Lindon City
Planning Commission
Staff Report

November 12, 2024

Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, November 12, 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

Scan or click here for link to download agenda & staff report materials.

1. **Call to Order**

2. **Approval of minutes -** Planning Commission 10/15/2024

3. **Public Comment**

4. **Conditional Use Permit – Willis Diesel — 1302 W 300 S**
   The applicant is requesting conditional use permit approval to operate an auto repair business for light diesel trucks in the Light Industrial zone at 1302 W 300 S (Parcel ID: 45:420:0024) (10 minutes)

5. **Preliminary Plat Approval – Road Dedication – 1200 W**
   The applicant is seeking preliminary plat approval for the 1200 W road dedication from Wheatgrass Lane to 500 N. The road dedication is part of the Anderson Farms Development.
   (10 minutes)

6. **Concept Review – Thorton Farm – 374 West Lakeview Road**
   The applicant has applied for a concept review to construct 47 small-lot single family homes on the Thorton farm property (Parcel ID: 14:068:0140). A Concept Review allows applicants to receive planning commission feedback and comments on proposed developments. No formal approvals or motions will be given, but general feedback is typically provided. (25 minutes)

7. **Community Development 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: 11/08/2024 **Time:** 5:00 pm
Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission

Item 1 – Call to Order

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

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, October 15, 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:	Sharon Call, Commissioner

PRESENT	**EXCUSED**
Rob Kallas, Commissioner	Steve Johnson, Chairperson
Scott Thompson, Commissioner	
Jared Schauers, Commissioner	
Karen Danielson, Commissioner	
Sharon Call, Commissioner	
Mike Marchbanks, Commissioner	
Ryan Done, Commissioner	
Michael Florence, Community Development Director	
Brittain Corbett, City Planner	
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 September 10, 2024 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 10, 2024 AS PRESENTED WITH NOTED CHANGES. COMMISSIONER THOMPSON 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. **Minor Subdivision Approval – Builders First Source — 145 South Geneva Road.** The applicant requests minor subdivision approval for a three-lot subdivision.

Brittain Corbett, City Planner, presented this item noting that Roger Dudley was present to represent the applicant and answer any questions the commission may have. Mr. Corbett stated that the applicant is seeking minor subdivision approval to create a three-lot subdivision out of existing parcels totaling 13.47 acres noting that the planning commission and city council previously approved a zone change of the rear portions of the existing single-family lots from

R1-20 Residential to Light Industrial (LI) on July 9, 2024, conditioned upon subdivision approval. He then presented the subdivision requirements as follows:

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	No – The city will not require sidewalk to be installed because of the existing telephone poles along the street.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties.	Yes – Public Utility Easements are indicated along all boundary lines. The applicant is currently working to notify all PUE companies.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created, which is more than three times as long as it is wide.	No – This minor subdivision would b ring the properties closer into compliance.

Commissioner Kallas inquired about the sidewalk requirement, and if eventually it would be put in. Mr. Florence noted that as of now it would not be due to there being no storm drainage or curb and gutter in place. Commissioner Thompson asked what the applicant plans on using the additional property for. Mr. Dudley answered those questions stating it will be used for storage. Commissioner Call inquired about where the fabrication for the business happens, Mr. Dudley stated that it happens within the building on the property, and the trusses will then be stored on the new property. Thompson inquired about concerns they have received regarding horn sounds, and if Mr. Dudley knew what the cause of that noise was. Mr. Dudley stated he was unsure and apologized for not being able to address that concern.

Commissioner Kallas called for any questions or comments from any public present. The following comments were made:

Chrisann and Ryan Gottfredson: stated that their property backs up to the property, and stated there is some sort of horn sound coming from the property. Ms. Gottfredson stated that she is unsure what the noise is, but noted it goes on all night. Mr. Gottfredson stated that the company is helpful to their concerns, but the lights and the noise is burdensome and an ongoing issue. They voiced appreciation for the commission for listening to their concerns.

Blake and Diane Campbell stated they haven't figured out what the noise is, however, they are aware of it. They noted that the lights were a concern for them but after speaking with the company they were able to adjust them to resolve that issue.

Mr. Florence stated that city staff will look into these issues and work on getting them resolved.

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

COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR MINOR SUBDIVISION APPROVAL OF THE BUILDERS FIRST SOURCE PLAT A SUBDIVISION PLAT WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND PLAT; 2. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; AND 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER KALLAS	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Amended Site Plan Approval – 145 South Geneva Road Builders First Source requests amended site plan approval from the Lindon City Planning Commission to add a 2 acre paved storage area.**

Brittain Corbett, City Planner presented this item noting that the applicant is seeking an amendment to their site plan that was granted by the planning commission on December 11, 2018. The applicant is looking to add 2 acres of paved space dedicated to product storage. Mr. Corbett noted that the planning commission previously waived landscaping requirements in the back of lot 1 because it would not be visible and was not seen from the residential properties due to the 7' wall. Mr. Corbett then stated that Storm drain utilities will be added under the new pavement. Mr. Corbett then presented Amended Site Plan Requirements to the commission as follows:

Code Requirement	Compliant with an amended site plan?
Landscaping	Planning commission previously waived landscaping requirements in the back of the property.

Storage and exterior displays	Applicant will use the new paved section of the property for outdoor storage.
Off-Street Parking	Yes.
Vehicular access and circulation	Yes.
Off-street loading and unloading	Yes.
On-site surface water drainage	Applicant will work with the City Engineer to ensure drainage standards are met.
Off-site curb, gutter, and sidewalk	Yes. All public improvements are existing and have been installed.
Piping of irrigation ditches	Applicant will work with the City Engineer to ensure irrigation standards are met.
Solid waste containers (trash enclosures)	Yes.
Street Lights	Yes.
Fencing and/or screening	A 7 feet high fence already exists. The fence will be moved and extended to be along the updated property line.
Architectural standards applicable to the zone in which the site is located	Yes.

The commission discussed the potential option of requiring trees to help filter light and sound, it was decided the applicant shall work with the city to help mitigate light and sound issues, with the option of adding trees being one potential route.

