

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **August 17, 2021 beginning at 6:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Scott Thompson, Commissioner
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 **PRESENT** **EXCUSED**
13 Sharon Call, Chairperson Renee Tribe, Commissioner
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Steven Johnson, Commissioner
17 Scott Thompson, Commissioner
18 Jared Schauers, Commissioner - remotely
19 Mike Florence, Economic Development Director
20 Brian Haws, City Attorney
21 Kathryn Moosman, City Recorder

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23 1. **CALL TO ORDER** – The meeting was called to order at 6:15 p.m.

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25 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
26 Planning Commission meeting of July 27, 2021 were reviewed.

27
28 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF
29 THE REGULAR MEETING OF JULY 27, 2021 AS PRESENTED. COMMISSIONER
30 THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
31 THE MOTION CARRIED.

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

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37 **CURRENT BUSINESS** –

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39 4. **Public hearing for a recommendation to the City Council to amend the**
40 **Lindon City zoning map to Planned Residential Development Overlay for the**
41 **property located at approximately 550 N. State Street and 310 W. 500 N.**
42 Elwood Holdings requests a recommendation from the Lindon City Planning
43 Commission for a Zoning Map Amendment to the Planned Residential
44 Development Overlay at approximately 550 N. State Street and 310 W. 500 N.
45 (Parcel numbers 14:068:0304, 14:067:0187 (portion), 14:067:0169, 14:068:0277).

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

2 Mike Florence, Economic Development Director, led this agenda item by stating
the applicant's previous zone amendment application was denied by the Lindon City
4 Council on June 7, 2021. He noted Lindon City Code 17.04.090 (9) allows the planning
commission and city council to consider a new application for development within six
6 months of being denied when a substantial change of conditions has been made since the
submittal of the earlier application and a new land use application is submitted.

8 Mr. Florence explained Elwood Holdings LLC has submitted a new application
proposing to develop 3.81 acres of the commercial frontage along State Street and 500 N.
10 and 6.75 acres of residential (a combination of townhomes and detached single-family).
Mr. Florence indicated Elwood Holdings LLC has reduced the overall number of
12 residential units/lots from 71 to 65. He further explained this is a density decrease from
9.2 units per acre to 8.47 units per acre. The applicant has reduced the number of
14 townhome units/lot from 58 to 46. He noted the applicant has increased the number of
single-family home units/lots from 13 to 19.

16 Mr. Florence stated the planning commission gave a recommendation on a plan
that was significantly different with the number of units and development design than the
18 plan the city council denied. The planning commission gave a recommendation on a plan
with 76 units; 72 townhomes and 4 single family lots. With the reduction in the number
20 of units and the change in design of the development that the planning commission
reviewed, the City feels that the intent of Lindon City Code 17.04.090(9) is being met by
22 the substantial change in conditions. Therefore, the planning commission and city council
can review a new application within the six-month denial period.

24 Mr. Florence then referenced the General Plan and Moderate-Income Housing
goals and objectives that were evaluated when the city adopted the Planned Residential
26 Development Overlay Zone noting they should be considered again for the proposed
zoning amendment.

28 Mr. Florence also referenced the goal of housing and residential areas in Lindon
City as follows:

- 30 • To provide a housing and living environment that supports and complements the
unique rural quality and character of Lindon City.
- 32 • To maintain and enhance the pleasing appearance and environmental quality of
existing residential neighborhoods by avoiding encroachment of land uses which
34 would adversely impact residential areas (i.e., increased traffic, noise, visual
harmony, etc.) and by providing adequate screening and buffering of any adjacent
36 commercial or industrial development including parking and service areas.
- 38 • To encourage creative approaches to housing development which will maintain
and protect natural resources and environmental features.
- 40 • To expand the range of retail and commercial goods and services available within
the community.
- 42 • To promote new office, retail, and commercial development along State Street
and 700 N.
- 44 • To carefully limit any negative impact of commercial facilities on neighboring
land-use areas, particularly residential development.

46 Mr. Florence stated the Moderate-Income Housing Goals allows for alternative
housing types or moderate-income residential development in commercial and mixed-use
48 zones, commercial centers, or employment centers and to evaluate whether the city would

2 allow moderately higher density developments as part of a mixed commercial
4 development that would be located in strategic commercial areas or centers to help with
6 development potential. Mr. Florence then referenced a summary of the PRD site
requirements noting some of the items will be refined when the applicant files for site
plan and subdivision approvals.

