

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **May 28, 2019 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: Rob Kallas, Commissioner
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 **PRESENT** **EXCUSED**

Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
Rob Kallas, Commissioner
16 Steven Johnson, Commissioner
Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
Mike Florence, Planning Director
20 Anders Bake, Associate Planner
Kathryn Moosman, Recorder

22 **Special Attendee:**
24 Matt Bean, Councilmember

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

28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
Planning Commission meeting of May 14, 2019 were reviewed.

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COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF MAY 14, 2019 AS AMENDED. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
34 THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

42 4. **Continued Public Hearing** - Public Hearing for a recommendation to the Lindon
City Council to amend Lindon City Code Chapter 17.51.130 to reduce
44 landscaping requirements between parking lots and the street in the Commercial
Farm zone. Application is made by Mike Jorgensen.

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2 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Michael Florence, Lindon City Planning Director, gave a brief overview of this
item explaining the applicant, Mr. Mike Jorgensen made application to amend Title
8 17.51.130(4) pertaining to the proximity of parking to the street right-of-way in the
Commercial Farm zone. He noted the Planning Commission held a public meeting on this
10 item on May 14, 2019. At that time the Planning Commission requested that staff
research whether the change could be made without modifying the ordinance. Mr.
12 Florence stated after further review, staff recommends that the Commercial Farm
ordinance needs to be amended and that there is not another ordinance that would allow
14 the change without a code amendment.

Mr. Florence then referenced the proposed ordinance language explaining no
16 required parking spaces shall be within thirty feet (30') of a front property line or street
side property line unless approved by the Land Use Authority. He indicated the Land Use
18 Authority may reduce this requirement where an alternative plan is proposed that meets
the design intent of the Commercial Farm Zone while also maintaining the appropriate
20 setbacks and buffers compatible with the surrounding properties; there shall be no overall
net loss of landscape percentage for the site.

22 Mr. Florence went on to say at the May 14, 2019 meeting the planning
commission had some reservations about the proposed ordinance being too specific to the
24 property owned by Mr. Jorgensen. He stated staff has proposed ordinance language that
will hopefully accomplish the same intent to allow Mr. Jorgensen to reduce the
26 landscaping along 500 East while also making the ordinance less specific to one property.
He noted the ordinance does however require the applicant to provide an alternative plan
28 for reducing the landscaping and the land use authority must consider whether the
changes would be compatible with the surrounding properties. Finally, the ordinance
30 requires that there be no net loss of the overall landscape percentage, so if landscaping is
reduced in one area, the same percentage needs to be relocated to another.

32 Mr. Florence then presented the proposed ordinance, site plan, and landscape
renderings provided by the applicant and the currently approved landscape plan followed
34 by discussion.

Following discussion, the Commission agreed Mr. Florence did a great job and
36 the ordinance language meets their intent and accomplished what they were asking for.

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

40 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
42 VOTED IN FAVOR. THE MOTION CARRIED.

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

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48 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
TO THE CITY COUNCIL ORDINANCE AMENDMENT 2019-9-O AS PRESENTED.

COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

There was some discussion on letters received from residents regarding concerns on the proposed reception center. Mr. Florence gave an update on the process of the project stating staff asked for an updated site plan with more parking stalls and renderings of the building so staff didn't bring it forward on the agenda tonight. He also noted they issued a stop work order to the applicant on this project.

There was also some discussion on how much public input can be allowed and yet convey the need to be clear on what the message is and if it meets the code it should be approved. Mr. Florence indicated there will be more information presented from the city engineer and Chief of Police. Chairperson Call mentioned she would like to have some additional training on the Commercial Design Standards. She also pointed out there is still a vacancy on the commission. She also mentioned there is an old abandoned trailer in her neighborhood that is an eyesore and also poses a safety hazard. She also mentioned the Dance Studio on 200 South. Mr. Florence stated he is checking into the non-compliance issue.

5. **Planning Director Report** – Mr. Florence had nothing further to report.

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 8:20 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – June 11, 2019

Sharon Call, Chairperson

Michael Florence, Planning Director