Following general discussion Commissioner Kallas 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 AMENDED SITE PLAN APPROVAL AT 145 S. GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 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 LIGHT INDUSTRIAL ORDINANCE REQUIREMENTS; 5. ALL FIRE CODE REGULATIONS SHALL BE MET; 6. BUILDER WILL WORK WITH CITY TO MITIGATE LIGHT AND SOUND ISSUES REGARDING PROPERTY WHICH MAY INCLUDE TREES ALONG THE EAST BOUNDARIES OF THE PROPERTY; AND 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER KALLAS AYE
COMMISSIONER SCHAUERS AYE
COMMISSIONER THOMPSON AYE
COMMISSIONER CALL AYE
COMMISSIONER MARCHBANKS AYE

COMMISSIONER DANIELSON AYE
COMMISSIONER DONE AYE
THE MOTION CARRIED UNANIMOUSLY.

6. Community Development Director Report

- Code Enforcement portal update
- Misc. City Updates

New Business

Commissioner Kallas voiced condolences to the family of past City Council member Mike Vancherie and asked if any commission members would like to share a story or thought about Mr. Vancherie. Commissioner Schauers stated he was shocked to hear of his passing, and shared a story of Mike helping him get his start with his small business. Commissioner Kallas stated Mike was a fun guy to be around and they would often joke about his Louisiana roots. Commissioner Call stated she was able to serve on a mission and Mr. Vancheire was the High Council at that time, so they were able to meet weekly during that time, she stated she was so grateful to be able to get to know him so well. Commissioner Marchbanks stated he was sad to hear of his passing and shared he was grateful for the time he was able to serve on the commission with him. Commissioner Thompson closed by voicing his love for Mike and stated he was such a fun guy, and he was so dedicated to the city.

ADJOURN –

COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 7:05 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, October 29, 2024

_____
Steven Johnson, Chairperson

_____
Michael Florence, Community Development Director

Item 4: Conditional Use Permit – Willis Diesel: Vehicle Repair Business

Date: November 12, 2022
Applicant: Trevin Willis (Willis Diesel LLC)
Presenting Staff: Brittain Corbett

General Plan: Light Industrial
Current Zone: Light Industrial

Property Owner: Ruval Properties LLC
Address: 1302 W 300 S Street
Parcel ID: 45:420:0024
Lot Size: 1 acre

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

- The applicant is applying for a conditional use permit for an auto repair business in Lindon.

OVERVIEW

1. The applicant requests conditional use permit approval to operate an auto repair business at 1302 W 300 S suite 5. The Standard Land Use Table requires that businesses doing vehicle repair in the Light Industrial Zone obtain a Conditional Use Permit.
2. The applicant was previously given approval for a conditional use permit in June 2021 at 1279 W 300 S Since then, the business has moved and subsequently moved back to Lindon this year.
3. All work on the vehicles will be done entirely indoors with the outdoor space used only for temporary storage of the vehicles.
4. Notices were mailed on November 1, 2024 to property owners within 800 feet of the business in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment at this time.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to use the property located at 1302 W 300 S for an auto repair business, with the following conditions:

1. Vehicles may not be stored outdoors for longer than 72 hours unless the owner is waiting on delivery of parts;
2. No automobile parts will be stored outside of the building;
3. No automotive fluids will be changed in the outdoor storage area. If vehicles are found to be leaking fluids appropriate measures will be made so that fluids don't enter the storm water easement or basin;
4. The applicant will comply with all of the Light Industrial Special Provisions requirements found in section 17.49.090 of the Lindon City Code; and
5. All items of the staff report.

SURROUNDING ZONING AND LAND USE

North: **Light Industrial** – Superior Powder Coating & The Jeep Guy (auto repair)
East: **Light Industrial** – Farnworth Concrete
South: **Light Industrial** – Warehouse space
West: **Light Industrtial**– The Stone Shop

DEVELOPMENT STANDARDS

Building, Site, and Landscaping

Willis Diesel will be using the building located at 1302 W 300 S. The property is in the Lindon Harbor Industrial Park Plat D Subdivision. This subdivision was recorded in March 2006 and the building was completed in November 2020. The building and site comply with Lindon City Code requirements. The applicant is not planning to do any construction on the building and will not be required to make any changes to the building or site.

Parking

There are three parking stalls and one handicap parking stall on the property. The business will have one employee working at the property. This is an appropriate number of stalls for the business because customers will be coming to the property only to pick up and drop off vehicles.

Storm Water

The subdivision plat indicates a 20 foot storm drain easement on the back of the property. Engineering staff identified a stormwater basin located on the property west of Willis Diesel and had some concerns about parked trucks leaking hazardous liquids into this basin. Commissioners may want to discuss this further. City staff has included a condition of approval.

STAFF ANALYSIS

Based on the business description that was provided, it is expected that this business will have a minimal impact on surrounding properties and will be compatible with other uses in the Light Industrial Zone. City staff believes the site has plenty of space to store vehicles without becoming overcrowded.

