

Lindon City

Planning Commission

Staff Report



April 23, 2024

Notice of Meeting

Lindon City Planning Commission

LINDON

Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, April 23, 2024, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 6:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



1. Call to Order
2. Approval of minutes - **Planning Commission 4/09/2024**
3. Public Comment
4. Design Review Approval – Church of Jesus Christ of Latter-Day Saints – 610 W. 100 S.
The applicant requests Design Review approval to construct a steeple on the chapel building located at 610 W. 100 S. The purpose of the planning commission review for this application is due to the height of the proposed steeple. The Lindon City code allows a steeple to be up to a height of 55' in height. Heights greater than 55' must be approved by the planning commission. The applicant is proposing a 72' steeple. (14:066:0059).
(20 minutes)
5. Site Plan Approval – 120 S. 1200 W.
The applicant requests site plan approval from the Lindon City Planning Commission to construct a new office, retail and indoor airsoft gun range. (Parcel 14:065:0018).
(20 minutes)
6. Continued - Public hearing for a recommendation to the Lindon City Council to amend 17.02 – definitions and create and adopt ordinance 17.02.410 establishing a small-scale market farm.
Brian and Chelsea Beutler request a recommendation from the planning commission to the city council to adopt a new ordinance that would allow small scale urban farms (market farms), seasonal and pick-your-own horticultural sales, and educational classes in a residential zone.
(30 minutes)
7. Planning Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 04/18/2024 Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April 9, 2024 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
4 State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Steve Johnson, Chairperson
8 Invocation: Mike Marchbanks, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

12 Steve Johnson, Chairperson
Rob Kallas, Commissioner
14 Mike Marchbanks, Commissioner
Scott Thompson, Commissioner
16 Jared Schauers, Commissioner
Michael Florence, Community Development Director
18 Britni Laidler, City Recorder

EXCUSED

Karen Danielson, Commissioner
Sharon Call, Commissioner

20 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

22 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning
Commission meeting of March 26, 2024 were reviewed.

24 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF MARCH 26, 2024 AS PRESENTED WITH NOTED CHANGES.
26 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

32 4. **Site Plan Approval – Lindon Financial Center – 564 N. State Street.** Mylanie
Ventanilla is requesting site plan approval for the construction of a new bank building
34 located at 564 N. State (45:819:0001).

36 Mike Florence, Community Development Director presented this item noting that the
applicant was present over video. The applicant is seeking site plan approval for a new bank
38 building near the Songbird Cove development on State Street. Mr. Florence then presented the
parking, deceleration lane, and landscaping requirements to the commission noting that the site
40 has great landscaping and, in most cases, exceeds landscaping requirements. Similar building
designs that have recently been constructed in Spanish Fork, American Fork and Highland were
42 then presented, followed by the building elevations for this location. Input from the commission
was collected on the materials and colors for this location. General discussion followed.

Chairperson Johnson called for any further comments or discussion from the Commission. Hearing none he called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 2. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE LINDON CITY COMMERCIAL DESIGN STANDARDS; 5. THE SITE WILL MEET DEVELOPMENT AND LANDSCAPE REQUIREMENTS; 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. Plat Amendment and Minor Subdivision Approval – 587 N. Main Street. Laurie Nielson requests plat amendment approval for a one lot subdivision located at 587 N. Main Street (Parcels 49:835:0008 & 49:835:0007).

Mike Florence presented this item, noting that the applicant Laurie Nielson was present. The applicant is seeking plat amendment approval to subdivide and create one additional lot using the back of the properties at 15 West and 45 West 600 South. Mr. Florence then presented the proposed amended plat to the commission along with the lot size requirements for the R1-20 zone and the subdivision requirements. He then noted that the planning and engineering departments will be the final land use authority and will ensure that the plat meets all zoning, land development and development manual requirements prior to the plat being recorded.

Chairperson Johnson called for any further comments or discussion from the Commission. Hearing none he called for a motion.

COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PLAT AMENDMENT APPROVAL FOR THE PETERS PLAT E. ONE LOT SUBDIVISION LOCATED AT 587 N. MAIN WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE SUBDIVISION PLAT; 2. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ANY REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE

2 THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS'
3 CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES
4 INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLAT WILL
5 MEET APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY
6 DEVELOPMENT MANUAL; 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
7 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
8 FOLLOWS:

9 CHAIRPERSON JOHNSON	AYE
10 COMMISSIONER KALLAS	AYE
11 COMMISSIONER SCHAUERS	AYE
12 COMMISSIONER THOMPSON	AYE
13 COMMISSIONER MARCHBANKS	AYE
14 THE MOTION CARRIED UNANIMOUSLY.	

16 **6. Public Hearing - Alteration of a non-conforming Building and Site – 551 N. Geneva**
17 **Road** Lindon Collision requests approval to alter a non-conforming building and site to
18 replace a portion of an existing autobody shop with a new building. Parcel 14:053:0048.

20 Mike Florence presented this item noting that the applicant requests approval from the
21 Lindon City Planning Commission for an Alteration of a Non-Conforming Use. The applicant is
22 proposing to demolish the existing auto body bays and construct a new building in its place. The
23 new renderings of the building and site were presented to the commission. Mr. Florence then
24 present why the property and use are non-confirming, those reasons were as follows:

- 25 • The Mixed Commercial zone requires a minimum development area of one acre. The
26 property is .81 of an acre.
- 27 • Auto body uses are not allowed in the Mixed Commercial zone
- 28 • The landscaped areas are non-conforming. The Mixed Commercial zone requires 20' of
29 landscaping along a public street.
- 30 • 15% of each lot is required to be landscaped
- 31 • Parking is required to be setback a minimum of 20' from the public street.

32 Mr. Florence then presented the current code 17.16.030 regarding non-confirming parcels or
33 uses as follows:

- 36 1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added to,
37 enlarged in any manner, moved to another location on the lot, or have parcel lines moved,
38 changed, or adjusted, except as provided by subsection (2) of this section.
- 40 2. The Planning Commission may authorize the expansion, alteration, or enlargement of a
41 nonconforming use, structure, building, parcel, or lot, or movement of parcel lines, only
42 after holding a public hearing and finding that:
 - 44 a. the expansion, alteration or enlargement of the nonconforming building, structure,
45 parcel, lot, or use will to reasonable extent bring the property, building, structure,
46 parcel, lot or use as close as reasonably possible to conformance with

2 requirements and regulations of the zone in which the nonconformity is located;
4 and

6 b. the proposed change does not impose any unreasonable burden upon the lands
8 located in the vicinity of the nonconforming use or structure or violate the
10 development policies adopted in the Lindon City Master Plan; and
12 c. the use, building, or structure, existing or proposed, will be brought into
14 compliance, where possible, with design and architectural standards of the zone
16 where proposed.
18 3. Additions, enlargements, alterations, or expansions of nonconforming uses, upon
20 compliance with 17.16.030, shall be permitted on neighboring properties of the existing
22 nonconforming use. Such parcels or lots shall be adjoining and share a common parcel
24 boundary line and shall not be divided by a city street. (Ord. 2005-5, amended, 2005;
26 Ord. 2004-3, amended, 2004; Ord. 111 §1, amended, 1985; Prior code §12- 105-3)

28 Commissioner Thompson inquired about the setback requirement on southwest corner of
30 the property, Mr. Florence explained the side setback requirements for this zone. Commissioner
32 Schauers inquired about the history of this property and the nonconforming use in this zone. Mr.
34 Florence presented the history of this site to the commission. Following general discussion,
36 Chairperson Johnson called for a motion to open a public hearing.

