

2 Brandon Snyder, Associate Planner, opened this discussion by stating this is a
4 request by Ricky Paul Miller, who is in attendance and requesting approval for a
6 conditional use permit for general auto/vehicle repair services to be located at 31 South
8 1550 West, Unit #106 in the Light Industrial (LI) zone. Mr. Snyder stated the Lindon
10 City Land Use Table indicates that "General auto/vehicle repair" is a conditional use in
12 the LI zone. He noted Mr. Miller will be doing automotive maintenance and hot rod
14 fabrication and has submitted for a business license under Jacobs Motorsports. Mr.
16 Snyder noted a Lindon City Fire Inspection was completed and passed on August 31st. He
18 added that third party notices were mailed on September 2, 2016, and no public
20 comments have been received by staff to date. Mr. Snyder pointed out that Mr. Miller
22 indicates that all vehicles will be kept inside the building and there will be no outside
24 storage. He added that all work will be done by appointment only and there will not be a
26 paint booth. The existing floor drain in the northeast corner of the unit will not be used
28 and Mr. Miller is not proposing any changes to the site.

30 Mr. Snyder then explained the purpose of the Light Industrial (LI) district is to
32 provide areas where light manufacturing, industrial processes and warehousing (not
34 producing objectionable effects) may be established, maintained, and protected. The
36 regulations of these districts are designed to protect the environmental quality of the
38 district and adjacent areas. Mr. Snyder then explained the State Code definition of a
40 conditional use permit and under what circumstances a conditional use may be denied.
42 Mr. Snyder then presented the layout and site plans followed by some general discussion.
44 He then turned the time over to Mr. Miller for comment.

46 Mr. Miller commented that he ran a business in California noting they have
stricter EPA rules there so he is accustomed to running a very clean, upscale operation.
Chairperson Call pointed out if all of Mr. Miller's statements are being met she feels this
use would comply. Commissioner McDonald suggested making some of the statements
conditional in the motion. Commissioner Kallas asked if this CUP would run with the
building. Mr. Snyder stated if someone else came in they would have to be an identical
use. Commissioner Kallas stated he would not object to a CUP to the building but would
ask that staff check to see if the conditional use goes with the building or the unit. Mr.
Snyder stated tonight we are only looking at unit #106 and to make the motion for this
specific unit and he would be happy to do additional research and work with the City
Attorney on this matter. There was then some general discussion regarding this issue. Mr.
Miller then gave a brief description of the operation of his business followed by some
general discussion.

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

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE
REPAIR, TO BE LOCATED AT 31 SOUTH 1550 WEST, UNIT #106 IN THE LIGHT
INDUSTRIAL (LI) ZONE WITH THE FOLLOWING CONDITIONS: 1. APPLICANT
DOES NOT STORE VEHICLES OR PARTS IN THE EXTERIOR PORTION OF THE
PROPERTY AND 2. THIS APPROVAL APPLIES TO UNIT #106 ONLY.
COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

2 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
4 COMMISSIONER KALLAS AYE
COMMISSIONER MCDONALD AYE
6 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
8 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

10 5. **Site Plan—40 Geneva Business Park, 40 N. Geneva Rd.** Matthew Blackburn,
40 Geneva LLC, requests site plan approval for eight (8) office/warehouse units
12 in a 27,300 square foot building, to be located at approximately 40 North Geneva
Road in the Light Industrial (LI) zone. This item was continues from the 8/23/16
14 Planning Commission meeting for further discussion.

16 Mr. Snyder led this discussion by stating Matthew Blackburn is in attendance
tonight representing this application. He noted that Mr. Blackburn is requesting site plan
18 approval for eight (8) office/warehouse units in a 24,000 square foot building to be
located at approximately 40 North Geneva Road in the Light Industrial (LI) zone. He
20 noted this item was continued from the August 23rd meeting where the site plan was
reviewed by the Planning Commission and at that time the Commission approved the
22 applicant’s request for site plan approval with the following two conditions:

- 24 1. Recombine the three parcels into one parcel, and
2. Require the applicant to come back with a landscaping plan for review.

26 Mr. Snyder explained that site plan review is required for all new development
within non-residential zones per City Code. He noted the Planning Staff, the City
28 Engineer and the applicant are working through technical issues related to the site and
City Staff will ensure all issues are resolved before final Engineering approval is granted.
30 He stated the division of the property should be done in accordance with subdivision
regulations. He noted that the applicant has been asked to combine the three parcels back
32 into one. He stated notices were sent on August 12th to the adjoining property owners in
accordance with Lindon City Code and staff has received no public comment at this time.
34 He then referenced the Property Information table noting this application meets the
minimum requirements on the proposed site including lot area, lot frontage, building
36 height, onsite parking and bicycle stalls and building setbacks.

Mr. Snyder further explained the LI zone requires that a landscaped strip, twenty
38 (20) feet in width, shall be planted with grass, and trees planted every thirty (30’) feet on
center along all public street frontages. Thirty percent (30%) of the landscape strip may
40 consist of decorative rock, bark, mulch, and/or other ground covers other than grass.
Lindon City Code indicates, “Landscaping requirements concerning trees and landscape
42 materials can be changed and/or altered (with regard to location and design) upon
approval of the Planning Commission at the site plan review stage of an application. No
44 net loss of landscaping should occur with any approved alterations.