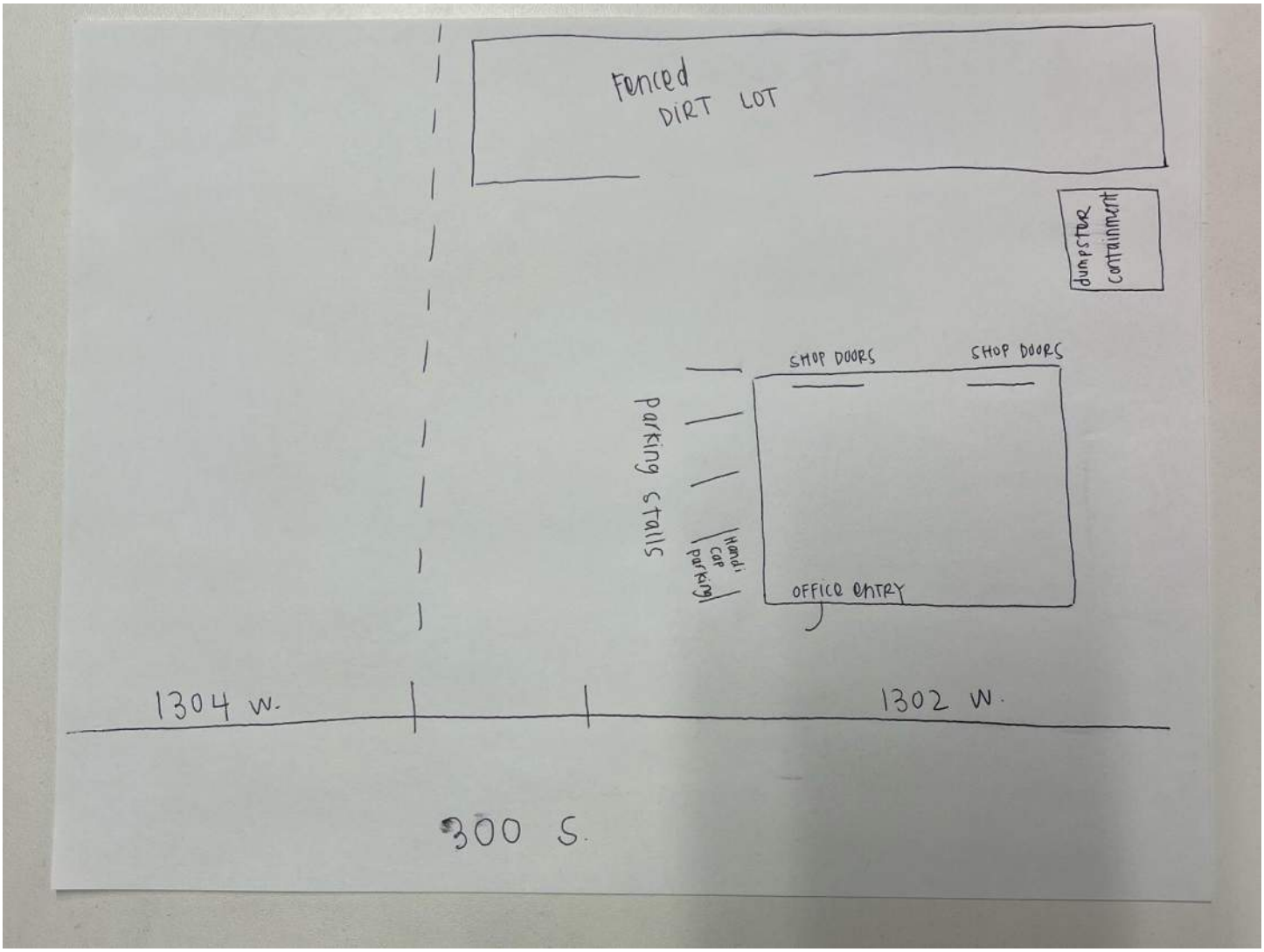
EXHIBITS

1. Aerial Image
2. Site Plan
3. Business Description
4. Liquid Waste Plan
5. Site Photos
6. Subdivision plat
7. Previous Meeting Minutes

Exhibit 1: Aerial Image



Exhibit 2: Site Plan



Willis Diesel Proposed Use at 1302 W 300 S, Lindon, UT, 84042

Willis Diesel is a light duty diesel shop that focuses on small repairs to GMC, Dodge, and Ford pick-up trucks in the Utah County area. We operate Monday-Friday 8am- 5pm.

Willis Diesel has been in business since Feb 2018 in the Utah County area and are currently moving to a larger space with better accomodations for an auto repair shop. We do not see any increase in traffic over a certain period of time during business hours because it is a drop off and pick up location only when repair is needed. All work including noise and debris are contained in the shop which has 4 bays that we conduct work at. We will not have process water that is going in to the sewer. There is sufficient water for our needs as a business and intended land use.

Willis Diesel

Liquid Waste Storage and Maintenance Plan

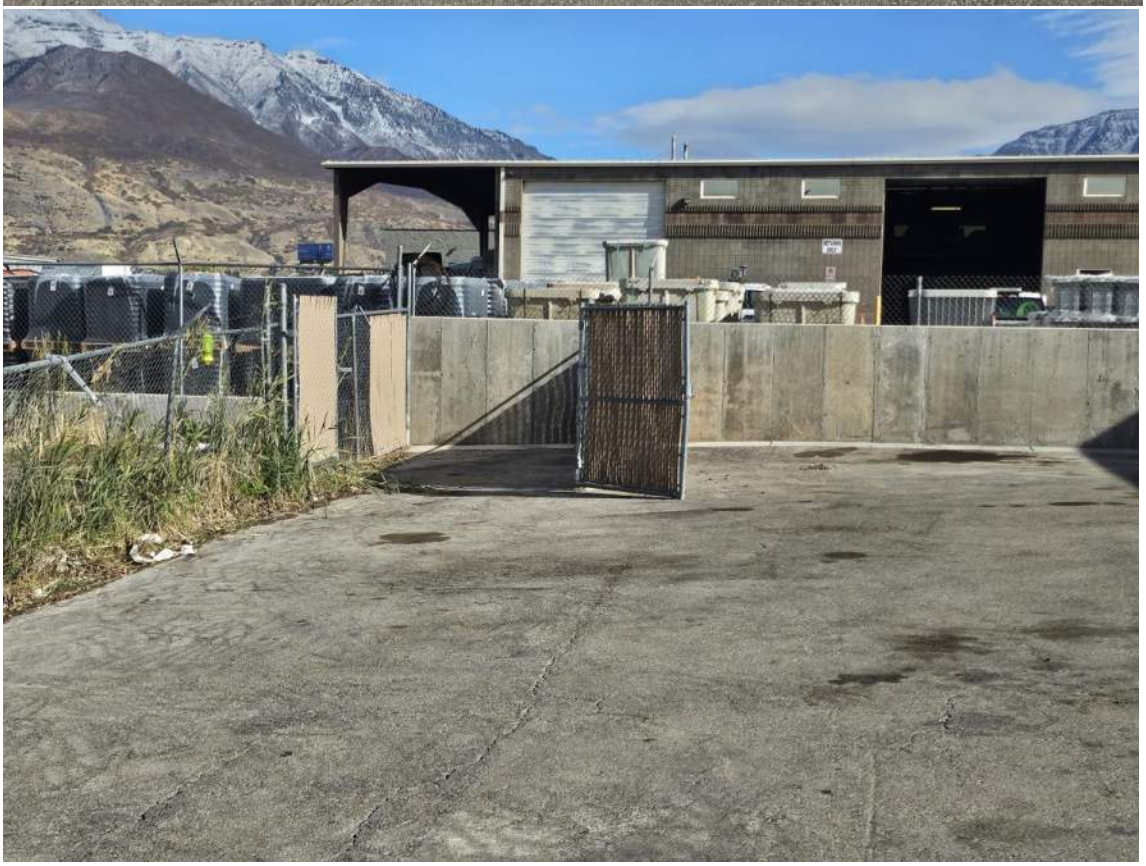
Willis diesel uses products such as engine oils, transmission fluid, gear oil, steering fluid, and antifreeze as needed. If we need to replace and drain the fluids, we use a mobile catch container under the vehicle for collection of waste. Once full we empty into a large approved waste container that is then picked up by Rock Canyon Oil for recycling. In the event of a spill, we carry floor dry which is used to absorb the product and then disposed of appropriately. We have an understanding of disposal of such chemicals and the importance of it being done effectively for the environment. We will use all solutions to prevent pollution.



