

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

12 <b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
Sharon Call, Chairperson	Charlie Keller, Commissioner
14 Rob Kallas, Commissioner	
Mike Marchbanks, Commissioner	
16 Steven Johnson, Commissioner	
Mike Vanchiere, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Brandon Snyder, Associate Planner	
20 Kathy Moosman, 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 meeting of the  
26 Planning Commission meeting of June 12, 2018 were reviewed.

28 COMMISSIONER VANCHIERE MOVED TO APPROVE THE MINUTES OF  
30 THE REGULAR MEETING OF JUNE 12, 2018 AS AMENDED. COMMISSIONER  
JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
MOTION CARRIED.

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

36 *At this time Chairperson Call amended the agenda order to review item No. 8 first*  
38 *as follows and then resume the regular agenda order thereafter.*

40 **CURRENT BUSINESS** –

- 42 8. **Minor Subdivision — Emery View Subdivision, Plat A, 503 North 150 East.**  
44 Jared Colledge requests preliminary plan approval of a three (3) lot residential  
minor subdivision, consisting of 2.27 acres (Parcels #14-071-0343 and 14-071-  
0347) in the Residential (R1-20) zone.

46 Mr. Snyder stated Jared Colledge is present as the representative of this  
48 application. Mr. Snyder began by reminding the Commission the Single-Family  
Residential Zones (R1-20) are established to provide areas for the encouragement and

2 promotion of an environment for family life by providing for the establishment of one  
4 family detached dwellings on individual lots that are separate and sheltered from non-  
residential uses found to be inconsistent with traditional residential lifestyles customarily  
found within Lindon City's single-family neighborhoods.

6 Mr. Snyder went on to say the minimum lot size is 20,000 square feet (this  
8 Proposal: lot 1 – 21,043, lot 2 – 47,449, lot 3 – 30,315). The minimum lot width is 100  
feet (measured at front yard setback) and this proposal complies. The minimum lot depth  
is one hundred feet and this proposal complies. The minimum public street frontage is  
10 fifty (50) feet for standard lots and this proposal complies. Maximum lot width/depth  
ratio is no more than three times as long as it is wide and this proposal complies. He  
12 indicated that 150 East currently lacks uniform grading, curb and gutter, as well as  
sidewalks and there is also no storm drainage system. He noted the installation of these  
14 public improvements around the cul-de-sac may cause storm drainage and other  
problems.

16 Mr. Snyder further explained that staff has some concerns with the existing  
conditions and lack of improvements along 150 East that may support delaying the public  
18 improvements around the proposed cul-de-sac. The final decision will be the City  
Councils to make (final decision concerning this matter is not needed prior to the  
20 Planning Commission review of the Preliminary Plan.) However, a recommendation is  
needed from the Planning Commission. He then noted the options to consider as follows:  
22 1. deferment agreement to guarantee the improvements are installed in the future 2.  
require full improvements for the proposed lots 3. take payment for but not presently  
24 install the improvements until additional projects are done on 150 East or 4. make  
amendments to the street cross-section.

26 Mr. Snyder stated staff has determined that the proposed subdivision complies or  
will be able to comply before final plat approval with all remaining land use standards.  
28 He noted the City Engineer is addressing engineering standards and all engineering issues  
will be resolved before final plat approval is granted. He then turned the time over to the  
30 applicant for comment.

32 Mr. Colledge addressed the Commission at this time. He stated for 150 years the  
drainage has headed west and they anticipate it continuing west. He pointed out the west  
side has a berm and a pond that collects sediment that helps with the overflow that goes  
34 to the Gardner ditch so it has never been a problem for the subdivisions. He has no  
immediate plans to build, but just wants to subdivide and get the improvements in.

36 Chairperson Call questioned the timing on the improvements and the bond to  
ensure the improvements are put in. Mr. Snyder stated the Public Works Director has  
38 indicated due to the amount of traffic on the road maintenance is not a concern, but  
current conditions would require a rebuild. Commissioner Kallas asked if anyone else on  
40 the street has paid a bond for the improvements. Mr. Snyder confirmed no one else has  
paid bond at this stage. Commissioner Vanchiere questioned the drainage and where it  
42 will drain to. Mr. Snyder stated the City Engineer has included a drainage swell along  
the new asphalt portion that will handle the drainage. Commissioner Kallas brought up  
44 the point that it could potentially be an issue if it is ever subdivided and if the city  
decided to develop the street. Mr. Snyder stated that is currently not an option of not  
46 having a bond or agreement in place. He noted the City Engineer has recommended that  
the asphalt goes in. Commissioner Marchbanks indicated he doesn't have an issue with  
48 this request.