38 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
40 COMMISSIONER MARHC BANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
42 FAVOR. THE MOTION CARRIED.

44 Chairperson Johnson called for any comments from the public hearing none he called for
46 a motion to close the public hearing.

48 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
50 COMMISSIONER MARHC BANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
52 FAVOR. THE MOTION CARRIED.

54 Mr. Florence noted that the new landscaping design that was presented during the
56 meeting will help bring this into conformity in the aspect of landscaping. General discussion
58 followed.

60 Chairperson Johnson called for any further comments or discussion from the
62 Commission. Hearing none he called for a motion.

64 COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S
66 REQUEST TO ALTER A NONCONFORMING USE FINDING THEY MEET THE
68 REQUIREMENTS UNDER CODE 17.16.030 ITEM 2 SUBSECTION (A) (B) AND (C).
70 COMMISSIONER MARCBANKS SECONDED THE MOTION. THE VOTE WAS
72 RECORDED AS FOLLOWS:

2 CHAIRPERSON JOHNSON AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER SCHAUERS AYE
COMMISSINOER THOMPSON AYE
6 COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

8
10 7. **Design Review – 551 N. Geneva Road** Lindon Collision requests design review
12 approval to allow alternative exterior materials on the building. The Lindon City
Commercial Design Standards allows an applicant to propose innovative use of other
materials that don't meet the primary material requirements.

14 Mike Florence presented this item stating that the applicant is requesting design review
16 for approval of the exterior materials of the building noting that the Lindon City Commercial
18 Design Standards require a that brick, stone, or colored decorative block should be utilized as the
20 primary building material (85% or greater of the building), especially on street facing facades.
22 Site plan designs were presented to the commission. Mr. Florence noted the applicant is
proposing to enhance the front façade facing the street with storefront windows, a new exterior
building material and a roof cornice treatment. Architect William Issacson explained to the
commission in greater detail the architectural metal panels and why they are choosing to go with
that specific type.

24 Commissioner Schauers asked what is being done to protect the metal from potential
26 damage over time and gave some potential ideas to help prevent that. Mr. Issacson stated items
28 they could do to help prevent that; potential design discussion followed. Chairperson Johnson
called for any further comments or discussion from the commission. Hearing none he called for
a motion.

30 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
32 REQUEST DESIGN REVIEW WITH THE FOLLOWING CONDITIONS: 1. THE BUILDING
34 MATERIALS ARE APPROVED AS PROPOSED IN THE EXHIBITS TO THE STAFF
36 REPORT AND APPLICANT WILL CONTINUE TO WORK WITH STAFF TO ADDRESS
38 ARCHITECTURAL FEATURES ALONG GARAGE DOOR ELEVATIONS AND IF
40 UNABLE TO COME TO AGREEMENT IT WILL COME BACK TO COMMISSION; AND 2.
42 ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARHC BANKS SECONDED
44 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON JOHNSON AYE
COMMISSIONER KALLAS AYE
40 COMMISSIONER SCHAUERS AYE
COMMISSINOER THOMPSON AYE
42 COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

46 8. **Public hearing for a recommendation to the Lindon City Council to amend 17.02 –
definitions and create and adopt ordinance 17.02.410 establishing a small-scale**

market farm. Brian and Chelsea Beutler request a recommendation from the planning commission to the city council to adopt a new ordinance that would allow small scale urban farms (market farms), seasonal and pick-your-own horticultural sales, and educational classes in a residential zone.

Mike Florence presented this item noting that the applicants Brian and Chelsea Beutler were present. The applicants applied for an ordinance amendment to allow for an urban farm use in a residential zone on their property at 534 E 400 N. They have purchased the home and property to the east of them and want to create a small-scale urban farm experience, which would be classified as market farm. Mr. Florence noted the general plan vision, with focus on the guiding principles as follows:

- Preserve and enhance our unique historical attributes and “sense of place.”
- Encourage economic development and leverage the community’s strong regional position and the advantages that it provides.
- Preserve and protect our neighborhoods as diverse and attractive places.
- Enhance the quality of life for current and future residents by providing access to parks, trails, and animal rights.
- Continue to proactively plan for future growth and change.

Mr. Florence then presented the definition of a Market Farm as part of the proposed ordinance, and then presented the requirements as follows:

Market Farm Requirements

- Conditional Use Permit
- A legal on-site residence by the homeowner is required
- All lot dimensions and setbacks for the existing single-family home shall be maintained
- Describes that parking, cultivation areas and structures are considered part of the Market Farm area
- Operating hours may begin at sunrise or 7:00 a.m., whichever is earlier, and must end at sunset or 9:00 p.m., whichever is earlier. The business shall not be open to the public before 7:00 a.m.
- Employee language was taken from the home occupation ordinance which allows one full-time or part-time equivalent to one employee.
- No more than one single-family home may be demolished.
- The maximum area is two acres.
- Permanent buildings that allow public use need to meet building code requirements. A temporary farm stand is allowed.
- Parking is the same as what is required for home occupation swim lessons which allows up to 14 vehicles that can be parked both on-site and on the street in front of the home.
- On-site parking areas are exempt from paving. This requirement was taken from the Residential Business Overlay zone in Lindon's zoning code. This is where the Island Dance Studio is located on the corner of Main Street and 200 S.

Mr. Florence addressed some additional items city staff had brought up regarding the ordinance and potential changes that could be made to help control Market Farms. General

2 discussion followed. Ms. Beutler then addressed the commission with the vision they have for
4 this market along with preserving the neighborhood, Mr. Beutler then followed addressing some
6 statistics from a survey done recently in Lindon regarding open spaces and gave his input on the
8 presented ordinance. Ms. Beutler stated in regard to this area not currently being zoned for
farming, if we go back and look at the history of this land we find it was all farming land. They
just want to take this land back to its roots and bring back "A Little Bit of Country" to Lindon.
The Beutler's then presented this vision for their property to the commission.

10 Commissioner Kallas stated that he doesn't have concern with their intent for their
12 property, however he worries what other properties might take this. Discussion on the proposed
ordinance followed. Commissioner Marchbanks stated that he sees this as having minimal
14 impact and likely to have less neighborhood impact than some home businesses do.

16 Following general discussion, Chairperson Johnson called for a motion to open a public
hearing.

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

22 Following general discussion, Chairperson Johnson called for any public comment, hearing
none he called for a motion to close the public hearing.

24 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE PUBLIC
26 HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

28 ADA guidelines discussed. Recommendations on changes to this item was then discussed
30 amongst the commission and staff, those changes were as follows:

- 32 • Changing hours of operation for the general public from 7 a.m. to 9 p.m.
- Adding that they can sell associated agricultural items with all inventories stored
indoors.
- 34 • Keeping acreage at 2 acres combined with home
- Striking letter H
- 36 • Keeping same setbacks as R1-20
- Allow 2-3 employees or the full time equivalence
- 38 • Table to be updated for R1-20
- Temporary farm stand to be removed from the front setback
- 40 • Adding language for signage

42 Chairperson Johnson called for any further comments or discussion from the
44 Commission. Hearing none he called for a motion.