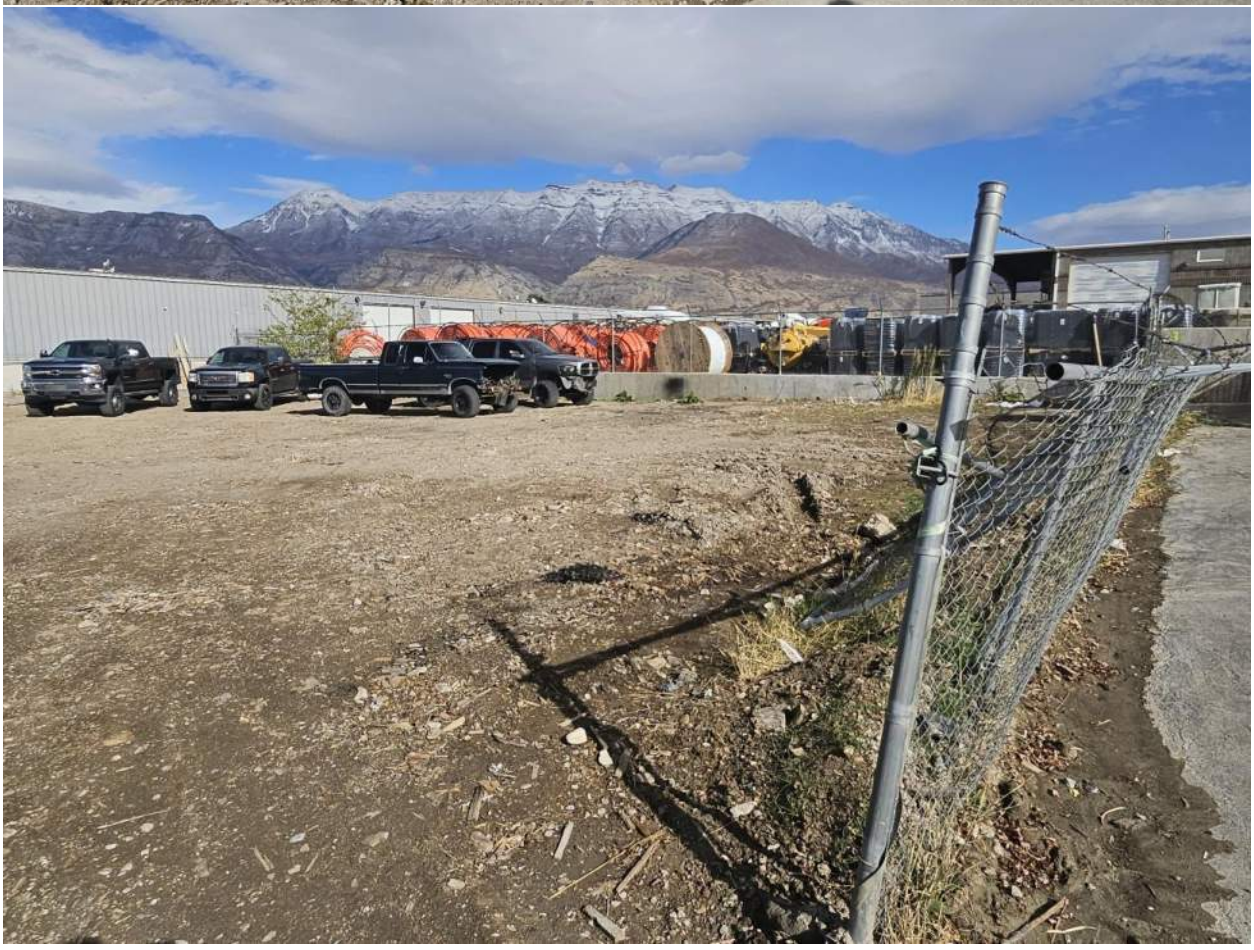












NORTH
1" = 50'

1250 West Street

S 89°21'39" W 801.53' [801.29']

Northwest Corner Section 5
Township 6 South
Range 2 East SLB&M

North ¼ Corner Section 5
Township 6 South
Range 2 East SLB&M
N 728655.3400
E 1932178.3400

493.93' [493.78'] South

N 728152.6178
E 1931377.1023

East 400.20' [400.08']

N 728152.6178
E 1931777.1842

201.04' | 199.16'

10' P.U.E.

20' Storm Drain Easement

30' Drainage Easement

N 00°38'21" W 223.99' [223.93']

Lot 24
44,848 sq. ft.
1.03 acres

1302 West

Lot 25
44,805 sq. ft.
1.03 acres

1280 West

Lindon Harbor
Industrial Park "A"
Lot 1

Lindon Harbor
Industrial Park "B"
Lot 14

Lindon Harbor
Industrial Park "B"
Lot 15

S 00°40'29" E 224.00' [223.93']

N 00°13'57" W 223.98'

180.00'

110.60'

20' Sewer Easement

N 727928.7047
E 1931379.6003

N 727928.7047
E 1931779.6212

199.42' | 200.92'

West 400.34' [400.22]

300 South Street

U.S. Construction Inc.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Vicinity Map

200 South
1250 West
I-15
Geneva Road
Site
300 South

SURVEYOR'S CERTIFICATE

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Commencing South 89°21'39" West along the Section line 801.53 feet and South 493.93 feet from the North ¼ Corner to Section 5 Township 6 South Range 2 East SLB&M; thence East 400.20 feet; thence South 00°40'29" East 224.00 feet; thence West 400.34 feet; thence North 00°38'21" West 223.99 feet to the point of beginning.

AREA = 89,658 sq.ft. or 2.058 Acres

BASIS OF BEARING = South 89°21'39" West along the Section line

3-1-06
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6th DAY OF March A.D. 2006

BY Kyle E Colyer — MYLLE C. ASTROPE PRES.
PACIFIC ASPHALT MARKETING INC.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 6th DAY OF March A.D. 2006 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-1-2008

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE OF LEGISLATIVE BODY

THE City Council OF Lindon City, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS 28th DAY OF March A.D. 2006.