2 Mr. Snyder then referenced the present site conditions and the preliminary plat for  
discussion. Following discussion, the Commission agreed to recommend that the City  
4 Council consider a waiver of protest agreement or deferment agreement regarding  
delaying the curb, gutter and sidewalk improvements.

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

8  
COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
10 PRELIMINARY PLAN OF THE EMERY VIEW SUBDIVISION, PLAT A, WITH THE  
RECOMMENDATION THAT THE CITY COUNCIL WAIVE THE RIGHT OF  
12 PROTEST IN THE FUTURE FOR IMPROVEMENTS NOT CURRENTLY  
INSTALLED FOR A SPECIAL IMPROVEMENT DISTRICT. COMMISSIONER  
14 KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

16 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
18 COMMISSIONER KALLAS AYE  
COMMISSIONER JOHNSON AYE  
20 COMMISSIONER VANCHIERE AYE  
THE MOTION CARRIED UNANIMOUSLY.

- 22  
4. **Public Hearing — Zone Map Amendment, 452 South 800 West.** Lindon City,  
24 requests approval of a zone map amendment from Planned Commercial-2 (PC-2)  
to Planned Commercial-1 (PC-1) for parcel #46:937:0201 (Lot 201, Plat B,  
26 Murdock Cars of Lindon Subdivision), located at 452 South 800 West.  
Recommendation(s) will be forwarded to the City Council. (Pending Ordinance  
28 2018-12-O).

30 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
32 VOTED IN FAVOR. THE MOTION CARRIED.

34 Hugh Van Wagenen, Planning Director, gave a brief overview of this item stating  
the Planned Commercial 1 (PC- 1) zone was created around 1998 when Lindon Park  
36 Drive was being constructed. He noted the purpose of the Planned Commercial zone is to  
1. provide for development of regional commercial centers that can accommodate retail,  
38 office, and service uses in areas that are convenient to the traveling public while  
protecting the character and quality of adjacent residential areas and the overall  
40 community of Lindon; 2. to provide aesthetic controls for building architecture and site  
development; and 3. to provide development guidelines to ensure effective and safe  
42 traffic control and movement while creating an aesthetically pleasing traffic environment.

Mr. Van Wagenen explained before Murdock owned their current Hyundai site  
44 and before it was developed, it was owned by the Larry H. Miller Group. In 2006, the  
Miller Group applied for the creation of the Planned Commercial 2 (PC-2) zone in order  
46 to have a used vehicle dealership. That application was approved and the PC-2 was  
applied to the zoning map in its current configuration. He noted the Miller Group leased  
48 and eventually sold the property to Murdock Hyundai who is the current owner of the



- 2 • Cleaned Water Tanks
- Well #2 Refurbished
- 4 • New Well Sighting
- Main Line Improvement
- 6 - Replacement
- Main Line Looping

8 **Secondary Water Projects:**

- Continue Conservation Efforts
- 10 • North Union Canal
  - AquaLastic Repairs
  - 12 - Piping of Canal
- Refurbish Booster #2
  - 14 - New Pumps
  - New Electrical
- 16 • Secondary Reservoirs
- Refurbish System Meters
- 18 • Ivory Homes Secondary Meters

**Wastewater Projects:**

- 20 • New Sewer Lift Station #7
- Lift Station #5 Upgrades
  - 22 - Power to Lift Station #5
  - New VFD's
- 24 • Lift Station #4 Upgrades
  - New Pumps
  - 26 - New VFD's
- Proposed Decommission of L.S.
- 28 • Geneva Road Utility Crossing

**Storm Water Projects:**

- 30 • Master Plan Update
- Tree Root Challenges
- 32 • Irrigation Ditch Cleaning
- Leaf Pick up
- 34 • Street Cleaning

**Streets Projects:**

- 36 • Underground Utilities
- Snow Removal
- 38 • Speed Studies
- Lighting Projects
- 40 • 200 South / Vineyard Coordination
- Roads Challenges

42  
44 Following the presentation, Chairperson Call thanked Mr. Jorgensen for the  
valuable information and for his good service to the city. She then called for any further  
46 comments or discussion. Hearing none she moved on to the next agenda item.

- 48 6. **Site Plan — Lindon Flats, 1851 West 200 North.** Ryan Litke, on behalf of Warr  
Head Properties, LCC, requests site plan approval for an office/warehouse

2 building (40,058 sq. ft.) in the Light Industrial (LI) zone. The subject property is  
located at 1851 West 200 North (Parcel #44:224:0001, Lot 1, Plat A, Karma  
4 North Amended Subdivision).