8 Mr. Florence indicated the applicant has proposed both detached single-family
10 and townhome building types for the site. The townhomes are divided into both four and
12 five plex buildings. With the previous zone change the applicant provided a traffic impact
14 study of the access points from the site. The traffic study and accompanying addendum is
16 on file with Lindon City. He noted the city did not request that the traffic study be
18 updated since a lesser number of units is proposed for this development. The current
20 design of the development is similar to what the traffic engineer used for the initial study
22 and subsequent addendum for traffic distribution. The report identified that with 76 units
the development would generate 951 net new weekday daily trips. That breaks down to
approximately 475.5 trips leaving the site and 475.5 trips returning each day. The report
then broke down the highest peak times during which times the most traffic would be
coming to and leaving the site. Those peak times were identified from 7:45-8:45 a.m. and
4:45-5:45 p.m. he noted the full reports are on file with the Lindon City Planning
Department. The traffic engineer then determined that during the Peak Times the below
traffic distributions would be made. The traffic distribution should be similar since the
residential use still remains but with less units.

24 Mr. Florence went on to say the traffic engineer estimated (with 76 units) that
26 during the peak period times, the site would generate upon completion and full
occupancy; 53 net new weekday a.m. and 64 net new weekday p.m. peak hour vehicle
trips. This calculation assumes approximately 4-6 a.m. peak vehicles using 570 N. and
500 N. entering and leaving the development and 4-6 p.m. peak hours using those streets.
28 The traffic study looked at the intersection Level of Service at four different time periods:
existing, regional growth, background forecast, and analysis of future conditions.

30 He indicated the City and Planning Commission went through this report
32 extensively during the original application review (the traffic study and addendum are on
file with the city). As staff has reviewed the updated application from the applicant, there
are significant changes in the reduction of townhomes and increase in single family
34 homes. The project does transition better to the existing single family home
neighborhood and creates a more stable neighborhood. With the decrease in units/lots, it
36 is assumed that there will also be a subsequent decrease in the amount of traffic generated
from the development.

38 Mr. Florence stated the PRD ordinance requires that “any concept plan presented
40 to the Planning Commission and City Council for approval shall first be reviewed by the
Development Review Committee to ensure the proposal is technically feasible.” He noted
42 the DRC Committee has reviewed the plan and the development is technically feasible.
Further civil engineering plans, subdivision plats, building renderings and other technical
44 documents will be submitted with the subdivision, site plan and conditional use permit
application if the zone change is approved by the City Council.

46 Mr. Florence then presented an Aerial photo, Proposed zone map amendment
48 changes, General Plan Land Use Map – vicinity, Site plan, Commercial and residential
renderings and the proposed ordinance followed by some general discussion. He then
turned the time over to the applicant for comment.

2 Chairperson Call asked about the varying lots sizes. Ms. Johnson confirmed they
will be meeting all setbacks and noted there will be a lot of product to choose from with
4 the majority being around 3,500 sq. ft. Ms. Johnson commented there was a lot of interest
with options in the HOA for a senior community. They will offer a “patio home”
6 (rambler with a smaller footprint) without a large yard and maintained by the HOA. She
pointed out that Utah is short 10,000 homes and is in dire need for housing in general
8 (attainable housing). She noted they have gone through the labors of providing multiple
plans and this plan is a compromise between them and the city and is under 8.5 units per
10 acre.

Ms. Johnson pointed out this is not just about the density but the product type with
12 a larger buffer and the townhomes abutting the larger transition. She explained that
overall, this flowed the best (where they put the single-family homes) for traffic flow etc.
14 and by adding the townhomes closest to State Street the majority of traffic will go in and
out State Street vs. the community; the single-family homes are buffering and helping
16 with that. She added the designs are being customized to Lindon City requirements.

Commissioner Johnson commented on the yards and the single-family homes. He
18 asked if they will be taken care of by the HOA. Ms. Johnson confirmed the single-family
homes will have private back yards and the front yards are HOA, but the back yards are
20 not and are the owners’ responsibility.