MAYOR: Jeff Acerson
COUNCIL MEMBER: Kevin Peterson
COUNCIL MEMBER: Bruce M Carpenter
ATTEST:
COUNCIL MEMBER: Vicky Lords
COUNCIL MEMBER:
COUNCIL MEMBER: Jim Dunn
CITY ATTORNEY:

CITY ENGINEER'S CERTIFICATE

I Mark L. Christensen AS LINDON CITY ENGINEER HAVE INSPECTED THE FORGOING PLAT AND LEGAL DESCRIPTIONS AND FIND THEM TO BE CORRECT, AND DO HEREBY GIVE THE APPROVAL OF SAID PLAT ON THIS 6th DAY OF March 20 06

Mark L Christensen
LINDON CITY ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS 8th DAY OF March A.D. 2006 BY THE Lindon City PLANNING COMMISSION.

DIRECTOR SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "D"

Lindon Harbor Industrial Park

Including a Vacation of Lot 2 Lindon Harbor Industrial Park Plat "A"

SUBDIVISION

LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
		Mark L Christensen 3/6/06	

Conditions of Approval

11562

SEC. 5 T6S R2E SLB&M (BCT)
LOT 2 PLAT A LINDON HARBOR INDUSTRIAL PARK

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 22, 2021 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:	Sharon Call, Chairperson
Invocation:	Rob Kallas, Commissioner
Pledge of Allegiance:	Mike Marchbanks, Commissioner

PRESENT	**EXCUSED**
Sharon Call, Chairperson	Scott Thompson, Commissioner
Rob Kallas, Commissioner	
Mike Marchbanks, Commissioner	
Steven Johnson, Commissioner	
Jared Schauers, Commissioner	
Renee Tribe, Commissioner	
Mike Florence, Economic Development Director	
Anders Bake, Associate Planner	
Kathryn Moosman, City Recorder	

Special Attendee:
Councilmember Vanchiere – via remotely

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 June 8, 2021 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 8, 2021 AS AMENDED. COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Call 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. **Conditional Use Permit – Willis Diesel – 1279 West 300 South.** Trevin Willis requests conditional use permit approval to use a portion of the property located at 1279 W 300 S., Lindon Utah for an auto repair business. (Parcel numbers: 45:241:0026)

Anders Bake, Associate Planner led this agenda item by stating the applicant Trevin Willis (who is in attendance) is requesting conditional use permit approval to use a portion of the property located at 1279 W 300 S., Suite 5 for an auto repair business.

Mr. Bake indicated the Standard Land Use Table requires that businesses doing vehicle repair in the Light Industrial Zone obtain a Conditional Use Permit. The proposed business, Willis Diesel, will perform all work indoors and within their unit. He noted notices were mailed on June 11, 2021 to adjoining property owners in accordance with Lindon City Code and Staff has received no public comment back at this time.

Mr. Bake stated Willis Diesel will be using one of six commercial units in the building; the property is in the Lindon Harbor Industrial Park Plat "A" Subdivision. He noted this subdivision was recorded in August 1997 and the building was completed in November 2020 and the building and site comply with Lindon City Code requirements. He noted the applicant is not planning to do any construction on the building and will not be required to make any changes to the building or site.

Mr. Bake stated there are six parking stalls available on the property that are allotted to this business unit. The business will have two employees working at the property and customers will only come to the property to drop off and pick up vehicles. He pointed out, based on the business description that was provided, it is expected that this business will have a minimal impact on surrounding properties and will be compatible with other uses in the Light Industrial Zone. Mr. Bake then presented the Business description, Site Plan and Liquid Waste plan followed by some general discussion.

Following some additional discussion, the Commission was in agreement this appears to be a pretty straightforward request and an appropriate use for the location.

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

COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY LOCATED AT 1279 W 300 S SUITE 5 FOR AN AUTO REPAIR BUSINESS, WITH THE FOLLOWING CONDITIONS: 1. VEHICLES MAY NOT BE STORED OUTDOORS FOR LONGER THAN 72 HOURS UNLESS THE OWNER IS WAITING ON DELIVERY OF PARTS; 2. NO AUTOMOBILE PARTS WILL BE STORED OUTSIDE OF THE BUILDING; 3. THE APPLICANT WILL COMPLY WITH ALL OF THE LIGHT INDUSTRIAL SPECIAL PROVISIONS REQUIREMENTS FOUND IN SECTION 17.49.090 OF THE LINDON CITY CODE; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

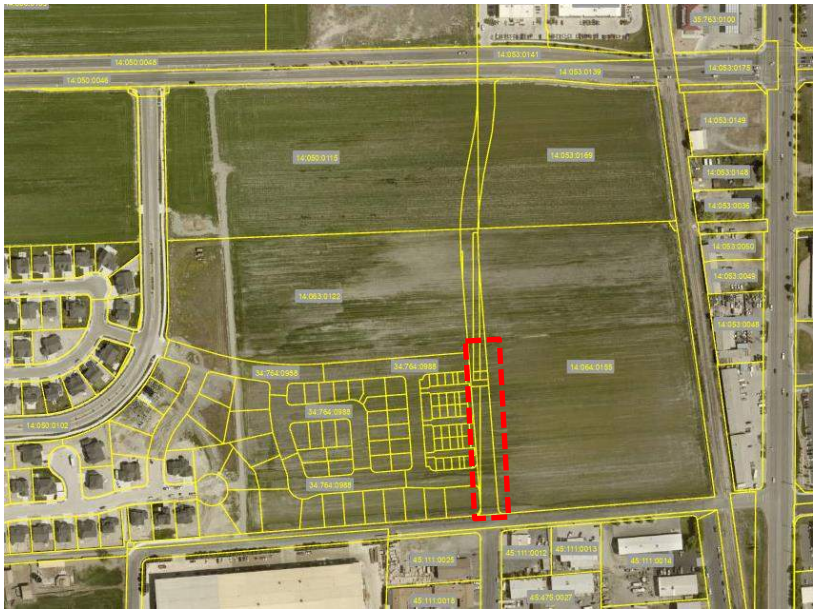
Item: Preliminary Subdivision Approval – 1200 W. Road Dedication Plat

Date: November 12, 2024

Applicant: Ivory Development, LLC
Presenting Staff: Michael Florence

Property Owner: Ivory Development
Project Address: 1200 W.