Mr. Snyder explained that other landscaping layouts consistent with the Lindon
46 City Commercial Design Guidelines Mr. Snyder stated the submitted plans indicate the
required landscape strip is proposed to be 13’ in depth (along Geneva Road). A total of

2 10' would be on-site and an additional 3' in the row. He noted that Mr. Blackburn has
also provided two landscaping options for review. One meets the grass requirements, and
4 the other utilizes low water usage and less maintenance plantings. The "xeriscape" option
indicates planting coverage of 25%. He noted the grass option does not show the
6 requisite trees and street trees are required if that option is selected. Mr. Snyder then
referenced the landscape plans, the elevations and the color chart followed by some
8 general discussion. He then turned the time over to Mr. Blackburn for comment.

10 Mr. Blackburn pointed out that some of the recent plantings will need time to
mature. He referenced the landscaping plan showing what the plants will look like at the
time of maturity. There was then some additional discussion including the fire lane, rail
12 spur and utility easement. Chairperson Call commented that it seems at maturity the
plants will provide the required coverage and the submitted landscape plan meets the
14 intent of the ordinance.

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

18 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
LANDSCAPING PLAN FOR THE PROPOSED OFFICE/WAREHOUSE UNITS,
20 APPROXIMATELY 27,300 SQUARE FEET, TO BE LOCATED AT 40 NORTH
GENEVA ROAD IN THE LIGHT INDUSTRIAL (LI) ZONE WITH NO
22 CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

24 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
26 COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
28 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE

30 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

32 6. **Continued Public Hearing—Ordinance Amendment, Title 18 LED Electronic**
Message Signs. Lindon City is considering a City Code amendment to allow for
34 electronic message signs in zones other than the I-15 Travel Zone Overlay.
Recommendations will be forwarded to the City Council for final approval. This
36 item was continues from the 8/23/16 planning commission meeting for further
discussion.

38 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC HEARING.
40 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

42 Mr. Van Wagenen stated the discussion from the previous meeting was generally
44 positive in moving forward to allow electronic message signs. He pointed out at that time
the Commission requested additional research be done to evaluate the maximum size of
46 message signs for comparison to see if 36 square feet is big enough to convey a message
to moving vehicles. He noted in using the sign size comparison chart, staff feels that the

2 size of the electronic changeable copy signs gives a very reasonable outlet to allow each
4 entity to clearly identify itself and the goods and services which it offers. He noted the
6 Commission was also leaning toward allowing video/animated messaging rather than just
8 static messaging. He mentioned that modern technology with electronic signs allows for
flexible and dynamic messaging for businesses, schools, and other civic institutions.
However, outside of the I-15 T-zone in Lindon, electronic changeable copy signs are not
currently permitted.

10 Mr. Van Wagenen explained that the ordinance presented has been modified per
12 these requested changes. He then presented photos of existing electronic message signs
14 followed by discussion. He then referenced the changes to the draft (included in the staff
16 report) followed by some additional discussion. Mr. Van Wagenen also mentioned some
18 of his concerns regarding enforcement of the regulations regarding illumination after
business hours. Following discussion the Commission agreed to leave the verbiage
stating the electronic changeable copy signs be turned off between the hours of 11pm and
6am in the ordinance for now with the option of removing it later. The Commission also
discussed sign sizes and what areas of the city to distinguish where to allow these types
of electronic signs.

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

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

26 Following some additional discussion the Commission was in agreement to hold a
28 joint work session with the City Council and continue this agenda item for further
30 discussion on the entire sign ordinance. Mr. Van Wagenen stated he will come back with
32 more examples of sign sizes and distance requirements and refine the ordinance before
making recommendations to the City Council. Chairperson Call asked if there were any
further questions or comments from the Commission. Hearing none she called for a
motion to continue.

34 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION
36 OF ORDINANCE AMENDMENT 2016-15-0 AND DIRECT STAFF TO CONSIDER
THE PERCENTAGE OF SURFACE AND THE SPACING FOR THE NEXT
38 MEETING. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
42 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE
44 COMMISSIONER JOHNSON	AYE

46 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

2 7. **Concept Review—Ken’s Cove.** Deny Farnsworth requests feedback on a
4 proposal to rezone property from the R1-20 zone to the R1-12 zone. The
6 associated concept plan is for a lots built on 3.7 acres located at approximately 545
8 West Gillman lane. No action will be taken.

10 Brandon Snyder gave some background of this item stating the applicant, Deny
12 Farnsworth is in attendance tonight along with his engineer Mark Greenwood, and is
14 requesting feedback on a proposal to rezone some property from the R1-20 zone to the
16 R1-12 zone. He noted the proposed concept plan is for lots to be built on 3.7 acres
18 located at 545 West Gillman lane. He reminded the Commission that no action is
20 required as this item is for information purposes only.