Chairperson Call called for any public comments at this time. There were several
22 in attendance to address the commission as follows:

24 **Tracy Clark:** Ms. Clark mentioned there is not a lot of significant change being
presented here again before the 6 months are up. She also stated they moved here to
26 Lindon for the ½ acre lots and this is very frustrating as this seems so condensed and she
feels it shouldn’t be allowed. She understands people need places to live, but this is why
28 they moved to Lindon for the ½ acre lots and now you are allowing this; this will devalue
her property.

30
City Attorney Brian Haws referenced the map and commented on the number of
32 units and the density. He explained with the type of units, density and the configuration
this is a notable change. This issue was broached with the City Council and they felt this
34 was the best way to handle this and to acknowledge that significant change and it was
agreed to bring it back before the planning commission and the public. He pointed out
36 that any court would find that there has been significant change in the application.

Mr. Haws pointed out if this was zoned strictly commercial, they may be looking
38 at a box store that would devalue her property more than residential. This proposal
creates a buffer to address those issues; the City Council and Planning Commission
40 thought this was an appropriate way to create that buffer.

42 **Gerhard Fletcher:** Mr. Fletcher stated he has lived here in Lindon for 45 years on 570
North. This was a cul-de-sac on the plan and that’s why they bought it. He feels all they
44 need to do is put the wall straight through and stay on their side. There will be a lot of
unhappy people if that street goes through as kids play on the street and it will change the
46 whole neighborhood.

Chairperson Call pointed the City Council approved the road going through at a
48 previous meeting and that decision has already been made.

2 **Justin Stewart:** Mr. Stewart pointed out it appears there is just one significant change of
4 going from 71 vs. 65 (with adu's). He understands the argument, but this seems nullified
of what was negotiated by the city.

6 **Amy Alvord:** Ms. Alvord stated bemoaning the fact that they legally won't have their
8 cul-de-sac anymore, that they would rather have residential coming through the
neighborhood rather than commercial. She feels this is the best plan that they have seen
10 with the transitions and the single-family homes. She feels what Ms. Johnson has done is
great and it protects their property values. This is the best residential plan they have seen.
12 She expressed they all have to compromise on some things but the transitions and
development on this plan is the best; they really like this plan.

14 Chairperson Call pointed out when it comes to the site plan with the architecture
and landscaping the city has certain requirements and she believes once everyone sees it,
16 they will be happy with the product; this will be a really nice development.

18 **Cole Hooley:** Mr. Hooley asked for confirmation with the code stating a substantial
difference in the plan in order to reapply and who makes that decision. Mr. Haws stated
20 there is no specific definition of what substantial means. It is a staff decision that is run
by the council with no formal vote.

22 Chairperson Call called for any public comments. Hearing none she called for a
24 motion to close the public hearing.

26 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN
28 FAVOR. THE MOTION CARRIED.

30 Commissioner Johnson expressed his biggest concern with this plan is the road
encroaching into the 300 ft. setback and more so that the road becomes residential if we
32 put a masonry fence on the west side. He also has concerns that we are giving up some of
the 300 footage where we required a tradeoff for something else, and he worries that this
34 may be setting a precedent. He likes that the density has come down a little and he would
like to have seen a pork chop go in to disperse the traffic. Mr. Florence pointed out they
36 are willing to look at traffic calming options when going through the site plan.

38 Chairperson Call stated that was part of the compromise on the 300 ft commercial
was that it gave a lot more green space; the preference was for the green space.

40 Commissioner Thompson stated he was in attendance at the last City Council
meeting and he supported the plan at that time and this plan is even better. He would be
in agreement to move forward with a recommendation to the City Council and he
42 believes it complies with their goals. He added he thinks this plan looks great and thinks
Ms. Johnson has done what we have asked for.

44 Commissioner Marchbanks commented he believes this plan addresses the
concerns when the overlay was taken into consideration. This plan also eliminates the
46 nightmare of commercial going back there; this is a good plan.

48 Commissioner Kallas commented he sees the need to develop these deep lots and
these types of developments make sense. He knows there a lot of people who move here
with the ½ acre in mind, but he feels this plan works and Ms. Johnson has done a good

2 job to meet the city's needs and the citizen's needs. However, he feels we need to
develop these deep lots but to not impact the neighborhoods. He likes the project but has
4 heartburn with 570 connecting.