46 COMMISSIONER KALLAS MOVED TO CONTINUE ORDINANCE 2024-6-O TO
ALLOW STAFF TIME TO MAKE CHANGES DISCUSSED. COMMISSIONER SCHAUERS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

2 CHAIRPERSON JOHNSON AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
6 COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

8

9. Planning Director Updates

10 • General City Updates

12 **ADJOURN** –

14 COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE MEETING
15 AT 8:31 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
16 VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved, April 23, 2024

20

22 Steven Johnson, Chairperson

24

26 Michael Florence, Community Development Director

Item: 4 Design Review – Lindon Collision 610 W. 100 S.

Date: April 23, 2024

Project Address: 610 W. 100 S.

Parcel ID: 14:066:0059

Applicant: Church of Jesus Christ of
Latter-Day Saints

Property Owner: Corp of Pres Bishop
Church of Jesus Christ of LDS

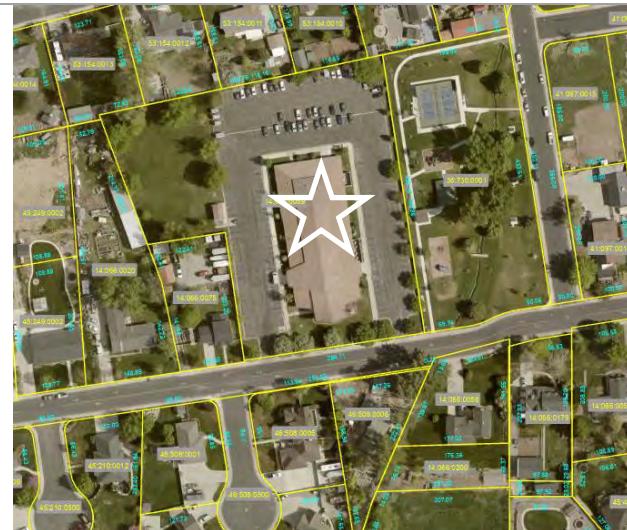
General Plan: Low Density Residential

Current Zone: Single-Family Residential
(R1-20)

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Michael Florence



Summary of Key Issues

- a. The Church of Jesus Christ of Latter-Day Saints is petitioning to construct a roof steeple on the chapel located at 610 W. 100 S.
- b. The purpose of the planning commission review for this application is due to the height of the proposed steeple.

City Ordinances

17.04.230

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and attached structures such as fire or parapet walls, skylights, towers, steeples, chimneys, wireless or television masts, theater lofts, or similar structures may be erected 10 (10) feet above the zone height limits, but no space above the height limit shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other ordinance or regulation of Lindon City. *A church may have architectural features, similar to those listed above, erected up to 50% of the building height or 20' above the zone height limit, whichever is greater.* (Ord. 2010-4, amended, 2010; Ord. 2003-3, amended, 2003; Ord. 111 §1, amended, 1985; Prior code §12-101-25)

17.44.100

No lot or parcel of land in the R1-20 and R1-12 zones shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five feet (35'), measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The planning director and chief building official shall be responsible for designating and identifying the four (4) corners of a structure. *The height of churches in some cases may exceed thirty-five feet (35') and shall be reviewed and may be approved by the planning commission if the planning commission finds that no neighboring property owner will be substantially damaged by the approval of such. No dwelling shall be erected to a height less than one (1) story above grade.*

Analysis

The roof height of the existing chapel is 28' and the height limit in the R1-20 zone is 35'. Lindon ordinance 17.04.230 allows an architectural feature, such as a steeple, to be erected up to 50% of the building height or 20' above the zone limit height, whichever is greater. Using the zone limit height of 35' the steeple under 17.04.230 could be up to 55' in height. However, 17.44.100 allows the planning commission to approve heights greater than allowed in the zone if the planning commission finds that no neighboring property

owner will be substantially damaged by the approval of such. The overall height of the building with the steeple will be 72'. The existing building roof height of the chapel building will remain at 28' and will not change. The width of the steeple at the base is approximately 9'.

Surrounding Uses:

North (across the 100 S.): single-family homes – approximately 162' from steeple to single-family homes

South: single-family homes – approximately 393' from steeple to nearest single-family home

East: Creekside Park

West: single-family home – approximately 157' from steeple to nearest single-family home



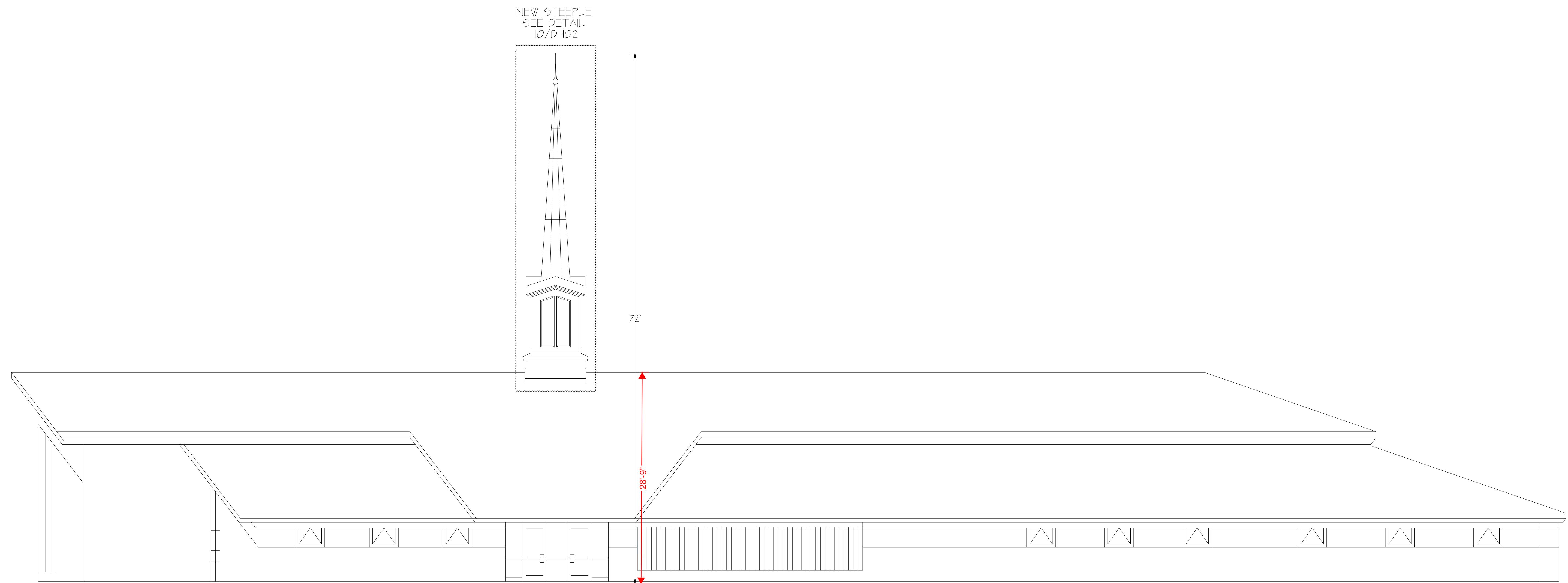
Motion

I move to (*approve, deny, continue*) the applicant's request design review at 610 W. 100 S with the following findings:

1. No neighboring property owner will be substantially damaged by the approval of the steeple on the chapel building;
2. The height of the steeple at 72' is approved as presented; and
3. All items of the staff report.

