

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, July 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: Rob Kallas, Commissioner  
10 Pledge of Allegiance: Jared Schauers, Commissioner

### **PRESENT**

12 Steve Johnson, Chairperson  
14 Rob Kallas, Commissioner  
16 Michael Florence, Community Development Director  
18 Brittni Laidler, City Recorder

### **EXCUSED**

Karen Danielson, Commissioner  
Sharon Call, Commissioner  
Mike Marchbanks, Commissioner

20 **1. CALL TO ORDER** – The meeting was called to order at 6:11 p.m.

22 **2. APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning  
Commission meeting of June 25, 2024 were reviewed.

24 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF JUNE 25, 2024 AS PRESENTED. COMMISSIONER SCHAUERS  
26 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  
public comments.

### **CURRENT BUSINESS –**

30 **4. Public hearing for a recommendation to the Lindon City Council to amend the  
Lindon City Zoning Map from Heavy Industrial (HI) to Light Industrial (LI).** The  
32 applicant requests a recommendation from the Lindon City Planning Commission to the  
34 city council to amend the Lindon City Zoning Map from Heavy Industrial to Light  
36 Industrial at 1075 West Center Street.

38 Brittni Corbett, City Planner, presented this item. Jonathan Flores, the architectural  
designer for this project, was present to answer any questions the commission may have. Mr.  
40 Corbett noted that the applicant is seeking site plan approval for a new IMS Masonry  
42 headquarters. The planned area of development encompasses two non-compliant parcels in the  
Heavy Industrial zone, for the applicant to be compliant, they are also applying for a zoning map  
amendment to rezone the area properties as Light Industrial. The applicants plan on

2 consolidating the two parcels, so that the lot area requirements for the Light Industrial zone are  
met with 1.85 acres.

4 Mr. Corbett stated that the current general plan designation for this area is Heavy  
6 Industrial with Light Industrial planned as its future land use. He then presented the designations  
for the proposed Light Industrial zone verses the current Heavy Industrial zone as follows:

- 8 • Light Industrial (Proposed) - Light Industrial areas include business parks, low impact  
10 manufacturing, assembling, warehousing and wholesaling, in addition to a limited  
12 amount of supporting commercial, retail, and service uses. These areas should be  
compatible with surrounding land uses, with light industrial uses providing transitions  
between heavy industrial and residential uses, for example. Special site and architectural  
design treatments and standards should be applied to ensure future development meets  
the buildout vision for these districts.
- 14 • Heavy Industrial (Current) - Heavy industrial uses support intensive, high-impact  
16 industrial activities such as manufacturing, warehousing, assembly, and outdoor storage  
18 involving large-scale machinery and structures. A single district is located in the city on  
20 the west side of Geneva Road. Uses should be designed and implemented to minimize  
22 impact on the community, taking into account the preservation of natural resources and  
viewsheds, and minimizing use-generated impacts such as pollution, noise, and traffic.  
The application of transitional land uses along the edges of this district and the  
application of physical buffering techniques, such as walls and landscape screens, will  
help offset the impacts of heavy industry to adjacent and nearby uses.

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

26 COMMISSIONER SCHAUERS MOVED TO OPEN THE PUBLIC HEARING.  
28 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

30 Chairperson Johnson asked if there was any public present that would like to make any  
32 comments, hearing none he called for a motion to close the public hearing.

34 COMMISSIONER KALLAS MOVED TO CLOSED THE PUBLIC HEARING.  
36 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

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

42 COMMISSIONER SCHAUERS MOVED TO RECOMMEND APPROVAL  
44 ORDINANCE 2024-13-O TO AMEND THE LINDON CITY ZONING MAP FROM HEAVY  
INDUSTRIAL (HI) TO LIGHT INDUSTRIAL (LI) FOR PARCELS 14:065:0048 AND  
14:065:0049 AS INDICATED IN THE ADOPTING ORDINANCE WITH THE FOLLOWING

Planning Commission Meeting

July 9, 2024

[2]

2 CONDITIONS: 1. WORKING WITH THE CITY TO OBTAIN SITE PLAN APPROVAL 2.  
4 ALL ITEMS OF THE STAFF REPORT. COMMISSIONER KALLAS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 CHAIRPERSON JOHNSON AYE  
8 COMMISSIONER KALLAS AYE  
COMMISSIONER SCHAUERS AYE  
COMMISSIONER THOMPSON AYE

THE MOTION CARRIED UNANIMOUSLY.

