

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May 28, 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: Karen Danielson, Commissioner
Pledge of Allegiance: Rob Kallas, Commissioner

PRESENT

EXCUSED

Steve Johnson, Chairperson
Scott Thompson, Commissioner
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 May 14, 2024 were reviewed.

COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES WITH NOTED CHANGES, OF THE REGULAR MEETING OF MAY 14, 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. There were no public comments.

CURRENT BUSINESS –

4. 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.

Mike Florence, Community Development Director presented this item noting that the applicants Brian and Chelsea Beutler were present. Mr. Florence then addressed the changes

made to the Ordinance following the direction from the April 23, 2024 planning commission meeting. The following 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 sale 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 single-family 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.

Chairperson Thompson asked how the applicant feels about the changes presented. Mr. Beutler stated he overall likes the changes but did want to address 1c and 2c with the commission. He then presented a market farm within a neighboring city, inquiring if it would be an option to reduce the setback requirement. Following general discussion, the commission stated they would not be willing to make a change to the setback requirements. The Beutler's stated they understand the reasoning were fine with that decision. Commissioner Call voiced concern with the parking at the location, parking situation discussion followed.

Mr. Beutler then addressed his concerns with 2c that states all buildings shall meet building code requirements. Mr. Beutler wanted to inquire and get a better understanding of Restroom and ADA requirements. He then presented a diagram showing the requirements for home occupancy vs commercial to better grasp where a market farm would fit in on those based on his perception. Mr. Beutler wanted to discuss with the commission the requirement of a restroom and ADA requirements for some guidance. Mr. Florence explained the way the ordinance was written was to allow for greater definition when the Conditional Use Permit comes before the commission. General discussion followed. Chairperson Johnson voiced concern on how vague 2c is written, and potential for issues down the road. Commissioner Call stated she doesn't have issue with the applicants making a restroom in their home available to fulfill this requirement.

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

COMMISSIONER CALL MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Chairperson Johnson asked for any public comment. The following comments were made:

Lincoln Jacobs voiced he likes the way the ordinance is currently written and doesn't want to have the ordinance written to be so complex it is difficult for someone to maneuver.

Chairperson Johnson asked if other home occupations require restroom access. Mr. Florence stated they do not. Mr. Beutler stated he would like to meet with staff to get a better idea of the process, and the requirements they are going to be required to meet. Clarifying questions were asked of the commission by the Beutler's. General discussion followed.

Following general discussion, Chairperson Johnson called for a motion to close the public hearing.

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

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

COMMISSIONER CALL MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2024-6-O AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. Moderate Income Housing Incentives Discussion. Community Development staff will present ideas and concepts for zoning incentives to help create moderate income housing opportunities in Lindon.

Mike Florence presented this item. He noted that in 2019, the Utah Legislature passed SB 34 which required municipalities to plan for and adopt moderate-income housing goals. During the 2022 Legislative Session, the Utah Legislature passed HB 462 which expanded the list of moderate-income housing goals that a city can choose from but also required implementation plans be adopted in the general plan. Municipalities are required to adopt a minimum of three strategies. If a city wants to have priority consideration for certain transportation funds, then the city must adopt a minimum of five goals. He then presented the five strategies the city has chosen and asked for input from the commission regarding strategy 5 regarding implementing

2 zoning incentive for moderate-income units in new developments. The following ideas were
presented for discussion:

- 4 • Reduce parking requirements.
- Increase in allowable height.
- 6 • Development density bonuses
- Expedited Review and Permitting
- 8 • Reduced development open space requirements if located within a specified distance
from a public park, plaza or common open space.

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12 Mr. Florence noted that the city council gave input on ideas they preferred at their recent
meeting stating that those ideas were to increase allowable height and reduce development open
space requirement. Following some general discussion the commission stated they would like
14 more information on the presented ideas; however they are not interested in the option of
reducing parking requirements.

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18 Chairperson Johnson called for any further discussion or comments from the commission.
Hearing none he moved on to the next agenda item.

20 **6. Planning Director Updates**

- Next meeting June 11th
- 22 • General City Updates

24 **ADJOURN** –

26 COMMISSIONER THOMPSON MOVED TO ADJOURN THE MEETING AT 7:51
PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED
28 IN FAVOR. THE MOTION CARRIED.

30 Approved, June 11, 2024

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36 Steven Johnson, Chairperson

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Michael Florence, Community Development Director