Analysis

1. **Proposed building elevation with steeple**
2. **Steeple rendering**



JSR BUILDING CONSULTANTS
SERVICES 475 E FORT UNION RD, MIDVALE, UT 84047



Project Name
LINDON 2, 5 16
REROOF
Lindon, UT 84042

Project for:
THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

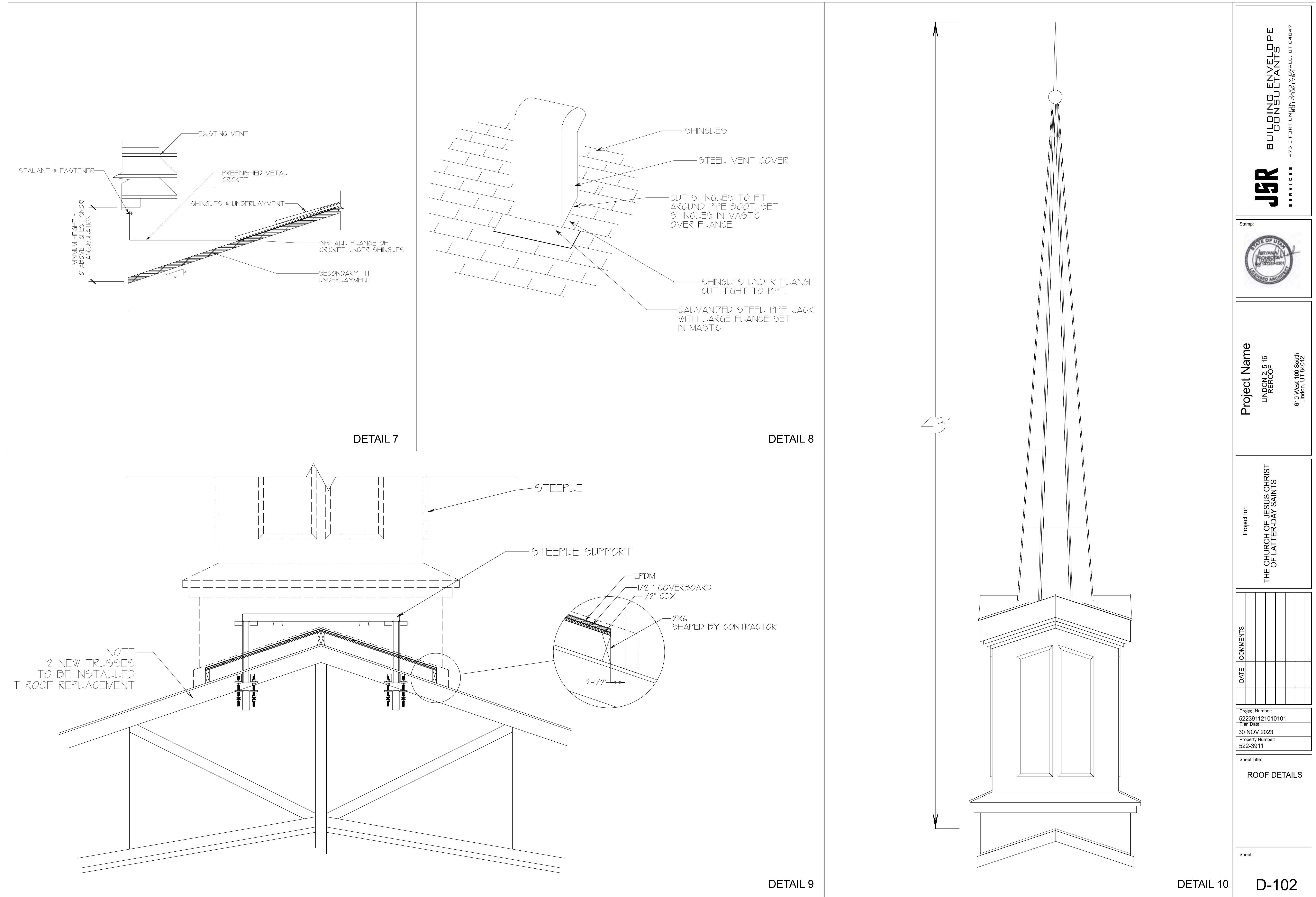
DATE	COMMENTS
3/1/24	ADENUM 1

Project Number:
522391121010101
Plan Date:
30 NOV 2023
Property Number:
522-3911

Sheet Title:
STEEPLE
REPLACEMENT

Sheet:

A-102



Item 5: Site Plan & Conditional Use Permit Approval – Utah Air Guns – 120 S. 1200 W

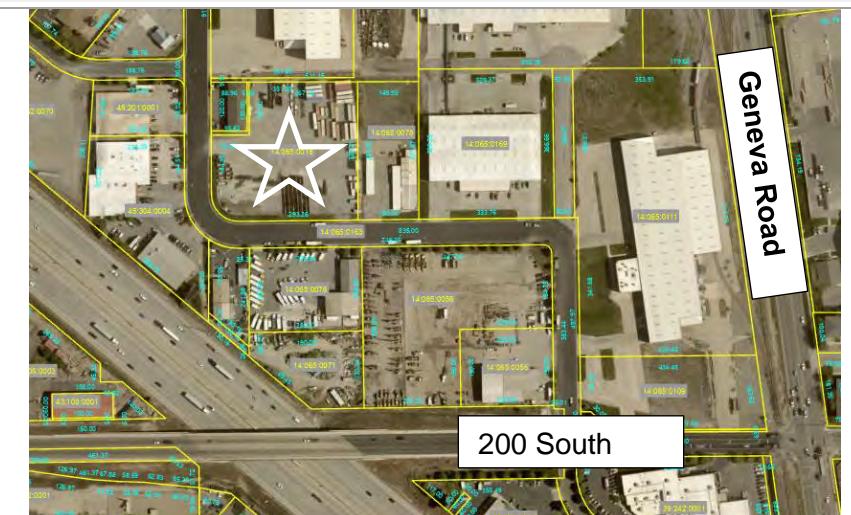
Date: April 9, 2024

Applicant: Utah Air Guns
Presenting Staff: Michael Florence

General Plan: Light Industrial
Current Zone: Heavy Industrial

Property Owner: J-6 Properties-II LC
Parcel ID: 14:065:0018

Type of Decision:
Administrative
Council Action Required: **No**
Project #: 24-009-2



SUMMARY OF KEY ISSUES

1. The applicant is seeking site plan and conditional use permit approval for a new air soft gun business and building. The building will have retail, office, warehouse, and airsoft gun range areas.
2. At the end of 2023 the planning commission and city council amended Appendix A Standard Land Use Table to allow for gun ranges in the Heavy Industrial Zone as a conditional use.
3. The applicant will be moving their existing business from Orem at 953 S. State to Lindon.

