

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May 14, 2024 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Jared Schauers, Commissioner
Pledge of Allegiance: Sharon Call, Commissioner

PRESENT

EXCUSED

Steve Johnson, Chairperson
Scott Thompson, Commissioner – *appeared virtually*
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Development Director
Brian Haws, City Attorney
Britni Laidler, City Recorder

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of April 23, 2024 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES WITH NOTED CHANGES, OF THE REGULAR MEETING OF APRIL 23, 2024 AS PRESENTED. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. The following comments were made:

Ron Hatfield- voiced appreciation for the work being done on the roads.

CURRENT BUSINESS –

4. **Amended Site Plan Approval – 1600 W. 200 S.** AE Controls requests amended site plan approval from the Lindon City Planning Commission to construct a new 8,100 square foot warehouse building. (Parcel 34:759:0001).

Mike Florence, Community Development Direct presented this item, noting that Ron Hatfield is present representing the applicant. Mr. Florence stated that the planning commission approved a subdivision plat for this property on January 9, 2024 to clean up conflicting property lines. He then noted that according to the amended site plan code, when additional building

Planning Commission Meeting

May 14, 2024

[1]

2 square footage results in a 30% increase or more, the property is required to come into
4 substantial compliance with relevant city codes and receive approval from the planning
commission.

6 Mr. Florence then presented renderings of the new building and noted the improvements
the applicant is making. He then addressed the parking requirements stating that the applicants
8 plan meets the parking requirement of 24 stalls that city code requires, however he voiced they
may need to add more stalls to reduce on street parking. Mr. Hatfield addressed the commission
10 regarding the parking concerns, presenting a potential overflow parking area which would add
four (4) stalls. Mr. Hatfield then addressed the commission regarding design standards, asking
12 for consideration on allowing them to do ribbed metal paneling on the whole building and
foregoing the wainscoting requirement. City code states:

- 14
- 16 • 17.49.070. *The Planning Commission may approve ribless, metal, flat-faced, stucco
embossed, metal sandwich panel buildings when the Planning Commission finds that the
18 building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is
well proportioned, blends in with surrounding property, and has a similar look to that
achieved by*

20 Following some general discussion the commission discussed this request and agreed to
22 allow the applicant to do the metal paneling along the whole building. Mr. Florence then closed
with present the public input that he received.

24

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
26 REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
28 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
30 DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
32 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE LIGHT
34 INDUSTRIAL ORDINANCE AND LANDSCAPE REQUIREMENTS ANDE MEETS CITY
CODE 17.49.070(4); 5. ALL FIRE CODE REGULATIONS SHALL BE MET; 6. THE
36 ADDITIONAL FOUR (4) PARKING STALLS ON NORTHEAST PROPERTY WILL BE
ADDEDAND 7. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL
38 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
40 COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
42 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER CALL	AYE
44 COMMISSIONER DANIELSON	AYE
COMMISSIOENR THOMPSON	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

5. Open and Public Meetings Training – Lindon City Attorney Brian Haws.

Brian Haws, City Attorney was in attendance to present the Annual Open & Public Meetings Act Training, was followed by some general discussion. Chairperson Johnson called for any further discussion or comments from the commission. Hearing none he moved on to the next agenda item.

6. Planning Director Updates

- Next meeting May 28th
- General City Updates

New Business

Commissioner Call stated a resident has asked her about a well near her home being expanded. Mr. Florence stated he hadn't heard anything about this and would try and get more information about this to validity of this. Commissioner Call then inquired about if a storage shed being stored in the driveway of a home was legal and the length of time allowed for that. Mr. Florence stated the terms and allotted time as per city ordinance. Commissioner Kallas stated he would like to have the commission give thought to backyard access for potential for building through a brainstorming meeting. Chairperson Johnson inquired about Songbird Cove properties and privacy of trees not being planted in a previously presented area. Mr. Florence addressed those concerns.

ADJOURN –

COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 7:21 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, May 28, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director