6 Brandon Snyder, Associate Planner, opened this agenda item by stating Dustin  
Cutler is in attendance representing the applicant for this item. Mr. Snyder explained this  
8 is a request for site plan approval for an office/warehouse building (40,058 sq. ft.) in the  
Light Industrial zone located at 1851 West 200 North.

10 Mr. Snyder stated the Planning Staff, the City Engineer and the applicant are  
working through any technical issues related to the site and Staff will ensure all issues are  
12 resolved before final engineering approval is granted. He noted third party notices were  
provided on June 26, 2018, to the adjoining property owners in accordance with city code  
14 and staff has received no public comment at this time. Mr. Snyder then referenced Table  
1. Property Information (Light Industrial zone LCC Chapter 17.49) included in the staff  
16 report followed by discussion.

18 Mr. Snyder reminded the Commission the LI zone requires a landscaped strip  
twenty (20) feet in width will be planted with grass, and trees planted every thirty (30')  
feet on center along all public street frontages. The required landscape strip along 200  
20 North and 1800 West is being provided with the requisite trees. Interior landscaping must  
be provided at 40 square feet per required stall with one tree per 10 stalls. He pointed out  
22 the required amount of interior landscaping and trees are provided. He noted no fencing  
regulations generally apply as the site is not adjacent to a residential use or residential  
24 zone and there is also no proposal for outdoor storage.

26 Mr. Snyder indicated the building exterior is to be entirely of decorative block  
(split face CMU), which complies with Lindon City Code materials and percentages  
requirements (minimum 25% brick, decorative block, stucco, or wood). The  
28 office/warehouse building colors will be earth tones (gray). He noted the elevations will  
also include aluminum window systems, smooth stucco highlight columns, a smooth face  
30 CMU band, decorative roof trim, and steel canopies. The dumpster will be enclosed in  
split-face 6' tall block walls (to match building) with sight obscuring gates.

32 Mr. Snyder then referenced the current site conditions, landscape plans, site plan  
and elevations followed by some general discussion. He then turned the time over to the  
34 applicant for comment.

36 Mr. Cutler explained their recent completed projects on Sam Whites Lane in  
Pleasant Grove and spoke on this new building stating it will have stucco and more  
windows and will be leased/sold flex space. He noted there has been a lot of demand for  
38 this type of building/use. Chairperson Call stated she appreciates the architectural  
aspects with the highs and lows in the rooflines and the projections in the walls, window  
40 treatments and all the things the Commission has been wanting to see in the architectural  
guidelines. She added it appears to meet all requirements and looks like it will be a nice  
42 building and addition to the city. Mr. Cutler stated they have tried to make the building  
look really nice.

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

46

48 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS  
REQUEST FOR SITE PLAN APPROVAL OF THE LINDON FLATS WAREHOUSE

2 PARK TO BE LOCATED AT 1851 WEST 200 NORTH IN THE LIGHT INDUSTRIAL  
(LI) ZONE WITH NO CONDITIONS. COMMISSIONER JOHNSON SECONDED  
4 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
6 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KALLAS AYE  
8 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **7. Public Hearing — Ordinance Amendment, Lindon City Code Title 17**

**Zoning.** Lani Podzikowski requests approval of an amendment to Lindon City  
14 Code Title 17 Zoning, to adopt a Residential Business District Overlay zone.  
Recommendation(s) will be forwarded to the City Council for final approval.  
16 (Pending Ordinance 2018-7-O) (*Item continued from 6/12/18*).

18 Mr. Van Wagenen stated this item was continued from the June 12<sup>th</sup> meeting at  
the Commission's request in order to receive comments back from Brian Haws, Lindon  
20 City Attorney, regarding the ability of the City Council to waive improvements. He  
noted Mr. Haws' comments have been forwarded on to the applicant for consideration.

22 Mr. Van Wagenen also indicated that Ms. Podzikowski would like to be present  
the next time this item is before the Commission, and she has requested that this item be  
24 continued to the August 14, 2018 Planning Commission meeting. He noted that Mr.  
Haws' suggestions will be included in the ordinance when the Commission considers the  
26 item at the next regularly scheduled meeting.

