

2 The Lindon City Planning Commission held a regularly scheduled *electronic meeting* on
4 **Tuesday, April 14, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City
Council Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
Invocation: Jared Schauers, Commissioner
10 Pledge of Allegiance: Anders Bake

12 **PRESENT** **EXCUSED**
Sharon Call, Chairperson
14 Rob Kallas, Commissioner
Mike Marchbanks, Commissioner – arrived 6:45pm
16 Steven Johnson, Commissioner
Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
Renee Tribe, Commissioner
20 Mike Florence, Planning Director
Anders Bake, Associate Planner
22 Kathryn Moosman, City Recorder

24 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of March 24, 2020 were reviewed.

30 COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF
THE REGULAR MEETING OF MARCH 24, 2020 AS PRESENTED.
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS** –

40 4. **Murdock Hyundai Site Plan and Conditional Use Permit Approval – 424 S.
Lindon Park Drive.** Murdock Hyundai requests site plan & conditional use
42 permit approval to expand their existing car dealership on to the vacant property
located at 424 S. Lindon Park Drive in the Planned Commercial 1 (PC-1) zone.
44 Parcel # 46:786:0001

46 Mike Florence, Planning Director, led this agenda item by giving an overview
stating the applicant, Kevin Hunt, with Murdock Hyundai, is seeking site plan and
48 conditional use permit approval to expand the current Murdock Hyundai dealership.

2 Mr. Florence noted the proposal is to expand the existing Murdock Hyundai
dealership to include the proposed vacant lot (lot size is 3.34 acres) and the city requires a
4 minimum of one acre. The vacant lot will be improved and used as display area only.
Lindon City Code 17.48.200, Vehicle Sales Lot, requires that a minimum 1,000 square
6 foot building be on the same property as the sales lot. Because the vacant property is a
distinct lot, the Murdock Group will be filing for a plat amendment to consolidate this
8 new lot with the existing dealership property. Mr. Florence indicated as a condition of
approval staff requires the plat amendment happen prior to the final site inspection.

10 Mr. Florence stated the perimeter street lighting has previously been installed and
the applicant will be adding parking lot lighting for the display area. Mr. Florence noted
12 the City Engineer is working through technical issues related to the civil engineering
plans and will ensure all engineering related issues are resolved before final approval is
14 granted.

16 Mr. Florence pointed out that over the years there have been a number of
proposed uses for this site. He noted Murdock Hyundai currently uses the property for
inventory storage and recently, the Larry H. Miller Group proposed an office use of the
18 site but then backed out of the project. He added Murdock Hyundai has been a great
business partner and this expansion will help further their success in Lindon City. Mr.
20 Florence then presented the Site Plan and Landscape Plan and went over the conditions of
approval followed by discussion. Chairperson Call commented this sounds like it is
22 compliant and appears to meet all requirements.

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

28 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT APPROVAL WITH
30 THE FOLLOWING CONDITIONS: 1. THE DEVELOPER WILL CONTINUE TO
WORK WITH THE CITY ENGINEER TO MAKE FINAL TECHNICAL CHANGES
32 TO THE ENGINEERING DOCUMENTS; 2. THE APPLICANT WILL
CONTINUALLY MEET ALL VEHICLE SALES LOT REQUIREMENTS AS FOUND
34 IN 17.48.200 3. PRIOR TO FINAL INSPECTION AND APPROVAL OF THE SITE
IMPROVEMENTS, THE APPLICANT WILL FILE AND OBTAIN APPROVAL FOR
36 A PLAT AMENDMENT TO CONSOLIDATE THE PROPERTIES INTO ONE LOT; 4.
IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT
38 COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY
ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
40 IMPROVEMENTS; 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
42 FOLLOWS:

44 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
46 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
48 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

2 5. **Conditional Use Permit – 1155 West 135 South.** Penske Truck Leasing Co, L.P.
3 requests conditional use permit approval for a truck rental business, that will
4 include auto repair, in the light Industrial (LI) zone. Parcel # 14:065:0076

6 Anders Bake, Associate Planner led this agenda item by giving a brief summary
7 explaining the applicants, Mike Barnes and Brandon McDougald, representing Penske
8 Truck Leasing are proposing to operate their truck rental business at 1135 West 135
9 South in Lindon. He noted the proposed use of the property will be for the operation of
10 motor vehicle and truck leasing including the housing, washing, maintaining to full
11 capacity, and repairing of motor trucks; Penske will also operate an office from the site.