MOTIONS

I move to (approve, deny, continue) the applicant's request for conditional use permit approval located at 120 S. 1200 W. with the following conditions:

1. The indoor gun range will be used for airsoft guns only;
2. The indoor gun range will be operated in accordance with nationally recognized standards and operating practices regarding noise, public health and safety;
3. Any waste from the shooting range will be properly and safely disposed; and
4. All items of the staff report.

I move to (approve, deny, continue) the applicant's request for site plan approval located at 120 S. 1200 W. with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering plans;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. If required, complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. Final building and site design will meet the requirements of the Heavy Industrial zone and applicable development requirements as found in Title 17 of the Lindon City Code;
5. The site will meet landscape requirements;
6. All items of the staff report.

Surrounding Zoning and Land Use

North: **Heavy Industrial (HI)** – Warehouse/manufacturing
 South: **Light Industrial (LI)** – Penske truck rental and repair
 East: **Heavy Industrial (HI)** – Warehouse/manufacturing
 West: **Light Industrial (LI)** – Warehouse/manufacturing

Site Development Standards

Parking

Parking standards are based on the zone and the different uses in the building and their respective square footage.

Required	Provided	Compliant?
Office/Retail – 1 stall per 350 sq ft	73	Yes
Warehouse – 1 stall per 1,000 sq ft	70 required	
Stalls meet parking dimension requirements.	All stalls meet dimension and ADA requirements	Yes.
Drive isle 24' width	24'	Yes
Bicycle parking. 2 required	6	Yes

Traffic Circulation

The site will have access from both 135 South and 1200 W.

Landscaping Standards

Landscaping standards are based on the zone and the amount of parking.

Interior Parking Lot Landscaping Standards	Compliant?
A parking lot with 10 or more required parking spaces shall provide at least 40 sq ft of interior landscaped area for each parking space. $73 \times 40 = 760$ sq ft required.	Yes. 4,682 sq ft provided
The landscape materials shall consist of at least 75% living vegetation, and 25% of xeriscape materials.	Yes
The interior layout must meet one or a combination of parking lot landscape layout standards found in the parking code	Yes, the project provides both landscape islands and perimeter parking lot landscaping.
Trees must be installed within the interior parking lot landscaping areas at a ratio of 1 tree for every 10 required parking stalls.	Yes

Required Site Landscaping	Provided	Compliant?
A landscape strip 20 ft in width from the back of the sidewalk	20'	Yes
The landscaping strip must be 70% waterwise vegetation and 30% other ground covers.	70%	No, the applicant will need to reduce the amount of lawn area to meet the maximum 20% lawn requirement
Trees must be planted every 30 ft on center along public streets.	Trees plantings meet the spacing requirements	Yes, the applicant may need to remove a few of the trees on the street corner to meet clear-view requirements.

Other Site Requirements

Requirements	Provided	Compliant?
Minimum Lot Size 3 acres	2.49 acres	No, this parcel is non-conforming however it is an existing parcel and can be developed as such. If the city were approving a new subdivision the lot would need to be 3 acres.
Building Setback <ul style="list-style-type: none"> Front: 20' Rear: 0 Side: 0 	155' 7.6 20' and 7.6'	Yes
Street lights	A street light will need to be installed on the corner of 135 S. and 1200 W.	No

Building Design and Architectural Standards

Architectural Design

Design Element	Design Standard Requirement	Applicants Proposal
Building Materials	Concrete Pre-cast	The applicant is proposing a concrete pre-cast building.
Color	All exterior building materials in the LI, HI and T zones shall be earth-tone colors.	Earth tone colors. The applicant will be

Buildings in the Heavy Industrial (HI) zone have far fewer design requirements than buildings in other zones. The HI zone requires that buildings be architecturally pleasing and well-proportioned. Buildings in the HI zone are exempt from the 25% exterior materials requirement of brick, decorative block, stucco, wood or other similar materials. All colors are required to be earth tone.

However, the applicant is proposing a very attractive pre-cast building. The building has storefront windows, good fenestration, and entry canopies. The building walls also articulate and are not flat the length of the building. There will also be a small cornice treatment along the roof line which also articulates.

Conditional Use Permit Standards

City staff has reviewed the performance standards in Lindon City Code 17.22 relating to conditional use permits and found that the business will meet those standards. Utah Code 47-3-101 provides minor regulations for gun ranges. In the case of the proposed use before the planning commission the State code references for noise and public health that the indoor range be operated in accordance with nationally recognized standards and operating practices. City staff included this as a condition. There should not be any noise from the air soft range that could be heard outside of the building. The applicant's current business location is on State Street in Orem at 953 S. State.

Engineering Requirements

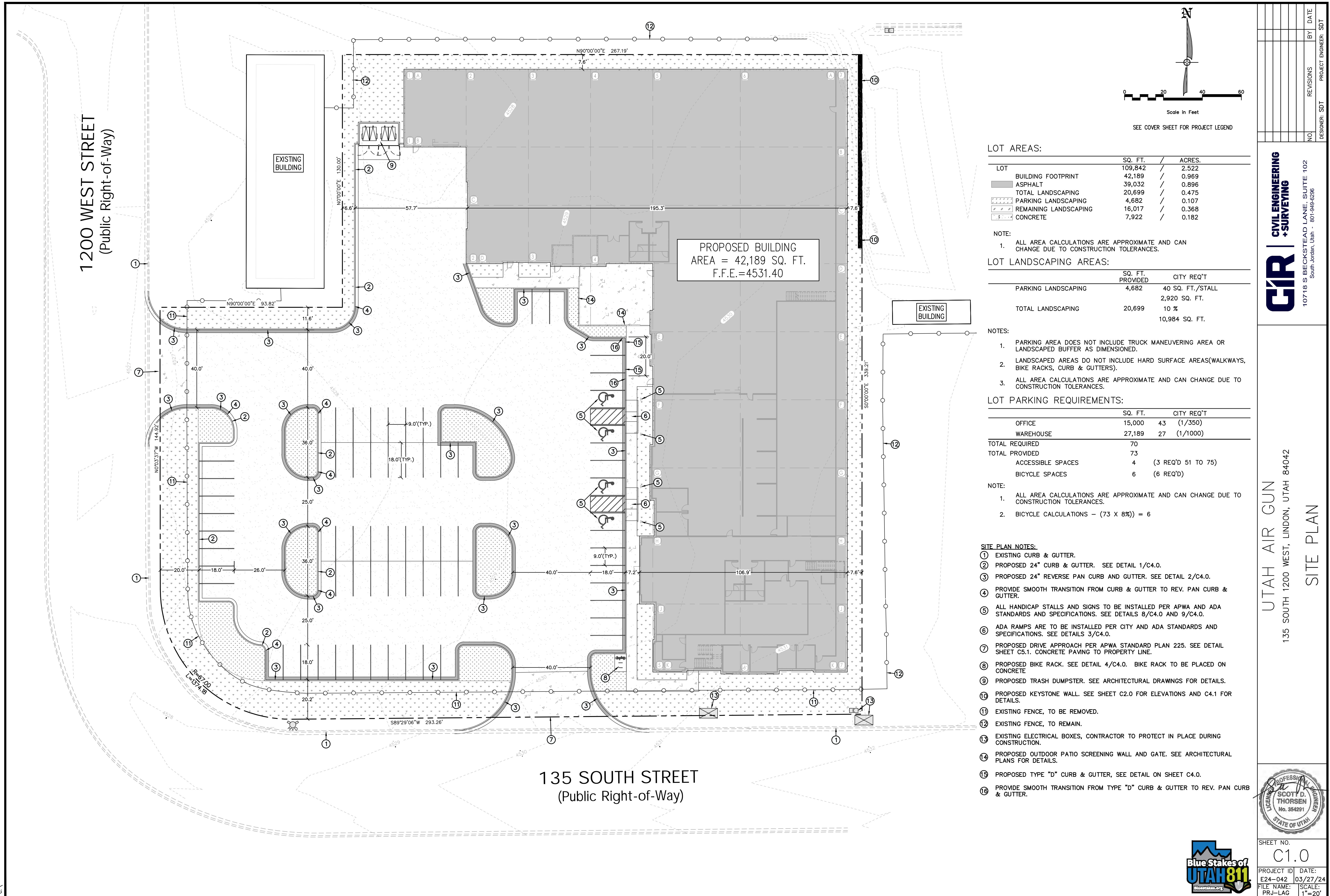
The City Engineer is working through technical issues related to the civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

