commercial” header received an asterisk which is explained at the bottom of each page  
74 with the words, “Lindon Village Commercial Zone use permissions are found in LCC  
76 17.48.025.” The language found in LCC 17.48.025 and is reflected in Ordinance 2016-  
78 23-O (next agenda item) and states the following:

2 Permitted Land Uses: Permitted, conditional, and non-permitted uses in the LVC Zone  
4 mirror those uses as reflected in the Standard Land Use Table for the General  
6 Commercial (CG) Zone with the exception of the following uses which are not permitted  
in the LV Zone.

- 8 A. Motor Vehicles/Trucks/Marine – New Vehicle Dealership
- 8 B. Used Cars/Trucks – Used Vehicle Sales Lots
- 10 C. Auto Lube and Tune-up
- 10 D. Auto Tire Shops/Tire Sales/Tire Services
- 12 E. Light Equipment Rental & Leasing; Automobile & Light-Truck Rental
- 12 F. Indoor Gun Ranges
- 14 G. Assisted Living Facilities, Large or Small

16 Mr. Van Wagenen pointed out these are the only changes to permitted uses for the  
new Lindon Village Commercial Zone from the current General Commercial zones and  
18 everything else remains the same. Mr. Van Wagenen then referenced ordinance #2016-  
22-O followed by discussion. Chairperson Call asked if there were any further public  
20 comments. Hearing none she called for a motion to close the public hearing.

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

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

28 COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY  
COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2016-22-O AS  
30 PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
34 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
36 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

38  
40 **11. Public Hearing — Ordinance Amendment, 700 North Lindon Village Zone**  
**Code 17.48.** Lindon City requests approval of an amendment to Lindon City Code  
42 17.48 to allow for the creation of the Lindon Village (LV) zone. Recommendations  
will be forwarded to the City Council for final approval. (Pending Ordinance 2016-  
44 23-O)

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

2

Mr. Van Wagenen led this agenda item by explaining this item will cover the ordinance amendment noting the wording changes. He added that several property owners have inquired how their properties will be affected by the change. At this point no individual has provided written comment on the Lindon Village Zone.

He noted the Lindon Village Zone builds upon the 700 North Commercial Corridor Districts that were established in 2015. He noted that much of the ordinance reflects the General Commercial Zone, including the previously mentioned non-permitted uses that are in the LVC Zone that are in the CG Zone as follows:

1. New and used car dealerships
2. Used Cars/Trucks – Used Vehicle Sales Lots
3. Tire shops
4. Lube and tune-up shops
5. Light equipment, truck, and car rentals
6. Indoor gun ranges
7. Assisted living facilities

Mr. Van Wagenen pointed out that the ordinance also specifies setbacks and height for the zone as well as emphasizing the Commercial Design Standards. He noted that additionally, several formatting and typographical errors are being corrected within LCC 17.48. For instance, any reference to “Commercial Design Guidelines” has been changed to “Commercial Design Standards.” Mr. Van Wagenen then referenced Ordinance #2016-23-O and the 700 North Steering Committee Presentation followed by some general discussion. Chairperson Call stated she has no questions on the wording changes.

Chairperson Call called for any public comment at this time. Ms. Jenny Lawrence questioned the map where the lots are divided. Mr. Van Wagenen pointed out the purpose of the districts as depicted are not to limit where the buildings go or the minimum lot size but the idea with each of the districts (up to 16) is to show how they will develop so there is some harmony and it is cohesive; there has to be some kind of a plan and be vetted so it doesn’t become piece meal.

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

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

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

**COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2016-23-O AS PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:**

2 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
4 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
6 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

8

12. **Review and Action — 2017 Lindon City Public Meeting Schedule.** The  
10 Planning Commission will review the proposed 2017 Lindon City Public Meeting  
Schedule.

12

14 Mr. Van Wagenen stated the Planning Commission will be reviewing and approve  
the proposed Lindon City Public Meeting Schedule for 2017. He noted that State law  
16 requires that the City adopt a meeting calendar schedule prior to each calendar year. He  
then referenced the proposed 2017 meeting calendar. He mentioned meetings that fall on  
18 holidays, election dates, or any meetings during Lindon Days have been removed from  
the schedule. He noted that the City Council recently reviewed and approved the schedule  
on November 15, 2016.

20

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

22

COMMISSIONER KELLER MOVED TO APPROVE THE LINDON CITY  
24 PUBLIC MEETING SCHEDULE 2017 AS PRESENTED. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
26 FOLLOWS:

CHAIRPERSON CALL AYE  
28 COMMISSIONER WILY AYE  
COMMISSIONER MARCHBANKS AYE  
30 COMMISSIONER KELLER AYE  
COMMISSIONER JOHNSON AYE  
32 THE MOTION CARRIED UNANIMOUSLY.

34 7. **New Business: Reports by Commissioners** – Chairperson Call called for any new  
business or reports from the Commission. Commissioner Keller questioned the  
36 color scheme on the recently approved Aquatherm building. Mr. Van Wagenen  
confirmed the green color scheme was approved. Chairperson Call mentioned she  
38 would like to have discussion about putting some type of residential landscaping  
standards into place like some neighboring cities require.

40

8. **Planning Director Report** – Mr. Van Wagenen reported on the item listed below  
42 followed by general discussion.

44

- Happy Thanksgiving and the Lindon Thanksgiving Dinner
- General Plan meeting schedule update
- Matt McDonald has stepped down from the Commission

46

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

4 **ADJOURN** –

6 COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING  
8 AT 9:30 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 Approved – December 13, 2016

12  
14 \_\_\_\_\_  
Sharon Call, Chairperson

16  
18 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director