Type of Decision: Administrative
Council Action Required: No
City File Number: 22-025-0



Summary of Key Issues

1. Earlier this year the planning commission approved Parcel H at Anderson Farms which is the final single-family/townhome phase of the development.
2. Ivory Development is now proposing to dedicate the portion of 1200 W. that is adjacent to Parcel H.
3. The road dedication encompasses the road area from Wheat Grass Lane (north road) to 500 N. (south road).
4. This portion of the road dedication is required as part of Parcel H in the Anderson Farms Master Development Agreement.
5. The remaining portion of 1200 W. is required to be dedicated as part of the multi-family phase of the Anderson Farms development.
6. As part of the development agreement the city adopted a specific road profile for 1200 W. which is found in exhibit 3.

Motions

I move to (*approve, deny, continue*) the applicant's request for preliminary 1200 W. road dedication plat approval with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. Prior to recording the plat, the applicant will correct and consolidate all deeds and parcels that encompass the remaining portion of 1200 W. that will be part of the future road dedication;
4. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual; and
5. All items of the staff report.

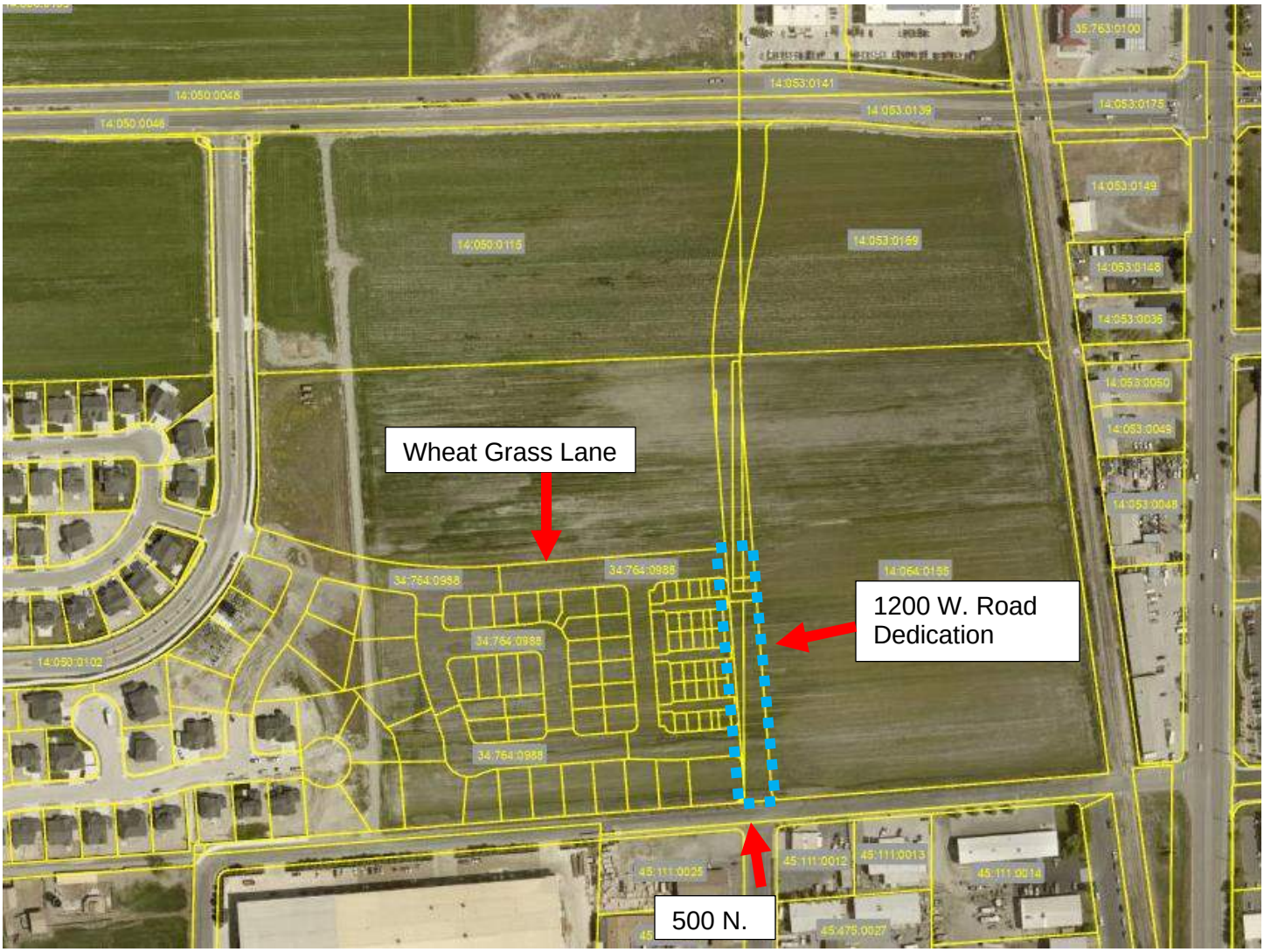
Other Requirements

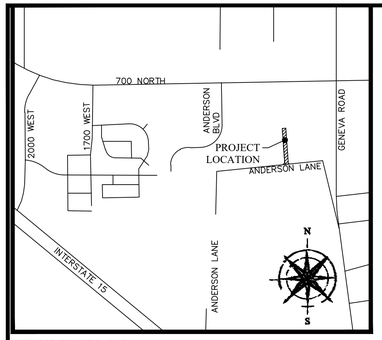
1. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