Staff Analysis

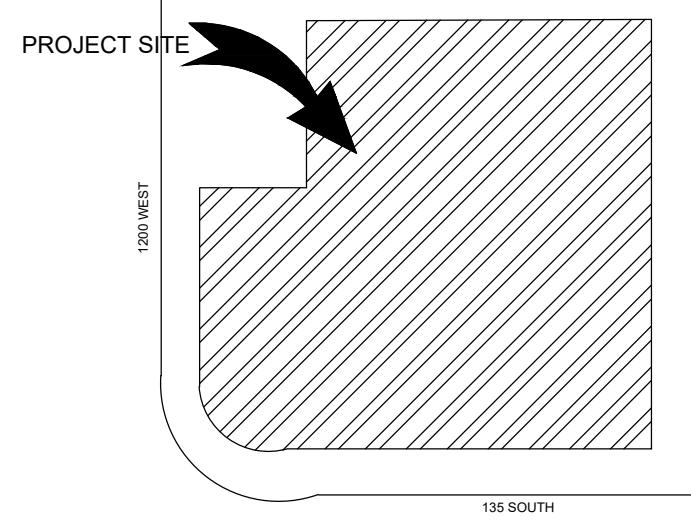
This building is well designed for the site. The site has great landscaped areas and, in most cases, exceeds landscape requirements. The city is excited to see Utah Air Guns move to Lindon and will be a great retail and amenity use for the surrounding area.

EXHIBITS

1. Site Plan
2. Landscape plan
3. Floor plan
4. Architectural renderings



VICINITY MAP



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JSC	6	Juniperus scopulorum 'Cologreen'	B & B	6"	
	JS'M	2	Juniperus scopulorum 'Moonglow'	B & B	6"	
DECIDUOUS TREES						
	AG'C	4	Acer griseum x maximowiczianum 'Molly Fordham'	B & B	2'Cal	
	CFF	1	Carpinus betulus 'Franz Fontaine'	B & B	2'Cal	
	MRS	6	Rubus x 'Raspberry Speck'	B & B	2'Cal	
	QR'A	5	Quercus robur x alba 'JFS-KW1QX' TM	B & B	2'Cal	
	SRB	4	Syringa reticulata 'Bainbridge'	B & B	2'Cal	
	ZS'M	8	Zelkova serrata 'Musashino'	B & B	2'Cal	
Zelkova serrata 'Musashino'			Zelkova serrata 'Musashino'	B & B	2'Cal	
DECIDUOUS SHRUBS						
	PBP	18	Prunus besseyi 'Pawnee Buttes'	5 gal		
EVERGREEN SHRUBS						
	CPS	10	Cytisus purgans 'Spanish Gold'	5 gal		
	JCD	23	Spanish Gold Broom	Sd1; 3-4 x 4-6' AV 28; sun to part sun; A4;		
			Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	5 gal	
			low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant			
GRASSES						
	FM'A	153	Festuca mairei	1 gal		
	MGB	48	Atlas fescue	low; 3x3; sun; z5; Utah Lake water tolerant		
	PVS	36	Miscanthus sinensis 'Gold Bar'	1 gal		
			Gold Bar Maiden Grass	Tw2; 5x3; AV 9; sun; z5; Utah Lake water tolerant		
			Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	
			Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant			
PERENNIALS						
	AM'O	122	Allium x 'Millenium'	1 gal		
	AP	23	Millenium Ornamental Onion	low; 1.5 x 1.5; sun; z4; Utah Lake water tolerant		
ROSES						
	RRD	34	Rosa x 'Meigipio' TM	5 gal		
	RNW	33	Red Drift Groundcover Rose	moderate; 1-2 x 2; sun; z4; Utah Lake water tolerant		
			Rosa x 'Noosehce' TM	Flower Carpet White Groundcover Rose	5 gal	
			moderate; 2x3; sun; z5; Utah Lake water tolerant			

SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	1-LAWN AREA LAWN AREAS SHALL BE SODDED. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	4,026 sf
	1-15 1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	10,471 sf
	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,980 sf
	2-HARDSCAPE 2-05 5" DEEP STEEL EDDGING - INSTALL PER MANUFACTURER SPECIFICATION.	344 lf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/25/2024	UT24043						
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
4							
5							
6							
7							