22 Mr. Snyder pointed out that a Concept Review allows applicants to receive
24 Planning Commission and/or City Council feedback and comments and general
26 suggestions on proposed projects with no formal approvals or motions given. Mr. Snyder
28 mentioned that a Concept Review is not required but recommended for all large
30 development projects. Mr. Snyder then presented an aerial photo and a sketch of the
32 possible layout followed by some general discussion. He then turned the time over to Mr.
34 Farnsworth for comment.

36 Mr. Farnsworth stated he is a long time Lindon resident and he has done other
38 developments in Lindon to try to make this a better community. He lives and owns a
40 farm adjacent to this proposed site which is currently a hay field. He mentioned that
42 most of the adjoining ½ acre properties are not taken care of and are just weeds. He
44 realizes that Lindon is ½ acre oriented which he is not opposed to. He would like to know
46 what the long term future planning is for the city because he thinks it may be time to take
make some smaller parcels (R1-12) which as a business owner he thinks could be a
source of revenue for the city; from a city aspect are we helping or hindering for the
future. He noted he came up with this concept to help make things affordable for young
people who can’t afford a ½ acre lot in Lindon. Mr. Greenwood stated they realize this is
a sensitive issue and they are just here tonight to get some feedback and general
suggestions from the Commission and to have an open discussion.

Commissioner Kallas commented that the last similar concept that came before
the Commission for consideration was “shot down” which would give some indication of
the general consensus on this issue. Chairperson Call expressed that Lindon is very
sensitive to the needs of the younger generation as the large Ivory Development was just
approved on the west side including smaller lots, townhomes and apartments that will
accommodate those needs. She pointed out that there are certain areas of the city where
this may be logical but she would like to see the ½ acre lots maintained as that is what
people like about Lindon. Commissioner Keller stated he is in favor in allowing some
smaller lots in certain areas and personally would be in favor of this proposed project.
Mr. Farnsworth stated the land will be developed whether it is ½ or ¼ acre lots.
Commissioner McDonald stated he doesn’t have a problem with certain areas with ¼
lots. Commissioner Johnson also feels they should be allowed to be mixed into specific
areas/zones (particularly smaller parcels) as it brings in young families and strengthens
the community vs. segregation and brings diversity.

Commissioner Wily commented that there has been some valid points expressed
about this issue and he agrees there should be choices. He also feels this may be an

2 “easier sell” before the Commission than before the City Council. However, the Council
4 has approved the Ivory Development which may be a precedent or they may feel it takes
care of the needs.

6 Mr. Farnsworth stated the road concept of 11 lots opposed to 7 lots was 50 ft. of
road; do the math and it’s a win-win for the city. He appreciates the large lots in Lindon
8 and the animal rights and he loves his farm and it will stay a farm as long as possible, yet
most of these ½ acre lots don’t have any horses on them. He pointed out that he lives
10 where this proposal is and he is not moving so he has an interest and he would ensure the
homes would be high end, nice looking homes. Mr. Farnsworth stressed that his end goal
12 would be to find a pliable solution in the city as opposed to making all lots ½ acre lots.
He would hope that the Commission and Council understands this and is forward
14 thinking in the future of the master plan. Mr. Van Wagenen noted this Concept Review
will now go before the City Council for feedback.

16 Following some additional discussion Chairperson Call asked if there were any
further comments from the Commission. Hearing none she moved on to the next agenda
18 item.

- 20 8. **Training Session—LUAU (Land Use Academy Utah).** Lindon City Community
Development Planning Director, Hugh Van Wagenen, will discuss with the
22 Planning Commission the instruction website LUAU Land Use Academy Utah.
The Planning Commission will view instructional training videos.

24 At this time Mr. Van Wagenen asked the Commission if they would like to
continue the Land Use Academy training session to the next meeting. Following
26 discussion the Commission agreed to continue the training session to future meeting.

28 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she moved on to the next agenda item.

- 30 9. **New Business: Reports by Commissioners** – Chairperson Call called for any new
32 business or reports from the Commission at this time.

34 Chairperson Call mentioned she was approached by a resident with concerns about
a carpet cleaning business operating at a home on 300 East 200 South. Mr. Van
Wagenen asked her to send him the information and he will check into this issue.
36 Commissioner Kallas mentioned the trees on the west side of the road by the Hyundai
Auto Dealership are dying. Mr. Van Wagenen stated he will contact them and check into
38 the issue. Commissioner Wily asked when the Spring Gardens Tour will be rescheduled.
Mr. Van Wagenen stated the facility indicated it would be ready in 30 days and he will let
40 the Commission know when the work session tour will be held. Chairperson Call also
asked for an update on the odors from the “snake house” and how often it is inspected.
42 Mr. Van Wagenen stated he will check further into this issue and let her know.

- 44 10. **Planning Director Report** – Mr. Van Wagenen had nothing to report at this time.

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

2 **ADJOURN** –

4 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE MEETING
6 AT 9:30 P.M. COMMISSIONER KELLER SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8 Approved – September 27, 2016

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director