Exhibits

1. Aerial Map
2. Road dedication plat
3. Road profile
4. Street cross sections

Exhibit 1: Aerial Map





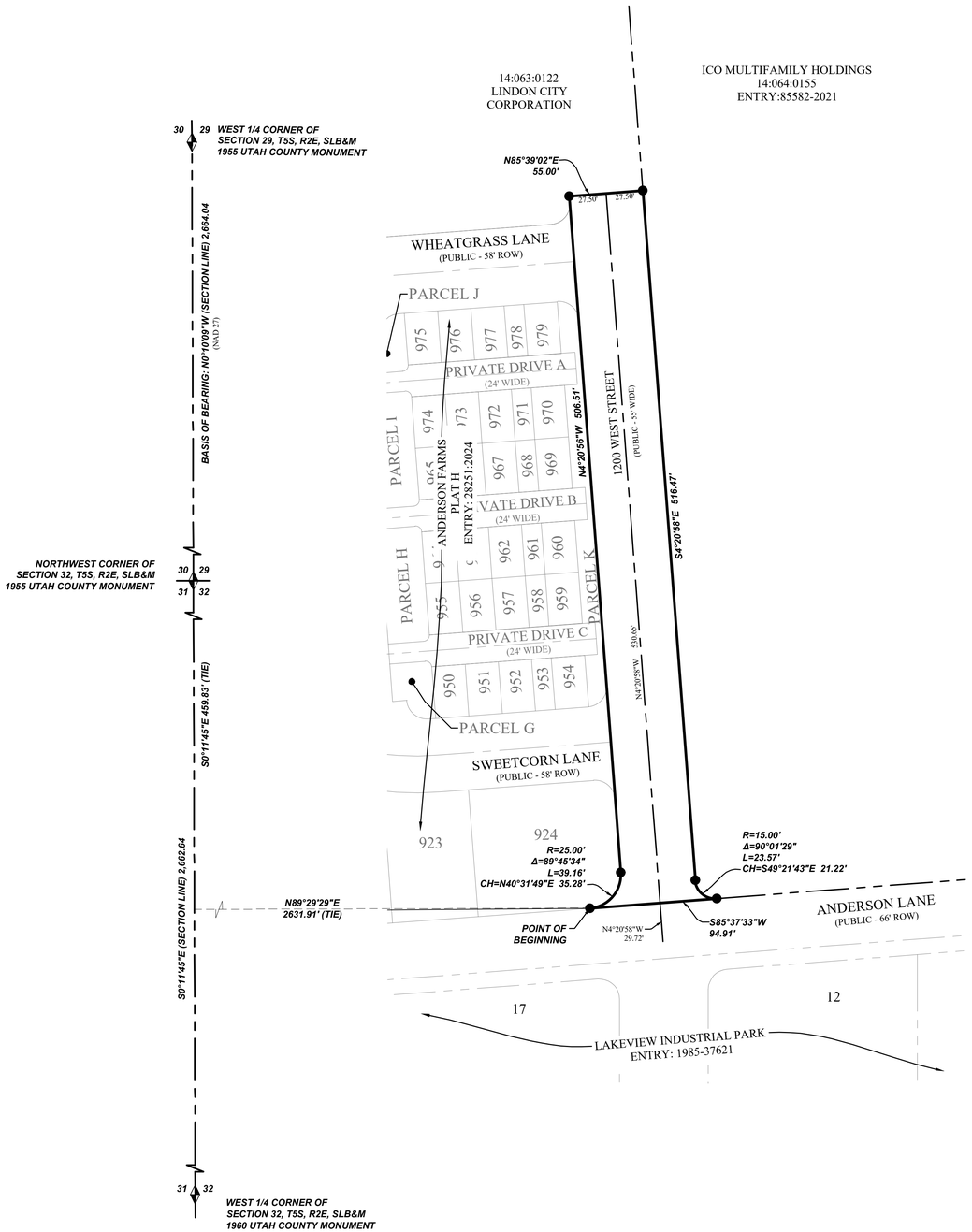
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

NOTES

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
IVORY DEVELOPMENT LLC
3340 NORTH CENTER STREET
LEHI, UTAH 84070
(801) 407-6800
CONTACT: BRAD MACKAY

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, HEREAFTER TO BE KNOWN AS:

ANDERSON FARMS
ROADWAY DECICTION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

JUSTIN LUNDBERG
Professional Land Surveyor
License No. 12554439

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 29 and NW1/4 of Section 32. Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at a point located on the easterly subdivision line of Anderson Farms Plat H recorded as Entry #28251:2024 on May 1, 2024 on file with the Utah County Recorder's Office, said point being S00°11'45"E 459.83 feet along the Section line and N89°29'29"E 2631.91 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; running thence along said subdivision line the following two (2) courses: (1) Northeasterly along the arc of a curve to the left having a radius of 25.00 feet a distance of 39.16 feet through a central angle of 89°45'34" Chord: N40°31'49"E 35.28 feet; thence (2) N04°20'56"W 506.51 feet; thence N85°39'02"E 55.00 feet to the westerly deed line described in a Special Warranty Deed recorded as Entry #85582:2021 on May 5, 2021; thence along said deed line the following two (2) courses: (1) S04°20'58"E 516.47 feet; thence (2) Southeasterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.57 feet through a central angle of 90°01'29" Chord: S49°21'43"E 21.22 feet to the northerly Right-of-way line of Anderson Lane; thence along said Anderson Lane S85°37'33"W 94.91 feet to the point of beginning.

Contains: 29,416 square feet±

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS TO BE HEREAFTER KNOWN AS

ANDERSON FARMS
1200 WEST
ROADWAY DEDICATION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____ A.D. 20____

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

ANDERSON FARMS
1200 WEST
ROADWAY DEDICATION
SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 32, T5S, R2W,
SALT LAKE BASE & MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LINDON CITY ENGINEER SEAL	LINDON CITY RECORDER SEAL
FOR REVIEW ONLY			

OCCUPANCY RESTRICTION NOTICE
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

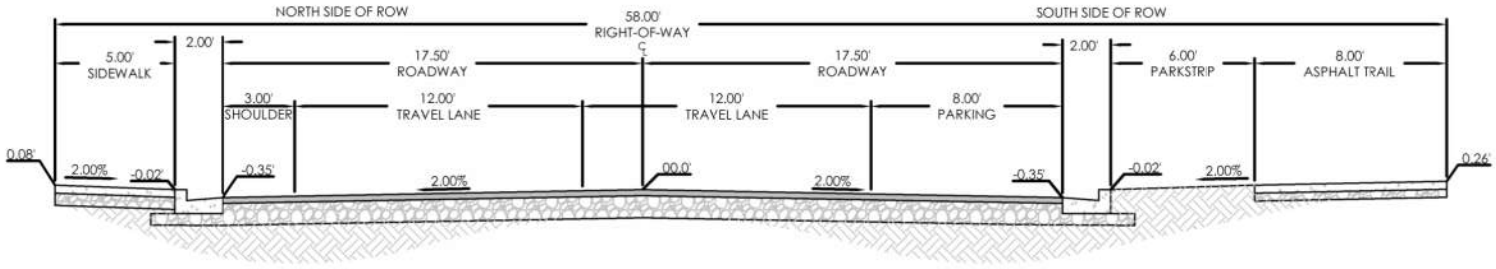
CONDITIONS OF APPROVAL

_____

_____

_____

2023\23-0283 anderson farms 1200 w backbone\design 23-0283\dwg\sheets\C2- FINAL PLAT.dwg



58' RESIDENTIAL ROAD W/ TRAIL

N.T.S.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

ANDERSON FARMS

58' RESIDENTIAL CROSS SECTION W/ TRAIL

Date Created:	2/12/24
Scale:	N/A
Drawn:	BBD
Job:	23-0261
Sheet:	EX1

Z:_2023\23-0261 Anderson Farms Plat H 2023 Layout\design 23-0261\dwg\exhibits\ANDERSON FARMS 58' CROSS SECTION EXHIBIT.dwg

700 NORTH

COMMERCIAL

MULTI FAMILY RESIDENTIAL

ANDERSON BLVD.