6 Commissioner Schauers stated this plan looks great and Ms. Johnson has made
the changes we have asked.

8 Chairperson Call commented she likes this plan so much better than where it was
when we started. There is reduction in density and the road in the commercial is a good
10 trade for the green space. She also appreciates the single-family homes and that is really
taking in the impact to the neighborhood. With all the things that have been put into
12 place in this ordinance this will be a high-quality development and a good product. With
all the changes that have been made she would be in favor of making a recommendation
of approval to the City Council.

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

16

18 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF
ORDINANCE 2021-17-O TO AMEND THE LINDON CITY ZONING MAP TO
PLANNED RESIDENTIAL DEVELOPMENT OVERLAY AS IDENTIFIED ON
20 EXHIBIT 6 FOR THE PROPERTIES LOCATED AT APPROXIMATELY 550 N.
STATE STREET AND 310 W. 500 N. WITH THE FOLLOWING CONDITIONS: 1.
22 TO THE EXTENT ALLOWED BY LAW, ELLWOOD HOLDING LLC WILL
INCLUDE TERMS WITHIN THE CONDITIONS COVENANTS AND
24 RESTRICTIONS FOR THE DEVELOPMENT WHICH WILL LIMIT THE NUMBER
OF RESIDENTIAL UNITS THAT CAN BE RENTED OUT AND BE OCCUPIED BY
26 NON-OWNER RESIDENTS. THE APPLICANT AND THE CITY SHALL WORK
TOGETHER IN GOOD FAITH DURING SUBDIVISION AND SITE PLAN
28 APPROVAL AND COME TO AN AGREEMENT AS TO WHAT RENTAL
RESTRICTIONS SHALL BE MOST APPROPRIATE FOR THE ANTICIPATED
30 DEVELOPMENT; AND 2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
32 FOLLOWS:

34 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	NAY
36 COMMISSIONER JOHNSON	NAY
COMMISSIONER THOMPSON	AYE
38 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED FOUR TO TWO

40

42 *Commissioner Kallas explained his nay vote stating he is not against the project
but against the 570 connection. He feels this may set a precedent for these types of
developments to be connected to residential areas in the city.*

44

46 *Commissioner Johnson explained his nay vote stating he agrees with Commissioner
Kallas' comments and if 570 is connected he feels the density should come down more.*

2 **5. Minor Subdivision – Lindon Self Storage Subdivision Plat “A” –**
3 **Approximately 850 W. 200 S.** Lindon Self Storage, LLC is seeking minor
4 subdivision approval for a two-lot subdivision at approximately 850 W. 200 S.
5 and 122 S. 800 W. (Parcel Numbers 14:065:0219, 14:065:0213, 14:065:0188,
6 14:065:0212, 14:065:0209)

10 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
11 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
12 VOTED IN FAVOR. THE MOTION CARRIED.

14 Mr. Florence led this agenda item by explaining this application was reviewed by
15 the Planning Commission on May 25, 2021 and June 22, 2021 along with an application
16 for a Zone Map Amendment. He noted the site plan and subdivision applications were
17 continued by the commission due to questions about one of the property owner’s
18 willingness to sign the subdivision plat.

19 Mr. Florence stated the applicants and owners of the lot at 122 S. 800 W. have
20 resolved their issues and will all sign the subdivision plat when the development project
21 is approved. He pointed out in further review, the city found that that three of the storage
22 unit buildings were within 40’ of a residential property so the applicants removed three of
23 the units and added 9 additional interior parking spaced. He noted at the June 22, 2021
24 planning commission meeting, the planning commission recommended approval of the
25 zone change to the city council.

26 Mr. Florence stated the proposed development received approval on May 10,
27 2016 for a 46-unit self-storage condominium project on the subject property. Since their
28 original approval, the applicants’ entitlements expired due to inactivity of the project. The
29 applicant is now proposing a similar project but with additional property included to the
30 project and 75 storage units. He noted this request consists of a minor subdivision
31 application to consolidate existing parcels, two major subdivision condominium plats to
32 create 72 separate storage unit condominium units, and a site plan application for the
33 project. The applicant is proposing to sale each individual storage unit. Condominium
34 developments follow Utah Code Title 57 Chapter 8 for dividing units as well as Lindon
35 City major subdivision requirements and processes. He noted Staff has provided three
36 separate motions to address the applications.