12 Mr. Bake stated the Standard Land Use Table in the Lindon City Code lists
13 Equipment Rental & Leasing as a permitted use in the Light Industrial zone. However,
14 General Auto/Vehicle Repair is listed as a conditional use in this zone. Because the
15 applicant will be using the property for vehicle repair, they are required to obtain a
16 Conditional Use Permit from the city. He noted a liquid waste storage and management
17 plan has been provided by the applicant. Mr. Bake indicated notices were mailed on April
18 3, 2020 to adjoining property owners in accordance with Lindon City Code and staff has
19 received no public comments at this time.

20 Mr. Bake went on to say Penske Truck Leasing will be using a previously
21 developed 1.32-acre property in Lindon’s Light Industrial Zone. The property consists of
22 a large parking area and an existing 8,000 square foot building. The building has five
23 garage bays with four being used for equipment repair and one being used as a vehicle
24 washing station. The building will also be used as an office and customer storefront. A
25 15-foot-wide landscaping strip lines the north end of the property along 135 South with
26 well-maintained grass, bushes and trees. He added the applicant is not planning to do any
27 construction on the building or site.

28 Mr. Bake pointed out the applicant’s business will not increase the parking
29 requirements for the property and the applicant does not propose any changes to the
30 parking lot at this time. The lot does not have any striped parking stalls but does provide
31 space for up to 46 parked vehicles. Mr. Bake stated this meets the parking requirement of
32 25 spaces for an industrial building with auto repair bays. He noted the applicant was not
33 required to provide engineering plans for the existing parking lot but the parking area is
34 surfaced in asphalt and contains stormwater drains for run-off

35 Mr. Bake indicated, based on the business description that was provided, it is
36 expected that this business will have a minimal impact on surrounding properties and will
37 be compatible with other uses in the Light Industrial Zone.

38 Mr. Bake then presented the Penske Business description, Site plan, Aerial photo
39 of the site and surrounding area, Property photos and Proposed liquid waste management
40 plan followed by discussion. He then turned the time over to the applicant for comment.

41 Mr. Barnes explained they currently operate two other facilities in the Salt Lake
42 area and one in Ogden. He stated they have been looking for property to the south and
43 this property works out good for their operation and they are looking forward to working
44 with the customer base in the area. He also explained their hours of operation noting this
45 model works best for them at this facility.

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

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2 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
3 REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY
4 LOCATED AT 1155 WEST 135 SOUTH FOR A TRUCK RENTAL BUSINESS THAT
5 WILL INCLUDE PRIVATE EQUIPMENT REPAIR, WITH THE FOLLOWING
6 CONDITIONS: 1. ALL EQUIPMENT MAINTENANCE, REPAIRS, AND WASHING
7 WILL BE LIMITED TO THE BUSINESSES PRIVATE AND CUSTOMER FLEET
8 AND WILL NOT BE OPEN TO THE GENERAL PUBLIC; 2. NO AUTOMOBILE
9 PARTS WILL BE STORED OUTSIDE OF THE BUILDING; 3. HOURS OF
10 OPERATION WILL BE 7 AM TO 5 PM MONDAY THROUGH FRIDAY AND 8 AM
11 TO 2 PM ON SATURDAY; 4. THE APPLICANT WILL COMPLY WITH THE
12 PROPOSED LIQUID WASTE MANAGEMENT PLAN; AND 5. ALL ITEMS OF THE
13 STAFF REPORT. COMMISSIONER JOHNSON SECONDED THE MOTION. THE
14 VOTE WAS RECORDED AS FOLLOWS:

15 CHAIRPERSON CALL	AYE
16 COMMISSIONER KALLAS	AYE
17 COMMISSIONER JOHNSON	AYE
18 COMMISSIONER THOMPSON	AYE
19 COMMISSIONER SCHAUERS	AYE
20 COMMISSIONER TRIBE	AYE

21 THE MOTION CARRIED UNANIMOUSLY.

22
23 **6. Discussion Item: Draft Ordinance Amendment for the Planned Residential
24 Development Overlay Zone.**

25 Mr. Florence led this discussion item by explaining Lindon City has been
26 approached by developers to build housing on the rear portions of the Lindon Nursery
27 and the Norton Property. He noted the Planning Department made a housing presentation
28 to both the Planning Commission and City Council to discuss whether the City should
29 pursue this option. Subsequent to the presentations, the City set up two meetings with
30 neighborhood representatives who live adjacent to both the Lindon Nursery and Norton
31 Property. Representative of both the planning commission and city council also attended.
32 He then referenced the summary sheet with housing recommendations that came from the
33 housing committee meetings.