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

30 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE  
APPLICANTS REQUEST FOR ORDINANCE 2018-7-O. COMMISSIONER KALLAS  
32 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
34 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KALLAS AYE  
36 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE

38 THE MOTION CARRIED UNANIMOUSLY.

40 **9. Site Plan Amendment — Mt. Tech 4 Amended Parking, 625 North 2800**

**West.** WICP West Orem #3, LLC, requests amended site plan approval in order  
42 to replace two retail pads with parking stalls. The site is located at 625 North 2800  
West (Parcel #67:013:0004, Lot 4, Plat B, Mountain Tech Subdivision) in the  
44 General Commercial (CG-A8) zone. The original site plan was approved by the  
Planning Commission 12/12/2017.

46  
48 Mr. Van Wagenen opened this agenda item by stating Mr. Scott Thorsen and Mr.  
Ben Richardson are in attendance tonight representing this application. He then gave

2 some background stating on December 12, 2017, this site was originally approved with  
4 two 4,800 s.f. retail pads on the corner of 600 North 2800 West. He noted the tenant  
6 parking demands for the adjacent four-story office building are driving this request to  
8 remove the retail pads and add more parking. He pointed out that parking lots, classified  
as (Auto Parking Facilities—Private), are permitted in the CG-A8 zone. Parking Stalls  
with the amended site will be 319 parking stalls with the stalls on the original site being  
248 stalls.

10 Mr. Van Wagenen went on to say there is site frontage along 2800 West and 600  
12 North (Pleasant Grove Boulevard) and both frontages have the required 20-foot grass  
14 landscape strip with trees planted every 30 feet on center. Mr. Van Wagenen stated that  
interior landscaping must be provided at 40 square feet per required stall with one tree  
per 10 stalls and this requirement is fulfilled. The CG zone requires a minimum of 20%  
open space and this requirement is also fulfilled.

16 Mr. Van Wagenen indicated there are some engineering issues that will need to be  
18 resolved before the plans are finalized and staff will ensure all requirements are met.  
Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area with a  
nice perspective, the original site plan, the amended site plan, the amended site  
landscaping plan and photos of existing conditions followed by some general discussion.

20 Mr. Van Wagenen stated the question tonight is whether to approve the amended  
22 site plan request for a parking lot based on the requirements being met. He pointed out  
the two retail pads previously proposed onsite have been removed and replaced with  
additional parking. He then turned the time over to the representatives for comment.

24 Commissioner Kallas inquired how many employees will eventually be at this  
26 location. Mr. Richardson stated there will be anywhere between 1,100 and 1,300 jobs at  
any given time. He also indicated they plan to make this location their western corporate  
headquarters (Jive). They plan to recruit high level employees with a \$55,000 average  
28 wage. Commissioner Marchbanks pointed out the last thing we want to see is projects  
like this with inadequate parking.

30 Following some additional discussion, Chairperson Call asked if there were any  
32 further comments. Hearing none she called for a motion.

34 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
36 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH NO CONDITIONS.  
COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

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

44 **10. Site Plan — Ruf Front Office Building, 1780 West 700 North.** Steve Ruf  
46 requests site plan approval for a commercial office building (7,000 sq. ft.), to be  
located at 1780 West 700 North (Parcel #51:584:0001, Lot 1, Ruf East  
48 Subdivision, Plat A) in the Lindon Village Commercial (LVC) zone.

2 Mr. Snyder led this discussion by stating Steve Ruf is present as the applicant of  
this request. Mr. Snyder gave some background explaining the subdivision plat (Ruf  
4 East, Plat A) was recorded on February 2, 2017 and Lot 2 (rear office building shown  
below) was reviewed by the Planning Commission December 13, 2016.

6 Mr. Snyder further explained that the Planning Staff, the City Engineer and the  
applicant are working through technical issues related to the site and City Staff will  
8 ensure all issues are resolved before final Engineering approval is granted. Third party  
notices were provided on June 29, 2018, to the adjoining property owners in accordance  
10 with Lindon City Code and staff has not received any responses back to date. Mr. Snyder  
then referenced the Table 1. Property Information (LCC 17.48) included in the staff  
12 report followed by discussion.

14 Mr. Snyder noted that water shares and street lights were previously addressed  
with the subdivision. The park strip landscaping/berm and street frontage trees were also  
previously addressed (with subdivision and site plan approval of lot 2). He indicated Mr.  
16 Ruf will be installing additional site and interior parking lot landscaping (trees, grass,  
shrubs etc.). The proposed site (lot 1) will be a minimum of 20% in landscaping (site =  
18 36%). Mr. Snyder noted that the interior parking lot landscaping required is 900 sq. ft.  
(site = 906 sq. ft.). Mr. Snyder stated the building will be similar to the existing rear  
20 building. All sides of the building shall receive design consideration consistent with the  
Commercial Design Guidelines. The building exterior is to be brick veneer with stucco  
22 (eifs system) trim and will also have cornice and parapet treatments. The proposed  
mechanical systems (AC) will be roof-mounted and appropriate screening will need to be  
24 confirmed. He noted a building permit has been submitted.