10  
12 **5. Site Plan Approval – IMS Masonry – 1075 West Center Street.** The applicant requests  
14 site plan approval from the Lindon City Planning Commission to build a new office  
building for the industrial business IMS Masonry at 1075 W Center. (Parcels  
14:065:0048, 14:065:0049)

16 Mr. Corbett presented this item and noted that the applicant is proposing to construct a 2-  
18 story building with an area of 7,685 square feet. The building will be used for business and office  
20 purposes to free up space for other operations at their other building located at 335 South 1250  
West in Lindon. The property adjacent to this proposed development is also applying for a  
zoning map amendment, making the majority of this block Light Industrial (LI). The Future  
Land Use Map details the eventual rezoning of the entire southern block to be Light Industrial.  
22 He continued to present the parking and landscaping requirements for this site as follows:

24 Parking requirements

Required	Provided	Compliant?
Office/Retail – 1 stall per 350 sq ft 48	44 required	Yes
Stalls meet parking dimension requirements.	All stalls meet dimension and ADA requirements	Yes
Drive isle 24' width	30' & 26'	Yes
Bicycle parking. 2 required	4	Yes

26 Landscaping Standards

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. $48 \times 40 = 1,920$ sq ft required.	Yes. 3,141 sq ft provided
The landscape materials shall consist of at least 75% living vegetation, and 25% of xeriscape materials.	Yes. Currently verifying with developers
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	23'	23'
The landscaping strip must be 70% waterwise vegetation and 30% other ground covers. Also to not exceed 20% of total landscaped area.	About 40% of total landscaped area. Verifying with developers on waterwise vegetation	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 are planted every 30 ft, but are not on center	No, the applicant must center the trees 10 ft from the edges of all landscaped and bermed areas. Trees will also need to be removed from the clear-view area.

## Building Design and Architectural Standards

Design Element	Design Standard Requirement	Applicants Proposal
Building Materials	Concrete Pre-cast	Building is primarily concrete block. Design will need to indicate 25% of building exterior covered with brick, decorative block, stucco, wood, or other material approved by Planning Commission.
Color	All exterior building materials in the LI, HI and T zones shall be earth-tone colors.	Earth tone colors.

18           Commissioner Kallas inquired about screening for mechanical equipment. The applicant  
19           stated that they will screen equipment if it is required. Mr. Florence noted that it isn't required in  
20           the Light Industrial zone, so it will be up to the applicant if they choose to screen it. Discussion  
21           of the future BRT rail and potential public trail followed.

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

6 COMMISSIONER KALLAS MOVED TO APPROVAL THE APPLICANT'S  
8 REQUEST FOR SITE PLAN APPROVAL LOCATED AT 1075 WEST CENTER STREET  
10 WITH THE FOLLOWING CONDITIONS: 1. THE TWO PARCELS WILL BE  
12 CONSOLIDATED INTO ONE PARCEL PRIOR TO THE FINAL SITE PLAN APPROVAL. 2.  
14 THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE  
16 ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 3. THE PLANS WILL  
18 MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY  
20 DEVELOPMENT MANUAL; 4. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE  
22 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED  
24 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE  
26 IMPROVEMENTS; 5. FINAL BUILDING AND SITE DESIGN WILL MEET THE  
REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE  
DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY  
CODE; 6. THE SITE WILL MEET LANDSCAPE REQUIREMENTS; 7. ALL ITEMS OF THE  
STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
24 COMMISSIONER SCHAUERS AYE  
COMMISSIOENR THOMPSON AYE  
26 THE MOTION CARRIED UNANIMOUSLY.

28 **6. Public hearing for a recommendation to the Lindon City Council to amend the  
Lindon City Zoning Map from Heavy Industrial (HI) to Light Industrial (LI).** The  
30 applicant requests a recommendation from the Lindon City Planning Commission to the  
32 city council to amend the Lindon City Zoning Map from Heavy Industrial to Light  
Industrial at 1093 West Center Street (14:065:0077).

34 Mike Florence, Community Development Director presented this item, noting that the  
applicant Craig Olsen was present to answer any questions. The applicant is requesting the zone  
36 be changed from Heavy Industrial to Light Industrial, stating that this request is for estate  
planning purposes. The applicant is petitioning to subdivide the subject property into two lots,  
38 with Lot 1 being 1.12 acres, and Lot 2 being 1.57 acres. Mr. Florence noted that The Heavy  
Industrial zone requires a minimum lot size of 3 acres per lot, so this is the reason the property  
40 owner is petitioning to change the zoning of the property from Heavy Industrial to Light  
Industrial, which the minimum lot size for the Light Industrial requirement is one acre. Mr.  
42 Florence closed by stating that the applicant is not proposing any new development with this  
application.