34 Mr. Florence stated the approach is to allowing housing on these deeper lots and
35 to update Lindon City Code 17.76 – Planned Residential Development. The PRD zone
36 currently allows multi-family residential to be constructed on General Commercial
37 properties. He noted the current maximum area allowed for development is one acre with
38 10 units per acre. Mr. Florence then referenced the summary changes to the code and a
39 draft ordinance followed by discussion. He noted with feedback from the commission,
40 staff would like to set this item for a public hearing on April 28, 2020.

41 **Mr. Florence then went over the Summary of Changes as follows:**

- 42 • 17.76.030 – calls out types of housing and lot sizes allowed in the PRD zone
 - 43 ○ Lot size of smaller lot single family
 - 44 ○ Caps the number of units in a townhome building to six in a single row
- 45 • Consolidates site plan and subdivision sections of the code to make it less
46 repetitive
- 47
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- 2 • 17.76.070(2) - Maintains the density at 10 units per acre
- 4 • 17.76.070(5) - Maximum area
 - 6 ○ Divides development proposals into two project types:
 - 8 ▪ Residential developments one acre or less
 - 10 ▪ Residential developments larger than one acre which are part of a new or existing commercial development and establishes a minimum development size of one acre
- 12 • 17.76.070(5) - Establishes a commercial depth of 300'. This depth can be decreased only if viable commercial uses remain for the site, a commercial lot is irregularly shaped, the reduction doesn't limit future redevelopment opportunities of the commercial property
- 14 • 17.76.070 (5) - Requires developments over two acres and multiple buildings to provide two different building types differentiated through building materials, color, rooflines, and architectural features
- 16 • 17.76.070(7) - Identifies setbacks for residential development as part of new or existing commercial uses
 - 18 ○ 30' from any single-family residence property line, 20' front and rear setbacks, 10' side setbacks.
- 20 • 17.76.070(9) - 7' masonry or concrete perimeter fence as a buffer from single-family residential
- 22 • 17.76.070(10) - Trees planted as a buffer to single-family residence
- 24 • 17.76.070 (11) – Outlines types of lighting required
- 26 • 17.76.070 (13) - Parking – requires parking in a garage. 75% of residential units have a two-car garage. 75% of the required visitor parking may be located on the drive-way
- 28 • 17.76.070 (16) - Creates architectural design standards for multi-family development
- 30 • 17.76.070 (20) – Sets a 20% required open space percentage. Open space to be designed as an integral part of any development
- 32 • 17.76.070 (21) – Requires attached units to contain enhanced sound attenuation and sound mitigation construction
- 34 • 17.76.070 (22) – Pedestrian connections throughout the development
- 36 • 17.76.070 (23) – Provides building frontage, orientation, and entrance requirements
 - 38 ○ Building entrances need to front a street, private driveway designed as a street or common open space
 - 40 ○ Building entrances to be the primary feature of the front façade to identify access to the individual units
 - 42 ○ Requires a stoop or front porch

Mr. Florence then went over the Housing Committee Recommendation for Deep Commercial Lots as follows:

- 44 • Commercial Depths

- 2 ○ Maintain at least a 300' foot commercial depth to preserve commercial land and commercial tax base

4 **Residential Recommendations are as follows:**

- 6 • Transitions/Height from Commercial to Low Density Residential

- 6 ○ The more stories the larger the setback needs to be
- 8 ○ 3 story buildings – 80 - 90-foot setback
- 8 ○ Max height two floors if less than 80 feet from single family
- 10 ○ 7' wall needs to be installed
- 12 ○ Have as an option to include accesses roads to act as a separation buffer between single family and new housing. This would require the use of rear loaded garage homes
- 12 ○ 20-30 rear yard backs when adjacent to low density residential

