

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 State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Rob Kallas, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

Steve Johnson, Chairperson
Scott Thompson, Commissioner–*appeared virtually*
Rob Kallas, Commissioner
Jared Schauers, Commissioner
Michael Florence, Community Development Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder

EXCUSED

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

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

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

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 25, 2024 AS PRESENTED. COMMISSIONER SCHAUERS 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. 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 applicant requests a recommendation from the Lindon City Planning Commission to the city council to amend the Lindon City Zoning Map from Heavy Industrial to Light Industrial at 1075 West Center Street.

Brittain 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. Corbett noted that the applicant is seeking site plan approval for a new IMS Masonry 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

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

Mr. Corbett stated that the current general plan designation for this area is Heavy 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:

- Light Industrial (Proposed) - Light Industrial areas include business parks, low impact manufacturing, assembling, warehousing and wholesaling, in addition to a limited 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.
- Heavy Industrial (Current) - Heavy industrial uses support intensive, high-impact industrial activities such as manufacturing, warehousing, assembly, and outdoor storage involving large-scale machinery and structures. A single district is located in the city on the west side of Geneva Road. Uses should be designed and implemented to minimize 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.

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

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

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

COMMISSIONER KALLAS MOVED TO CLOSED THE PUBLIC HEARING.
COMMISSIONER SCHAUERS 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 SCHAUERS MOVED TO RECOMMEND APPROVAL
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

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

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

5. Site Plan Approval – IMS Masonry – 1075 West Center Street. The applicant requests 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)

Mr. Corbett presented this item and noted that the applicant is proposing to construct a 2-story building with an area of 7,685 square feet. The building will be used for business and office 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. He continued to present the parking and landscaping requirements for this site as follows:

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

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 x 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.

Mr. Corbett stated that the site will have access from West Center Street from two access points, noting that the west access is planned to have a gate. He then presented renderings of the potential building to the commission and discussed the following architectural standards:

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.

Mr. Corbett stated that the building requirements for Light Industrial (LI) zones are required to be aesthetically pleasing, well proportioned, and blend with surrounding properties and structures, and stated the city will continue to work with the applicant to ensure design standards are met. He also noted that the city finds the proposed building to be aesthetically pleasing, sporting a modern industrial style that has been rising in popularity. The building provides excellent fenestration through a variety of windows on all sides. Additionally, the variety of colors on all sides of the building show the applicant is mindful of how it will be viewed by people using Geneva Road. General discussion on the planned landscaping followed.

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

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

COMMISSIONER KALLAS MOVED TO APPROVAL THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL LOCATED AT 1075 WEST CENTER STREET WITH THE FOLLOWING CONDITIONS: 1. THE TWO PARCELS WILL BE CONSOLIDATED INTO ONE PARCEL PRIOR TO THE FINAL SITE PLAN APPROVAL. 2. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 3. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 4. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE 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:

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

THE MOTION CARRIED UNANIMOUSLY.

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 applicant requests a recommendation from the Lindon City Planning Commission to the city council to amend the Lindon City Zoning Map from Heavy Industrial to Light Industrial at 1093 West Center Street (14:065:0077).

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 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, 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 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. Florence closed by stating that the applicant is not proposing any new development with this application.

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

2 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
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
comments, hearing none he called for a motion to close the public hearing.

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

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

16 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL
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
1093 W. CENTER WITH THE FOLLOWING CONDITIONS: 1. ZONE MAP AMENDMENT
20 APPROVAL IS CONDITIONED UPON THE APPLICANT RECEIVING MINOR
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
24 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
26 COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
28 COMMISSIOENR THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

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**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
subdivision out of an existing 2.39-acre parcel. (Parcel 14:065:0077).

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This item was presented in agenda item #6.

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

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

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 recommendation to amend the Lindon City General Plan Future Land Use Map from Low Density Residential to Light Industrial. The front portions of the property will remain Low Density Residential. The application is made by Lindon City.

Mr. Florence presented this item along with agenda item 9, noting that applicants and property owners, Brandon Hill and Diane Campbell were present. Applicants are requesting to 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.

Mr. Florence stated that this request comes after the city council approved the zone change from Single-Family Residential to Mixed Commercial on May 6, 2024 and an issue came 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 for each of the residential lots is approximately 1.79 acres, approximately .95 acres of each of the 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 approximately .84 acres, and if the zone and general plan amendments are approved, the two property owners of the adjacent property purchaser will file a subdivision application with the city.

Mr. Florence addressed the uniqueness of the situation as currently the land use map of the general plan has the rear portions of these two properties designated as Mixed Commercial 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.

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

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

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

2 COMMISSIONER KALLAS MOVED TO CLOSED THE PUBLIC HEARING.
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
Commission. Hearing none he called for a motion.

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

CHAIRPERSON JOHNSON	AYE
20 COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
22 COMMISSIOENR THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

36 This item was presented in agenda item #8.

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

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

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

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

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

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

THE MOTION CARRIED UNANIMOUSLY.

10. Planning Director Updates

- Next meeting August 13th
- General City Updates

ADJOURN –

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

Approved, August 13, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director