44 Commissioner Kallas requested clarification on the reasoning for this request. The  
applicant answered those questions regarding the estate planning purposes. Chairperson Johnson  
46 called for a motion to open the public hearing.

2 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
3 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN  
4 FAVOR. THE MOTION CARRIED.

6 Chairperson Johnson asked if there was any public present that would like to make any  
7 comments, hearing none he called for a motion to close the public hearing.

8 COMMISSIONER SCHAUERS MOVED TO CLOSE THE PUBLIC HEARING.  
9 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN  
10 FAVOR. THE MOTION CARRIED.

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

16 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL  
17 ORDINANCE 2024-14-O TO AMEND THE LINDON CITY ZONING MAP FROM HEAVY  
18 INDUSTRIAL (HV) TO LIGHT INDUSTRIAL (LV) FOR THE PROPERTY LOCATED AT  
19 1093 W. CENTER WITH THE FOLLOWING CONDITIONS: 1. ZONE MAP AMENDMENT  
20 APPROVAL IS CONDITIONED UPON THE APPLICANT RECEIVING MINOR  
21 SUBDIVISION APPROVAL FROM THE PLANNING COMMISSION AND RECORDING  
22 THE SUBDIVISION PLAT WITHIN ONE YEAR FROM SUBDIVISION APPROVAL. 2. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE  
23 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

24 THE MOTION CARRIED UNANIMOUSLY.

30 7. **Minor Subdivision Plat Approval – Olsen Industrial Park Plat B – 1093 West**  
32 **Center Street.** The applicant requests minor subdivision approval to create a two-lot  
33 subdivision out of an existing 2.39-acre parcel. (Parcel 14:065:0077).

34 This item was presented in agenda item #6.

36 COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S  
37 REQUEST FOR MINOR SUBDIVISION APPROVAL FOR SUBDIVISION LOCATED AT  
38 1093 W. CENTER WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL  
39 CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL  
40 CORRECTIONS TO THE PLAT; 2. PRIOR TO PLAT RECORDING, THE APPLICANT  
41 WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF  
42 OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES  
43 INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. THE PLAT WILL  
44 MEET APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY  
45 DEVELOPMENT MANUAL; 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER  
46 KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

8 **8. Public hearing for a recommendation to the Lindon City Council to amend the  
General Plan Future Land Use Map Amendment from Low Density Residential to  
Light Industrial for the rear portions of the properties located at 88 S. 800 W. and  
96 S. 800 W.** The planning commission will hold a public hearing to consider a  
10 recommendation to amend the Lindon City General Plan Future Land Use Map from  
12 Low Density Residential to Light Industrial. The front portions of the property will  
14 remain Low Density Residential. The application is made by Lindon City.

16 Mr. Florence presented this item along with agenda item 9, noting that applicants and  
18 property owners, Brandon Hill and Diane Campbell were present. Applicants are requesting to  
20 change the Zoning Map designation of the rear portions of the subject properties from Single-  
Family Residential R1-20 to Light Industrial (LI) as well as amending the General Plan Future  
Land Use Map Amendment from Mixed Commercial to Light Industrial.

22 Mr. Florence stated that this request comes after the city council approved the zone  
24 change from Single-Family Residential to Mixed Commercial on May 6, 2024 and an issue came  
26 to light with the zoning requirement for Mixed Commercial. He continued on stating that the  
Mixed Commercial zone requires 100' of street lot frontage. Mr. Florence stated that the lot size  
28 for each of the residential lots is approximately 1.79 acres, approximately .95 acres of each of the  
30 rear yards are proposed to be rezoned from Residential R1-20 to Light Industrial. Mr. Florence  
noted that the front portions of the lots will remain Residential R1-20 and will have a lot size of  
32 approximately .84 acres, and if the zone and general plan amendments are approved, the two  
34 property owners of the adjacent property purchaser will file a subdivision application with the  
36 city.

38 Mr. Florence addressed the uniqueness of the situation as currently the land use map of  
34 the general plan has the rear portions of these two properties designated as Mixed Commercial  
36 while the zoning of the surrounding three properties is Light Industrial. He then stated that this  
zone change would also meet future general plan goals.