26 Mr. Snyder stated the question tonight is whether the site plan proposal complies  
with applicable development regulations and the land use requirements of the zone. Mr.  
Snyder then presented an aerial photo, site plan, landscape plan, elevations and street  
28 cross-section followed by some general discussion. He then turned the time over to the  
applicant for comment.

30 Commissioner Kallas questioned if there are enough architectural standards over  
the door area as there doesn't seem to be the elements that may give the building more  
32 character. Mr. Ruf explained the site plan stating he is worried about putting elements on  
the front to make people walk around on 700 North. They are hopeful the main entrances  
34 are on the west. Mr. Ruf indicated they designed the parking around all three building  
(they developed) as well as the dumpster enclosure and did an easement so they all share.  
36 They also feel the brick is the standout feature and their intent is to have a first-class  
building.

38 Commissioner Marchbanks commented for a one story building he has no  
problem with the elevation and thinks it will be a beautiful building; he has no qualms  
40 about the building. Commissioner Vanchiere agreed that the design with the extra care  
with colors and the brick etc., makes it unique and is a distinguishing feature.  
42 Chairperson Call agreed with those statements noting we need to be cautious to ensure  
we get what we want on the corridor. Commissioner Kallas agreed with the  
44 Commissioners comments but feels it needs embellishment with awnings etc. and  
suggested they consider that.

46 Chairperson Call asked if there were any further comments or discussion.  
Hearing none she called for a motion.  
48

2 COMMISSIONER JOHNSON MOVED TO APPROVE THE RUF FRONT  
4 BUILDING SITE PLAN TO BE LOCATED AT 1780 WEST 700 NORTH IN THE  
LINDON VILLAGE COMMERCIAL (LVC) ZONE WITH NO CONDITIONS.  
6 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
8 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
10 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **11. Public Hearing — Ordinance Amendment, Lindon City Code 8.20 Public**

**Nuisances.** Lindon City requests approval of an amendment to Lindon City Code  
16 Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise.  
The proposal would address potential hours during which Inappropriate Noises  
18 are not allowed. Recommendations will be forwarded to the City Council for final  
approval. (Pending Ordinance 2018-9-O) (Item was continued from 6/12/18).

20 Mr. Van Wagenen stated this item was continued from the last Planning  
22 Commission Meeting at Commissioner Keller’s request so that impacts to businesses  
could be better evaluated. He noted Commissioner Keller is unable to attend this meeting  
24 tonight and has requested that the item be continued to the next available meeting so that  
he may be present to review and discuss the proposed changes.

26 Chairperson Call asked if there were any comments or discussion. Hearing none  
she called for a motion to continue.

28 COMMISSIONER KALLAS MOVED TO CONTINUE ORDINANCE  
30 AMENDMENT 2018-9-O TO THE NEXT MEETING. COMMISSIONER  
VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
32 FOLLOWS:

CHAIRPERSON CALL	AYE
34 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
36 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

38 THE MOTION CARRIED UNANIMOUSLY.

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

44 Commissioner Kallas mentioned that the Timpanogos Special Service District now  
charges \$8 per load and if there is a possibility that Lindon will join what other cities are  
46 doing to help offset the costs. Councilmember Bean commented the Council hasn’t  
assessed the demand and it’s not in the budget so there needs to be more dialogue on this  
48 issue. Commissioner Marchbanks mentioned the Condition Use Permit recently approved  
on 800 West. He noted some neighbors have asked if the business to the north is

2 operating as a car lot. Mr. Van Wagenen explained it is in the industrial zone and the  
overflow lot and the three businesses located there are with a CUP. It is his  
4 understanding the overflow and commissary are leaving. Chairperson Call mentioned an  
area on 230 North that has tall weeds that could potentially be a fire hazard. She also  
6 mentioned the Fall Planning Conference deadline is the first of August.

8 13. **Planning Director Report** – Mr. Van Wagenen reported on the following item  
followed by discussion.

- 10 • Lindon Days
- 12 • City Party

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

16 **ADJOURN** –

18 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
MEETING AT 9:05 PM. COMMISSIONER JOHNSON SECONDED THE MOTION.  
20 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Approved – August 14, 2018

24 \_\_\_\_\_  
Sharon Call, Chairperson

26  
28 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director