37 Mr. Florence added from staff’s research it appears that the applicants purchased
38 the property at 122 S. 800 W. and then divided the property by deed in 2018. Any
39 divisions of property that create new lots are required to seek land use approval from the
40 City. One of the purposes of the minor subdivision is to correct this possible error of the
41 divided property by deed. Lot 1, 122, S. 800 W., will be subdivided for the existing
42 single-family home and lot 2 will consolidate all of the remaining parcels into another lot
43 for the storage unit development. Chairperson Call called for any public comment at this
44 time.

45 Diane Campbell stated her property is to the north. Her concern is that a certain
46 percentage of the owners can do away with the CC&R’s and they can be discarded and
47 they can do whatever they want. There will also be a lot of new neighbors to deal with
48 noise and light issues etc. Mr. Haws stated the CC&R’s are regulated through statute and
49 it is a very difficult process to undo; this is very low risk as it is a huge issue to overcome
50 as everyone would have to agree to dissolve it. Mr. Haws added any issues with noise or
51 other nuisances are mitigated through our city code. The developer then explained how it

2 will be managed with a hired caretaker to manage and enforce the CC&R's to ensure the
rules are followed.

4 Mr. Brandon Hill commented that he was under the impression from the last
meeting that they will not be able to run any businesses from these units. Mr. Florence
6 confirmed that statement is correct.

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

10 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN
12 FAVOR. THE MOTION CARRIED.

14 Following some additional discussion, the Commission was in agreement to
approve this minor subdivision request with the conditions as listed in the motion.

16 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion for the minor subdivision approval
18 permit.

20 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PRELIMINARY MINOR SUBDIVISION APPROVAL OF THE
22 LINDON SELF STORAGE SUBDIVISION PLAT "A" WITH THE FOLLOWING
CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY
24 STAFF TO MAKE ALL FINAL CORRECTIONS TO THE PLAT PRIOR TO
RECORDING; 2. PRIOR TO PLAT RECORDING THE APPLICANT WILL PROVIDE
26 STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES
OF OWNER'S CONSENT TO DEDICATION AS IDENTIFIED ON THE ATTACHED
28 SUBDIVISION PLAT; 3. NO PARKING SIGNS BE INSTALLED ON THE
EMERGENCY ACCESS EASEMENT; 4. THE PLAT WILL MEET THE
30 APPLICABLE REQUIREMENTS AS FOUND IN THE LINDON CITY
DEVELOPMENT MANUAL; AND 5. ALL ITEMS OF THE STAFF REPORT.
32 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

34 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
36 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
38 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE

40 THE MOTION CARRIED UNANIMOUSLY.

42 **6. Site Plan Approval – Lindon Self Storage – approximately 850 W. 200 S.**
Lindon Self Storage, LLC requests site plan approval for 75 storage units and
44 accompanying office building located at approximately 850 W. 200 S. (Parcels
14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212)

46 Mr. Florence stated the information regarding this site plan application was
48 presented with the previous agenda item with no further presentation by staff necessary.

Chairperson Call called for any further comments or discussion from the

2 Commission. Hearing none she called for a motion for the site plan approval.

4 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT’S
6 REQUEST FOR SITE PLAN APPROVAL OF 72 STORAGE UNITS WITH THE
8 FOLLOWING CONDITIONS: 1. SITE PLAN APPROVAL OF THE LINDON SELF
10 STORAGE UNIT DEVELOPMENT IS CONDITIONED UPON THE CITY COUNCIL
12 GRANTING AN AMENDMENT TO THE LINDON CITY ZONING MAP; 2. THE
14 CONDITIONS OF THE LINDON SELF STORAGE PLAT “A” MINOR
16 SUBDIVISION AND LINDON SELF STORAGE PLATS “B” AND “C” BE MET
18 PRIOR TO FINAL SITE PLAN APPROVAL; 3. THE EMERGENCY ACCESS
20 EASEMENT WILL BE SURFACED WITH AN ASPHALT, CONCRETE OR OTHER
22 APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED
24 LOAD OF FIRE APPARATUS WEIGHING UP TO 75,000 POUNDS; 4. THE
26 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO
MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 5.
THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 6. DUE TO CHANGES IN
TOPOGRAPHY OF THE SITE, THE MEASUREMENT OF THE 7’ MASONRY
FENCE, ABUTTING RESIDENTIAL PROPERTIES, BE MEASURED FROM THE
RESIDENTIAL SIDE OF THE FENCE ACCESS FROM 200 S. WILL BE A PAVED
HARD SURFACE AND ANY DAMAGES IN THE ACCESS AREA REPAIRED; 8.
FINAL DESIGN WILL MEET THE TITLE 17 STANDARDS FOR INDUSTRIAL
BUILDINGS; AND 9. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