811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org



0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

LINDON AIR GUN

135 S. 1200 W.
LINDON, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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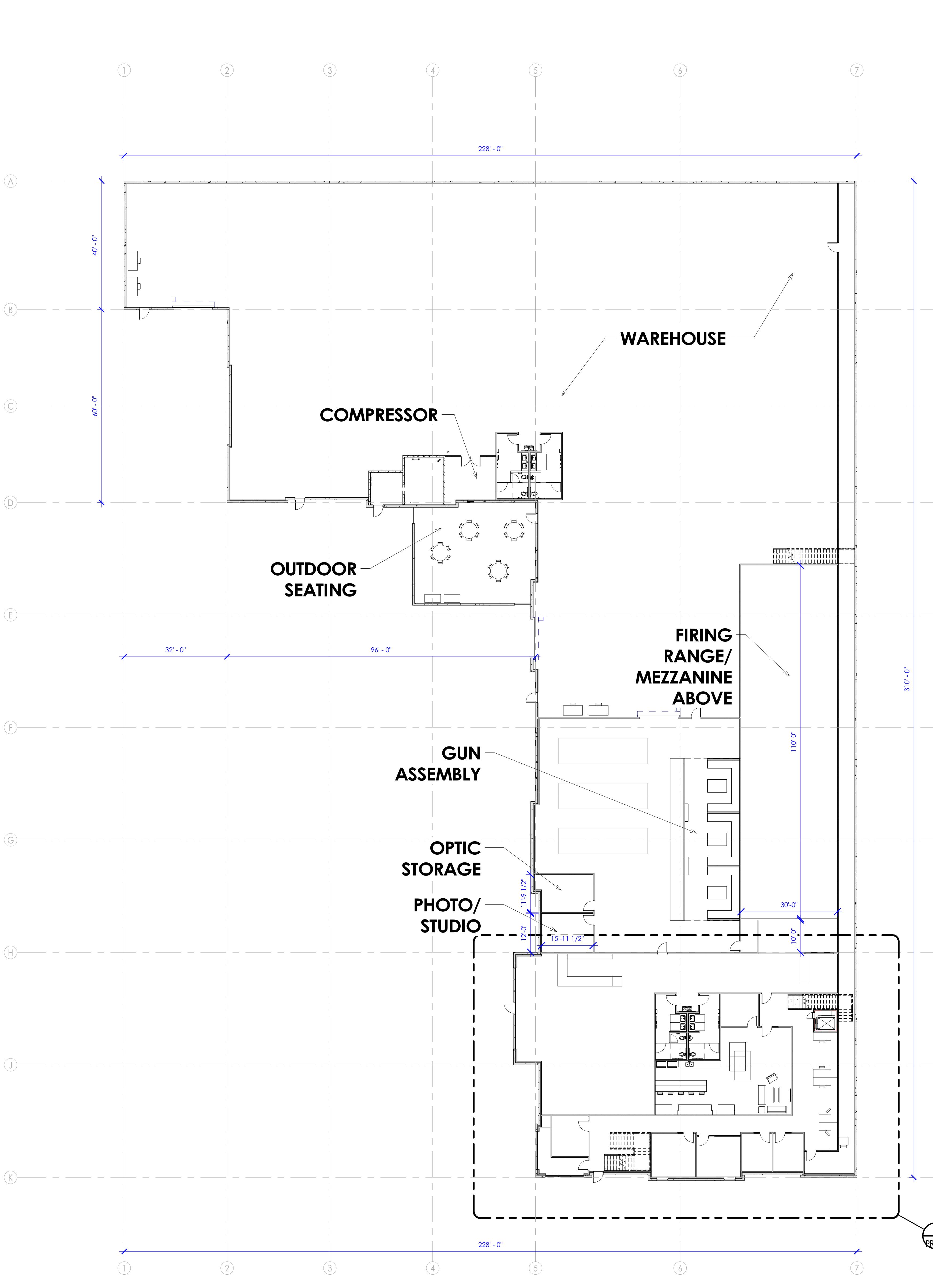
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LANDSCAPE ARCHITECTURE
JEREMY ANTHONY
3/25/2024 1:53:00 PM
ELECTRONIC
SEAL
STATE OF UTAH

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR



The logo consists of a circular frame containing the number '1' at the top and the text 'PR100' at the bottom. To the right of the logo, the word 'LEVEL' is written in large, bold, black capital letters, followed by the number '1' in a slightly smaller but also bold black font. Below this, the text '1/16" = 1'-0" is displayed in a smaller black font.



ae urbia
ARCHITECTS & ENGINEERS



**3
PR100** **LEVEL 2 - ENLARGED**
1/8" = 1'-0"

LINDON - UTAH AIR GUNS



EXTERIOR MATERIALS

P1 - PAINTED CONCRETE
(SW7064 PASSIVE)



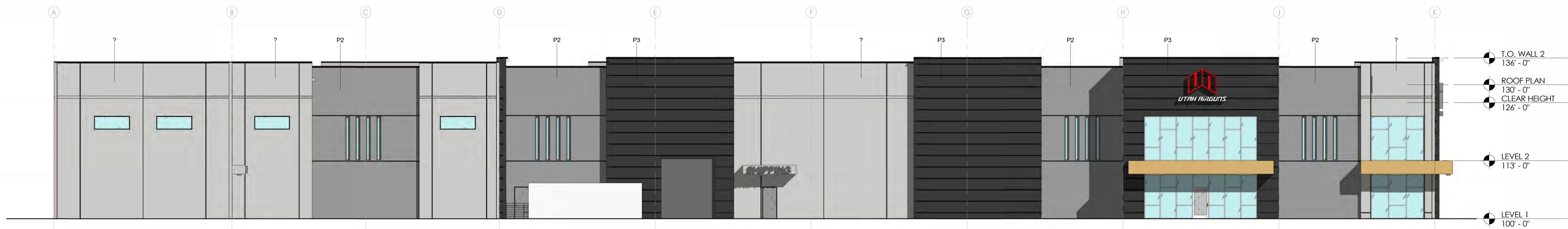
P2 - PAINTED CONCRETE
(SW7069 IRON ORE)



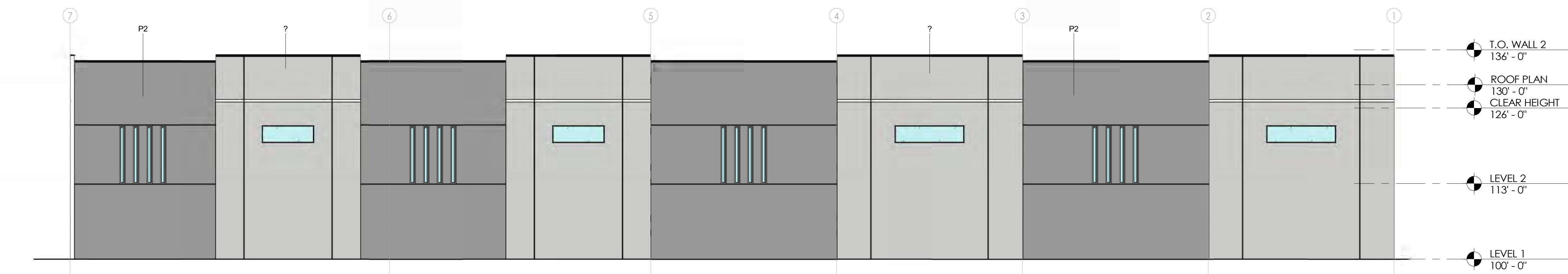
P3 - PAINTED CONCRETE
(SW7073 NETWORK GRAY)



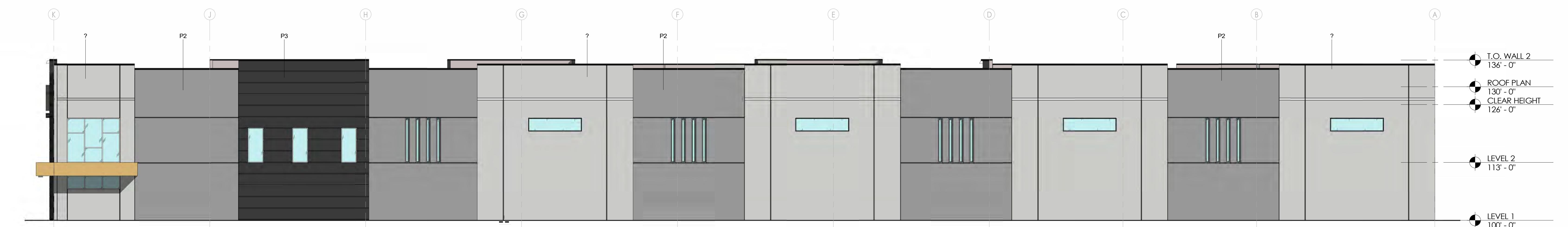
4
PR201
SOUTH ELEVATION - PRESENTATION



3
PR201
WEST ELEVATION PRESENTATION



2
PR201
NORTH ELEVATION - PRESENTATION



1
PR201
EAST ELEVATION - PRESENTATION



Item 6 - Ordinance Amendment – Appendix A, Title 7.02 and Title 7.04.410 Market Farm

Date: **April 23, 2024**
Applicant: **Lindon City**
Presenting Staff: **Michael Florence**

Type of Decision: **Legislative**
City File Number: **24-003-8**

Council Action Required: **Yes, the planning commission is the recommending body on this application.**

MOTION

I move to recommend (approval, denial, or continuance) of ordinance 2024-6-O (as presented, or with changes).