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

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

44 Chairperson Johnson asked if there was any public present that would like to make any  
46 comments, hearing none he called for a motion to close the public hearing.

2           COMMISSIONER KALLAS MOVED TO CLOSED THE PUBLIC HEARING.  
3           COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN  
4           FAVOR. THE MOTION CARRIED.

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

8           COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL ORDINANCE  
9           2024-12-O TO AMEND THE LINDON CITY GENERAL PLAN FUTURE LAND USE MAP  
10          FROM LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL FOR THE REAR  
11          PORTIONS OF THE PROPERTIES LOCATED AT 88 & 96 S. 800 W. AS IDENTIFIED IN  
12          THE ATTACHED ADOPTING ORDINANCE WITH THE FOLLOWING CONDITIONS: 1.  
13          GENERAL PLAN FUTURE LAND USE MAP AMENDMENT APPROVAL IS  
14          CONDITIONED UPON SUBDIVISION APPROVAL AND RECORDING THE  
15          SUBDIVISION PLAT WITHIN ONE YEAR FROM CITY COUNCIL APPROVAL. 2. ALL  
16          ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE  
17          MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

18           CHAIRPERSON JOHNSON                   AYE  
19           COMMISSIONER KALLAS                   AYE  
20           COMMISSIONER SCHAUERS               AYE  
21           COMMISSIONER THOMPSON               AYE  
22           THE MOTION CARRIED UNANIMOUSLY.

23           9. **Public hearing for a recommendation to the Lindon City Council for  
24           Reconsideration of a Zoning Map Amendment to amend the zoning map of the  
25           rear portions of the properties located at 88 S. 800 W. and 96 S. 800 W. from  
26           Single-Family Residential (R1-20) to Light Industrial (LI).** On May 6, 2024 the City  
27           Council rezoned the subject properties from Single-Family Residential to Mixed  
28           Commercial. However, the Mixed Commercial Zone requires a minimum of 100' of lot  
29           frontage which conflicts with the surrounding zoning. The planning commission and city  
30           council will reconsider the rezone map amendment from Single-Family Residential (R1-  
31           20) to Light Industrial (LI). Application is made by Diane and Blake Campbell and  
32           Brandon and Holly Hill.

33           This item was presented in agenda item #8.

34           COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
35           COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN  
36           FAVOR. THE MOTION CARRIED.

37           Chairperson Johnson asked if there was any public present that would like to make any  
38           comments, hearing none he called for a motion to close the public hearing.

39           COMMISSIONER SCHAUERS MOVED TO CLOSED THE PUBLIC HEARING.  
40           COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN  
41           FAVOR. THE MOTION CARRIED.

2  
4 Chairperson Johnson called for any further comments or discussion from the  
Commission. Hearing none he called for a motion.

6 COMMISSIONER SCHAUERS MOVED TO RECOMMEND APPROVAL THE  
8 RECONSIDERATION OF ORDINANCE 2024-07-O TO AMEND THE LINDON CITY  
10 ZONING MAP FROM SINGLE-FAMILY RESIDENTIAL R1-20 TO LIGHT INDUSTRIAL  
12 FOR THE REAR PORTIONS OF THE PROPERTIES LOCATED AT 88 & 96 S. 800 W. AS  
14 IDENTIFIED IN THE ATTACHED ADOPTING ORDINANCE WITH THE FOLLOWING  
CONDITIONS: 1. ZONE MAP AMENDMENT APPROVAL IS CONDITIONED UPON  
16 SUBDIVISION APPROVAL AND RECORDING THE SUBDIVISION PLAT WITHIN ONE  
YEAR FROM CITY COUNCIL APPROVAL. 2. ALL ITEMS OF THE STAFF REPORT.  
18 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
20 FOLLOWING:

16 CHAIRPERSON JOHNSON AYE  
COMMISSIONER KALLAS AYE  
18 COMMISSIONER SCHAUERS AYE  
COMMISSIONER THOMPSON AYE  
20 THE MOTION CARRIED UNANIMOUSLY.

22 **10. Planning Director Updates**

- Next meeting August 13<sup>th</sup>
- General City Updates

26 **ADJOURN** –

28 COMMISSIONER THOMPSON MOVED TO ADJOURN THE MEETING AT 7:09  
PM. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED  
30 IN FAVOR. THE MOTION CARRIED.

32 Approved, August 13, 2024

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36 Steven Johnson, Chairperson

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40 Michael Florence, Community Development Director