- 14 • Land Uses

- 16 ○ Preference of residential over storage or commercial uses
- 16 ○ Mixed densities and housing types for residential. Housing ideas:
 - 18 ▪ Single family next to single family, smaller lot single family, duplexes, triplexes, four-plexes, etc

- 20 • Buffers/Landscaping/Open Space

- 20 ○ Trees are an important buffer
- 22 ○ Open space keeps residential feel in the neighborhood
- 22 ○ Require common area open space or larger rear yard areas when adjacent to single family
- 24 ○ Require open spaces to be in usable size segments

- 24 • Parking

- 26 ○ Require more than 2 stalls per lot – current city code
- 26 ○ Require .5 stall per unit for visitor parking
- 28 ○ Evaluate per bedroom parking ratio

- 28 • Development Size

- 30 ○ One to three acres but consider requiring a minimum of three acres

- 30 • Design Standards

- 32 ○ Main entrances should not face rear yards of low-density residential homes
- 32 ○ Adopt residential design standards

- 34 • Other Items

- 36 ○ Owner occupancy for residential is recommended but open to a few rentals
- 36 ○ Maintain the goals and vision of the general plan and street master plan
- 38 ○ Be careful with transitions
- 38 ○ Well planned developments
- 40 ○ Trees on the Norton property are not important and are a nuisance

42 Mr. Florence then referenced the ordinance changes and additions followed by some general discussion. He noted comments received from Jeff Southard were taken into account and were sent out in an email to commissioners.

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2 Commissioner Johnson asked if these units would be individually owned. Mr.
3 Florence confirmed that statement indicating someone could rent their unit. Chairperson
4 Call commented that we want to be careful when crafting the ordinance that it is not built
5 around a certain developer and to keep the big picture in mind and not become too
6 specific.

7 Commissioner Thompson stated it is important that we know where the 10-unit
8 requirement came from and if it was an arbitrary number. Mr. Florence stated he would
9 have to pull the prior history when the ordinance was adopted.

10 Commissioner Kallas stated he would like to see where in the city this overlay
11 could be applied. Mr. Florence replied that currently it would only apply to the Norton
12 property and the Lindon Nursery property. Chairperson Call expressed that it is
13 important that the commercial portion is protected.

14 There was then some general discussion regarding the proposed ordinance
15 sections including setbacks, building types, utilities, perimeter fencing, landscaping,
16 fence height, architectural design, parking, open space, lighting plan, and frontage
17 orientation and entrances.

18 Commissioner Kallas mentioned access is a big concern of residents and the
19 additional traffic through neighborhoods; we need to be careful what roads are opened up
20 with these projects we are approving.

21 Mr. Cowie mentioned 12 years ago they did a speed study on 800 west and it
22 warranted some of the traffic calming devices. Another recent study was done on 200
23 South and Center Street. He pointed out they now have a newer device to allow city
24 engineers to do studies so they don't have to contract that out.

25 Mr. Florence stated he would like to schedule a public hearing in two weeks in
26 order to have further discussion and to hear public comment. Following some general
27 discussion, the Commission was in agreement that would be a good plan.

28 Chairperson Call stated she wants to ensure residents are aware of the meeting
29 and that they can have the opportunity to make comment and contribute even though it
30 will more than likely be an electronic meeting. Mr. Florence added if the commissioners
31 have any further comments to please email him any feedback or items in need of further
32 discussion. Mr. Florence stated he will make the changes and continue to confer with
33 City Attorney, Brian Haws on the legal review aspects.

34 Chairperson Call called for any further comments or discussion from the
35 Commission. Hearing none she moved on to the next agenda item.

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38 7. **New Business: Reports by Commissioners** – Chairperson Call called for any
39 new business or reports from the Commissioners. Commissioner Johnson
40 informed the commissioners he may be missing the next few meetings due to his
41 upcoming surgery.

42 Chairperson Call called for any further comments or discussion from the
43 commission, hearing none she moved on to the next agenda item.

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45 8. **Planning Director Report** –

- 46 • General City updates.
- 47 • Next meeting will have the island dance studio for site plan approval and a
48 zone change.

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- May bring draft of the ordinance as well.

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

ADJOURN –

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE MEETING AT 8:05 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – April 28, 2020

Sharon Call, Chairperson

Michael Florence, Planning Director