28	CHAIRPERSON CALL	AYE
28	COMMISSIONER MARCHBANKS	AYE
28	COMMISSIONER KALLAS	AYE
30	COMMISSIONER JOHNSON	AYE
30	COMMISSIONER THOMPSON	AYE
32	COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

34
36 **7. Major Subdivision – Lindon Self Storage Plat “B” and “C” – Approximately**
38 **850 W. 200 S.** Lindon Self Storage, LLC is seeking preliminary major
40 subdivision approval for 75 storage unit commercial condominiums at
approximately 850 W. 200 S. (Parcels 14:065:0219, 14:065:0213, 14:065:0188,
14:065:0212).

42 Mr. Florence stated the information regarding this major subdivision application
was presented with the previous item with no further presentation by staff necessary.
44 Chairperson Call called for any further comments or discussion from the
Commission. Hearing none she called for a motion for the major subdivision approval.

46 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL OF
48 THE APPLICANT’S REQUEST FOR PRELIMINARY APPROVAL OF THE LINDON
SELF STORAGE CONDOMINIUM SUBDIVISION PLATS “B AND C” WITH THE
FOLLOWING CONDITIONS: 1. PRELIMINARY APPROVAL OF THE LINDON

2 SELF STORAGE CONDOMINIUM PLATS “B” AND “C” ARE CONDITIONED
UPON THE CITY COUNCIL GRANTING AN AMENDMENT TO THE LINDON
4 CITY ZONING MAP; 2. THE APPLICANT WILL CONTINUE TO WORK WITH
CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO THE PLAT PRIOR TO
6 RECORDING; 3. THE SECONDARY EMERGENCY ACCESS EASEMENT WILL
BE RECORDED PRIOR TO THE RECORDING OF THE PLAT OR INCLUDED ON
8 THE PLAT WITH THE SIGNATURE OF OWNER’S CONSENT; 4. PRIOR TO PLAT
RECORDING THE APPLICANT WILL PROVIDE STAFF WITH A FINAL PLAT
10 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNER’S CONSENT TO
DEDICATION AS IDENTIFIED ON THE ATTACHED SUBDIVISION PLAT; 5. THE
12 PLAT WILL MEET THE APPLICABLE REQUIREMENTS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL AND UTAH CODE TITLE 57
14 CHAPTER 8 FOR CONDOMINIUMS; 6. FINAL COVENANTS, CONDITIONS AND
RESTRICTIONS WILL BE RECORDED WITH THE SUBDIVISION PLATS; AND 7.
16 ALL ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

24 THE MOTION CARRIED UNANIMOUSLY.

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

28

Commissioner Kallas asked for an update for the development by Castle Park. Mr.
30 Florence said it will be coming soon as they have submitted their CC&R’s. He also
mentioned the color of the roof on the new Holiday Oil appears to be a rust color and if it
32 complies with the color palette. Chairperson Call pointed out that the roof color doesn’t
match the color of the awning over the gas pumps. Commissioner Thompson mentioned
34 he talked with a realtor from Ivory Homes. He noted they indicated they have stopped
asking the owners to sign an agreement and it may cause some problems. Mr. Florence
36 stated Ivory is aware now as they had forgotten about the ordinance in that area.

38 **9. Planning Director Report** – General City Updates.

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

42

ADJOURN –

44

COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
46 MEETING AT 8:00 PM. COMMISSIONER KALLAS SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – September 14, 2021

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Sharon Call, Chairperson

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Michael Florence, Planning Director