

2 The Lindon City Planning Commission held a regularly scheduled *electronic meeting* on  
4 **Tuesday, May 12, 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

**PRESENT**

**EXCUSED**

12 Sharon Call, Chairperson  
Mike Marchbanks, Commissioner  
14 Rob Kallas, Commissioner  
Steven Johnson, Commissioner  
16 Scott Thompson, Commissioner  
Jared Schauers, Commissioner  
18 Renee Tribe, Commissioner  
Mike Florence, Planning Director  
20 Anders Bake, Associate Planner  
Brian Haws, City Attorney  
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 April 28, 2020 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
30 OF THE REGULAR MEETING OF APRIL 28, 2020 AS PRESENTED.  
COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN  
32 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. **Public Hearing** – Amendment to the Lindon City Appendix A Standard Land  
Use Table to allow Medical, Dental, & Health Clinic Services/small, outpatient  
42 type services as a permitted use the Light Industrial zone. Application is made by  
ALX Family Health.

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

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2 Anders Bake, Associate Planner, led this agenda item by giving an overview  
stating the applicant Blake Rapier on behalf of ALX Family Health, and who is in  
4 attendance, is proposing an amendment to Appendix A of the Standard Land Use Table  
to make “Medical, Dental, & Health Clinic Services / small outpatient type services” a  
6 permitted use in the Light Industrial zone. Mr. Bake noted “Medical, Dental, & Health  
Clinic Services / small outpatient type services” are currently permitted in the Mixed  
8 Commercial, Research and Business, and General Commercial Zones. They are not  
permitted in the Residential, Recreational Mixed Use, Planned Commercial, and  
10 Industrial Zones.

12 Mr. Bake indicated the applicant is proposing this amendment in order to receive  
a business license to operate his Family Health business located at 245 South 1060 West  
14 in Lindon’s Light Industrial zone. After reviewing the Standard Land Use Table, city  
staff has found that there are uses similar in impact to a medical, dental, or health clinic  
and permitted in the Light Industrial zone. These include professional office uses,  
16 massage therapy and personal care health spas, and veterinarian services.

18 Mr. Bake stated Staff feels that a medical, dental, or health clinic will not cause a  
negative impact on the surrounding light industrial properties and that the uses permitted  
in the light industrial zone will not cause a negative impact to a clinics business or its  
20 customers. Mr. Bake indicated Staff recommends approving the proposed change to the  
Standard Land Use Table.

22 Mr. Bake then presented the ALX Family Health Business Description, Map of  
ALX Family Health location and the Lindon City Zoning Map followed by some general  
24 discussion. He then turned the time over to the applicant for comment.

26 Mr. Rapier explained they are a small family owned clinic with just 2-3 medical  
providers and will not be growing any larger. He has been practicing Family Medicine  
since 2006 and the other provider has been practicing since 1998. They focus on taking  
28 care of the medical and health needs of families.

30 Mr. Rapier stated he has had multiple practices and he has learned how to  
streamline the business side of medicine instead of lining a CEO's pockets and these  
savings they pass on to the patient. They take Medicare and Medicaid and they also have  
32 the lowest cash pay price in the area for those families with no insurance or with high  
deductible insurance plans. They also understand the current times and offer  
34 telemedicine for a lower price than what insurance companies charge for telemedicine  
services.

36 Mr. Rapier pointed out that it is easy to lose sight of why anyone would get into  
medicine therefore they see many roadblocks for patients in health care. He noted they  
38 always remember that they got into medicine for the patients and they are removing the  
roadblocks to ensure families get the care they need. They can take care of patients from  
40 pediatrics to geriatrics with all being on an outpatient basis. They will also be on call but  
office visits will be between 9am-5pm Monday through Friday with only minor  
42 procedures taking place at the office. They do not deliver babies, but they will do all  
other general medical practices. They will not store any pharmaceuticals onsite. All  
44 laboratory specimens will be run through LabCorp and there will be no onsite laboratory  
work. He concluded by stating they feel they will be a great benefit to the Lindon area  
46 and the community.

48 Following some general discussion regarding this request the commission was in  
agreement to recommend approval of the ordinance amendment to the city council.

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

6 COMMISSIONER SCHAUERS MOVED TO CLOSE THE PUBLIC HEARING.  
8 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
10 VOTED IN FAVOR. THE MOTION CARRIED.