Overview:

- Brian and Chelsea Beutler have applied for an ordinance amendment to allow for an urban farm use in a residential zone.
- The use would be classified as a Market Farm open to the public that would allow for crop and flower cultivation, pick-your-own, and farm experiences.
- The Beutlers live at 534 E. 400 N. They have purchased the home and property to the east of them and want to create a small-scale urban farm experience.
- The proposed use is identified as a conditional use and would require planning commission approval of the use and site improvements.
- The planning commission continued the ordinance amendment and public hearing at the April 23rd meeting.

Summary:

Following the direction of the planning commission at the last meeting the below changes were made:

- Appendix A – Standard Land Use Table and section 1(a) of the ordinance was amended to specify that the Market Farm use is only allowed in the R1-20 zone.
- The R1-20 setbacks were referenced for any permanent buildings.
- The public hours of operation were changed from 7:00 a.m. to 9:00 p.m. Operation and care of the farm can occur outside of those hours.
- Increased the number of employees from 1 to 2.
- Allows for the homeowners who reside at the residence to sell associated agricultural products. All inventory shall be stored indoors. Vendors are not allowed to set up permanent or temporary sales areas.
- The maximum size of a Market Farm, including the residence, is two acres.
- The seasonal farm stand shall be removed behind the front setback following the agricultural growing season.
- City staff removed the ADA requirement because this is already addressed in the building code. Similarly, the bathroom requirement is addressed in the building code as well.
- Staff took similar language that is used for the Commercial Farm zone and applied it to the Market Farm use.

Exhibits

1. Draft ordinance

ORDINANCE NO. 2024-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING APPENDIX A, THE STANDARD LAND USE TABLE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to preserve agricultural areas of Lindon; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to conditionally allow for Market Farms in residentially zoned land use designations; and

WHEREAS, on April 9, 2024 and April 23, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: **Amendment of the Lindon City Land Use Table**

The Market Farm land use is amended in the Lindon City Standard Land Use Table as follows:

Parking Group	Permitted Primary Use	Residential	Mix Rec.		Commercial						Industrial			R/B
		R1-12, R1-20, R3, AFPD	RMU -W	RUM -E	PC -1	PC -2	CG -A	CG A8	CG -S	MC	HI	LI	LI W	
See Title 17.04.410	Market Farm	C* (*Only allowed as a conditional use in the R1-20 zone)	N	N	N	N	N	N	N	N	N	N	N	N

SECTION II: **Amend 17.02 Definitions as follows:**

Market Farm: a small-scale urban agricultural use operated for the cultivation of fruits, vegetables, plants flowers, herbs and animal products by a homeowner and may also include educational classes, farm experience, and pick-your-own operations.

SECTION III: **Establish 17.04.410 as follows:**

This section provides standards for the use of private property for the purpose of maintaining and operating a Market Farm.

17.02 – Definitions

Market Farm: a small-scale urban agricultural use operated for the cultivation of fruits, vegetables, plants flowers, herbs and animal products by a homeowner and may also include educational classes, farm experience, and pick-your-own operations.

17.04.410 – Market Farm

This section provides standards for the use of private property for the purpose of maintaining and operating a Market Farm.

1. General Provisions

- a. Market Farm uses shall be reviewed for consideration by the planning commission as a conditional use permit and shall be located in the Single-Family Residential R1-20 zone only as indicated in the Lindon City Appendix A Standard Land Use Table.
- b. Each Market Farm project shall have a legal on-site residence that is owner-occupied. Such residence may be located on a lot immediately abutting the lot for the Market Farm. The Market Farm shall only be operated by the homeowner.
- c. Setbacks for all permanent structures shall meet the Single-Family Residential R1-20 requirements found in Title 17.44
- d. The area of a Market Farm includes the area under cultivation, the area covered by any structures associated with the farm, off-street parking, and other areas associated with the activities of the farm.
- e. The Market Farm shall not be open to the public before 7:00 a.m. or after 9:00 p.m. Operation and care of the farm may occur outside of these hour restrictions.
- f. If animals are used in conjunction with the business the homeowner shall follow the Animal Regulation requirements of Title 6.
- g. The business may have up to two (s) employees or part-time equivalent to two (2) employees who do not live in the dwelling unit. Only two (2) nonresident employees or part-time equivalent shall work at the Market Farm at any given time. Such employees working at the business shall be provided with an off-street parking stall on the homeowner's property. Employees shall be provided and required to use such parking on the homeowner's property and off a public street.
- h. The Market Farm homeowners who reside at the residence may sale associated agricultural items. The inventory for such items shall be stored indoors. Vendors shall not be allowed to set up permanent or temporary sales areas.

2. Development Standards

- a. The maximum size for any market farm is two (2) acres. The two (2) acres requirement includes the legal on-site owner-occupied residence. The two (2) acres may include a conglomeration of contiguous parcels.
- b. A Market Farm may include a seasonal farm stand for the sale of items grown, processed or made at the site only. No other merchandise shall be sold. The stand shall not exceed one hundred fifty (150) square feet in size. The stand shall be set back a minimum of ten (10) feet from the edge of the public right-of-way. The sales stand shall be a nonpermanent structure and shall be removed behind the front setback of the R1-20 zone following the agricultural growing season.
- c. All buildings shall meet building code requirements.
- d. The Market Farm may have up to fourteen (14) motorized nonfarm vehicles parked at the residence; provided, that additional vehicles can be parked legally, either in normal parking places on the lot occupied by the residence and Market Farm or directly abutting to the property without parking in front of any other property. Any parking plan, along

with traffic flow, must be approved by the planning commission as part of the conditional use permit.

- e. Parking spaces for a Market Farm are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter 17.18, but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public street.
 - i. Parking stalls meet the stalls dimensions and access lane requirements as found in Title 17.18.
 - ii. Parking areas shall comply with current ADA standards and Section 17.43.050(4)(a).
- f. Signs
 - i. Signs allowed for Market Farm uses are limited to monument signs, wall signs, temporary banner signs, special purpose signs and temporary display signs as more fully described in Title 18.

SECTION IV: Severability.

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION V: Effective Date.

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this _____ day of _____ 2024.

CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

Britni Laidler
City Recorder