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

16 COMMISSIONER THOMPSON MOVED TO RECOMMEND TO THE CITY  
18 COUNCIL APPROVAL OF ORDINANCE 2020-10-O AS PRESENTED.  
20 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS  
22 RECORDED AS FOLLOWS:

16 CHAIRPERSON CALL	AYE
18 COMMISSIONER MARCHBANKS	AYE
20 COMMISSIONER KALLAS	AYE
22 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

24 THE MOTION CARRIED UNANIMOUSLY.

- 26 **5. Concept Review – Approximately 550-570 North State Street (Norton  
28 Property)** BRS Consulting requests concept review for residential and  
30 commercial development for the property located at approximately 550-570 N.  
State Street. A Concept Review allows applicant to receive planning commission  
feedback and comments on proposed projects. No formal approvals or motions are  
given, but general suggestions or recommendations are typically provided

32 Mike Florence, Planning Director opened this agenda item by giving a brief  
34 summary explaining the applicant is requesting concept review feedback for a mixed  
commercial site for commercial business and residential uses. Specifically, the applicant  
is requesting concept feedback on the bullet points below:

- 36 • Live/work units on State Street
- 38 • Multi-story residential
- Townhome development

40 Mr. Florence indicated the planning commission has held two previous concept  
42 reviews for this property. In 2018, the commission reviewed a concept plan that included  
44 both commercial along State Street and storage units on the remaining portion of the  
property and in 2019, the commission reviewed a similar concept with commercial and  
storage units as well as outdoor recreational vehicle storage.

46 Mr. Florence mentioned staff has brought a draft ordinance amendment to the  
48 Planned Residential Development Overlay zone for review by the commission. This item  
was continued until the time when an in-person public meeting can be held with the  
commission. The draft PRD Overlay ordinance as its currently written would allow for

2 housing on the rear portion of some of the deeper commercial lots but would preserve the  
commercial frontage along State Street for businesses.

4 Mr. Florence noted the draft of the proposed PRD Overlay ordinance does not  
allow for residential in the 300-foot commercial buffer along State Street and limits the  
6 height of housing to 35 feet or two stories. He noted an item for the commission to  
consider tonight is that the City has allowed senior type multi-family housing on State  
8 Street. If the commission is agreeable to the proposed uses in the concept plan these items  
could still be added to the draft PRD Overlay ordinance amendment.

10 Mr. Florence then presented the Proposed Concept Plan, 2018 concept plan and  
2019 concept plan followed by discussion. He then turned the time over to the applicant  
12 for comment.

The applicant, Amy Johnson explained they want to design for Lindon and to  
14 perhaps also solve a few problems. They have seen these issues and the need for  
affordable housing, and are hoping the public will also see that this is a dire need and we  
16 are searching for a solution. Ms. Johnson then presented her concept plan to the  
commission.

18 Commissioner Tribe asked what the square footage is on the 2-bedroom Condo  
units. Ms. Johnson stated they are 950 to 1,200 square feet. She added the townhomes  
20 are 2,500 sf. She also asked for the configuration on the townhomes. Ms. Johnson  
confirmed they are 3 bedrooms with 2.5 bath and with a garage. Chairperson Call asked  
22 how many units per acre she is proposing. Ms. Johnson replied there are 14 units per  
acre on the townhomes.

24 Commissioner Thompson commented as far as the townhomes go, they are good  
for young people, but he expressed his concerns with the overall density which seems  
26 typically more than what the city would be comfortable with. There is also zero green  
space without a park. He added it seems the price point is low enough that this could  
28 become an investment property in the future with a lot of rentals.

Ms. Johnson pointed out that young people would rather have a low HOA fee  
30 than a lot of amenities. However, they could perhaps add in a small playground that  
would work. Commissioner Thompson also mentioned that a road going through to the  
32 residential will get a lot of negative feedback from residents and asked if that is a  
necessity.

34 Chairperson Call commented that she has been on the committee when meeting  
with residents on these areas on the deep commercial lots and also when revamping the  
36 ordinance. She expressed that she has concerns on how this proposal will fit in with the  
culture of the area.

38 Ms. Johnson pointed out there is already 4 story building across the street and any  
types of affordable housing for people to own are not available.

40 Chairperson Call expressed her concern that we need to be careful with what is  
developed there and we need to also be sensitive to the residents as Lindon has a distinct  
42 culture; the overlay they have been trying to create doesn't seem to fit into this model.  
Some of these areas may be infill with commercial and she doesn't think this is quite  
44 what we had in mind for this area.

46 Ms. Johnson questioned if she went back to the original proposal that were  
storage units with commercial on the front would the commission be more amenable to  
that option. She is just trying hard to create a plan that works well for the user, the city

2 and economically as well. At this time Mr. Florence suggested going through each  
section separately.

4 Commissioner Kallas commented on the overlay zone they have been discussing  
and asked what the density is. Mr. Florence stated currently it is between 10 and 12 units  
6 per acre. He then asked Ms. Johnson why she is proposing something where the density  
goes so much higher than the ordinance they are looking to approve. He pointed out the  
8 culture of Lindon is different and is not meant to be a high-density city. They have gone  
from ½ acre lots with a lot of open space and it has crept into smaller lots and higher  
10 density, but it has been done very cautiously. Most residents are not in favor of high  
density and this project is a lot denser than the code we are discussing. It appears that  
12 this is being done to maximize the square footage and he would have a hard time favoring  
a project like this.

14 Ms. Johnson asked what his thoughts on the live/work section of the concept.  
Commissioner Kallas commented if someone lives above and owns a shop below, he  
16 does not believe that will work as small businesses turn over on average every three  
years. There are a few places in the state with live/work units, but with a commercial  
18 project below housing are not too successful to date. Ms. Johnson stated these would be  
combined in the lending options and that would open the door to a small business owner.

20 Ms. Johnson feels this would be opening up the horizon as she has heard multiple  
times that Lindon is striving for affordable housing. She is trying to propose an option for  
22 Lindon knowing that other cities have done this same type of concept. She commented  
this could be an option that Lindon could be known for and not just for the ½ acre  
24 properties that are not affordable.

Commissioner Kallas stated he is not sure there is a problem in Lindon that this  
26 would solve and agrees that this would become a rental property. Personally, he is not in  
favor of a road going through an existing residential community. Ms. Johnson said there  
28 could be an option of changing the road to a roundabout. She is trying to create a plan as  
the Norton's have been trying to sell their land for a long time and they are trying to  
30 make it work for everyone.

Commissioner Thompson commented that the townhomes are really dense. Ms.  
32 Johnson stated they could make it work at 12 units and if they can do the affordable  
condos, they could make it work at 10 units.

34 Mr. Florence indicated the current draft ordinance would require a common open  
space of 20%. He also stated he is seeing comments on Facebook regarding concerns of  
36 the parking issues. He added that Staff and the developer have not gone through this plan  
thoroughly. Ms. Johnson stated they will have a 2-car garage and most will have garages,  
38 driveways and will have enough parking.

Mr. Florence pointed out a lot more conversation needs to be had on the road  
40 connection and the applicant is looking for feedback with the live/work concept and the 4  
stories. The density will be what they choose it to be either 10 or 12 units and will be  
42 determined when the ordinance is updated.

Commissioner Johnson commented that he lives in this area and expressed his  
44 concerns on the density and feels it is too high and the impact would be huge on the  
neighboring homes. He understands they are trying to do something with the commercial  
46 property but they don't want the street to go through. But the question is what do we do  
with these lots? Being on the committee he has heard that some residents are open to a

2 little more density but he doesn't see how this can even pencil in with the overlay and  
this is pushing the density further than Lindon wants to go.

4 Commissioner Kallas commented that the reason they are seeing a lot of plans  
with higher density is many of the communities have put a freeze on density in their  
6 cities.

8 Commissioner Schauers commented that the commission recognizes the  
importance of affordable housing, but for many members of the city council and the  
planning commission, they have a community passion to provide affordable housing, but  
10 this is just not there. We need housing that will minimally impact the community and  
mesh with the culture and look and feel of the community and that is not the angle of  
12 affordable housing. He noted we care about affordable housing, but with this proposal the  
density is just too high.

14 Chairperson Call stated we need some other options and there is some openness to  
look at some other things, but as far as the statement of the ½ acre lot, if you look at  
16 Lindon and the new homes most of those were not built in the 1970's but later. She added  
even though we need to look at some options she feels this proposal is just too dense.

18 Ms. Johnson stated she knows there is a demand, but she is just trying to provide  
options for other individuals as she experiences it all the time with those wanting to own  
20 a home, but she understands where the commission is coming from. She noted she can  
shift back and do storage units or lower density housing; she was just taking feedback  
22 from the last meeting that this was the better route to go. She added that there is a  
demand for storage units as they did a feasibility report.

24 Chairperson Call stated they appreciate the presentation and hopes they have  
given her sufficient feedback.

26 Ms. Johnson commented that she is not sure where to go from here regarding the  
density and the impact to the community. She asked the commission if they are not in  
28 favor of the live/work concept at all. Chairperson Call stated she is hearing that is the  
case from comments heard from the commissioners tonight. Commissioner Kallas  
30 pointed out the twist on the live/work concept is just not feasible and he has not seen that  
demand. Ms. Johnson asked what they would think if the live/work segment was  
32 replaced with condos. Commissioner Kallas replied then you would be losing the  
frontage for the commercial, and tying it to someone who lives above is throwing in  
34 another level of complexity.

Commissioner Marchbanks stated he agrees with Commissioner Kallas'  
36 comments. Regarding this concept, he is generally the most liberal when it comes to  
density, but it must coordinate with the new overlay zone. He noted residents often  
38 comment that the city needs something in between high density and ½ acre lots and this  
will be determined by the ordinance. He added he doesn't think this would go far with the  
40 city council.

Commissioner Tribe stated she is leaning with Commissioner Marchbanks and  
42 hopes that we can find an option in between. Some residents have ½ acre lots and would  
love to stay in Lindon, but older people don't want that much ground to take care of. She  
44 would like to see more options for those who want to be able to stay in Lindon.  
Chairperson Call agreed with that statement.

46 Commissioner Marchbanks pointed out that the city loses dozens of "empty  
nesters" every year that would love to stay in Lindon. Commissioner Tribe suggested

2 maybe some high-end twin homes would be a better fit for seniors who are tired of  
maintaining a large house and ½ acre of ground.

4 Ms. Johnson asked if she came back with more of a 55+ twin home or higher end  
twin home that would come up to the commercial space. She can try to make the  
6 numbers work if they are comfortable with the residential going up to the commercial.  
She added this is helpful information and she we will go back to the drawing board and  
8 look at creating something similar to the Penny Lane type of project in Orem. She could  
also come up with some type of solution for the live/work concept especially in this  
10 atmosphere today in trying to take a small amount of the frontage.

12 The Commission agreed they would be happy to review a revised concept. Ms.  
Johnson stated she is trying to get this closed and has already lost two good commercial  
projects that would have been an incredible tax base for the city. She feels she is spinning  
14 her wheels trying to get some type of approval. They have been waiting so long and now  
the temperament is in trying to get commercial tenants. She indicated she will go back to  
16 the drawing board and will come back before the commission with a new plan.

18 Chairperson Call stated she feels she is wise to do some work on it and they would be  
happy to review it with her again.

20 Commissioner Kallas suggested that it would be wise for the commissioners to  
visit one of these live/work projects. Mr. Florence stated he will set up a meeting with  
someone who develops these projects and schedule a tour.

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

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

28 Chairperson Call mentioned that the planning commission page on the city website  
needs to be updated. Commissioner Kallas asked when staff anticipates passing the  
30 overlay ordinance. Mr. Florence stated he is not sure and we may want to continue it as to  
have the meeting in person when the state guidelines (covid-19) permit.

32 Mr. Florence added the problem with the Norton property is they have to take  
down the whole property and noted he would like to reach out to the two neighborhoods.  
34 Chairperson Call stated she wants to ensure that everyone that may be impacted is  
noticed and that the neighbors are involved.

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

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40 **7. Planning Director Report** –

- 42 • General City updates. Mr. Florence said the IBI Group consulting firm has  
been hired for the general plan update and they have two upcoming  
stakeholder meetings. Scott Thompson and Renee Tribe stated they are  
44 interested in being on the committee. Mike Florence asked if there are any  
residents, they would like to recommend to be on the committee to let him  
know and he will get them the invite.

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

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2 **ADJOURN** –

4 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE  
6 MEETING AT 7:58 PM. COMMISSIONER KALLAS SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 Approved – May 26, 2020

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Sharon Call, Chairperson

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Michael Florence, Planning Director