500 NORTH

500 NORTH

1700 WEST

ANDERSON LANE

INTERSTATE 15

NORTH

SCALE: 1" = 200'

200 100 0 200

LEGEND

- 85' ROAD CROSS SECTION (NORTH ANDERSON BOULEVARD)
- 72' ROAD CROSS SECTION (SOUTH ANDERSON BOULEVARD)
- 53' ROAD CROSS SECTION (ANDERSON BLVD. AT THORNE PROPERTY)
- 58' ROAD CROSS SECTION (PARCEL I CONNECTION TO ANDERSON BLVD.)
- 64' ROAD CROSS SECTION (CONNECTION TO 1700 WEST)
- 66' ROAD CROSS SECTION (500 NORTH CONNECTION TO ANDERSON BLVD.)
- 55' ROAD CROSS SECTION (INTERIOR ROADS)
- 28' ROAD CROSS SECTION (TOWNHOMES)
- 54' ROAD CROSS SECTION (500 NORTH INDUSTRIAL AREA)
- 47.5' ROAD CROSS SECTION (ANDERSON LANE)
- 55' ROAD CROSS SECTION (1200 W.)

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ANDERSON FARMS
LINDON, UTAH

Amended EXHIBIT J-1, STREET CROSS SECTIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 200'
DATE: 5/2/2016

EXHIBIT
J-1

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT J1-FOR REV AGREE.DWG 4/25/2016 1:00 PM

Item 6: Concept Review — Thornton Property between Lake View Drive and Gillman Lane

Date: November 12, 2024
Applicant: Ross Holliday
Presenting Staff: Michael Florence

General Plan: Residential
Current Zone: R1-20 Residential
Size: 6.12 acres

Type of Decision: None
Council Action Required: No



Overview

- Concept reviews are to provide general feedback only and no decision will be made or voted on at the meeting.
- The property is currently zoned Residential R1-20.
- The applicant is proposing to develop 47 detached single family lots that range in size from 3,431 to 7,283 square feet. The density is 7.67 units per acre.
- In 2022, the planning commission and city council reviewed 3 concept proposals from a different developer. See attachment 6. At that time the feedback provided was that the council was not interested in allowing smaller lots.
- The city does have a need for a detention basin in this vicinity. Previous proposals showed a detention basin on the Thorton property. The developer has been discussing options for the detention basin with the city.
- The applicant would be required to construct the street connections from behind the Fellowship Bible Church to 400 W. and to Gillman Lane. These connections are master planned in the general plan. 400 N./400 W. is planned as a Major Collector Street which has a road width of 66'. The connection to Gillman is planned as a 50' local street.
- The city signed an agreement with the Fellowship Bible Church where the City purchased the ground under the older building where the church meets. This funding helped the church build their new building next door and south of the older building. The church currently uses both buildings. When the 400 N./400 W. connection is ready to be constructed the City must give a one year notice to the church. The church will then have one year from the notice to demolish the older building. The City will be responsible for the street connection improvements from 400 N. to the Thorton property.
- UDOT would like to see Gillman Lane closed as a through street if the 400 N./400 W. connection is constructed.

Staff Analysis

1. The proposed development project would require a new zone and ordinance. The Planned Residential Development Overlay zone which was used by Song Bird Cove and Tilia Court would not apply to this property.

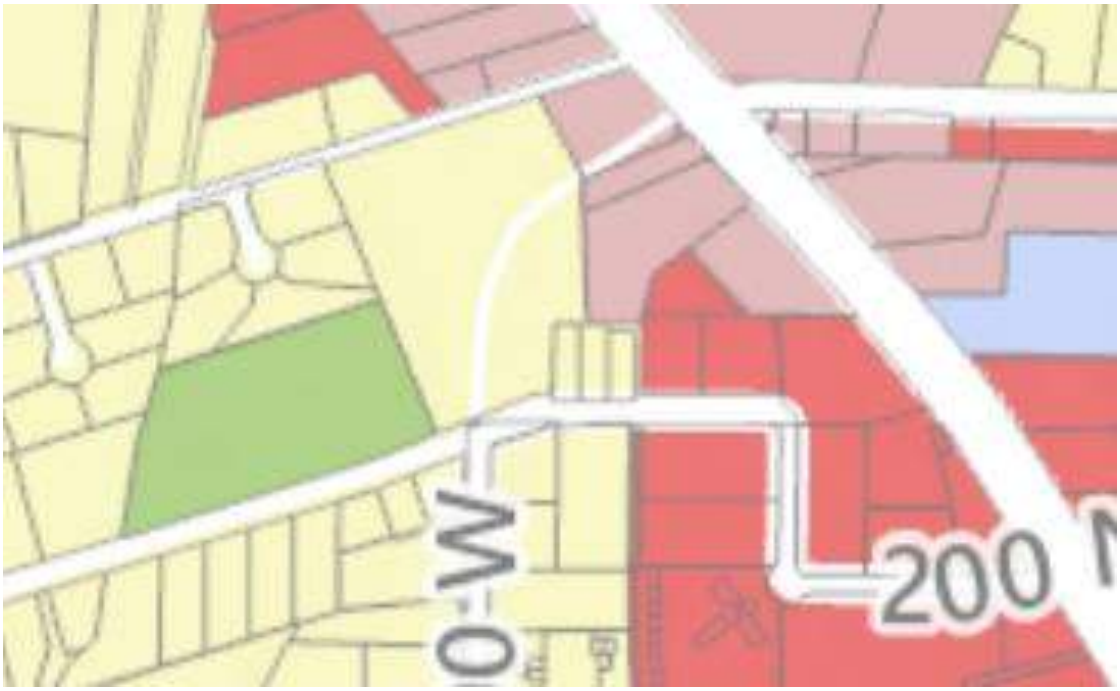
Exhibits

1. Aerial Map
2. Lindon City General Plan Future Land Use Map
3. Lindon City Zoning Map
4. Lindon City General Plan Street Master Plan Map
5. Developer project plan
6. 2022 developer proposals

Exhibit 1: Aerial Map



Exhibit 2: Lindon City General Plan Future Land Use Map



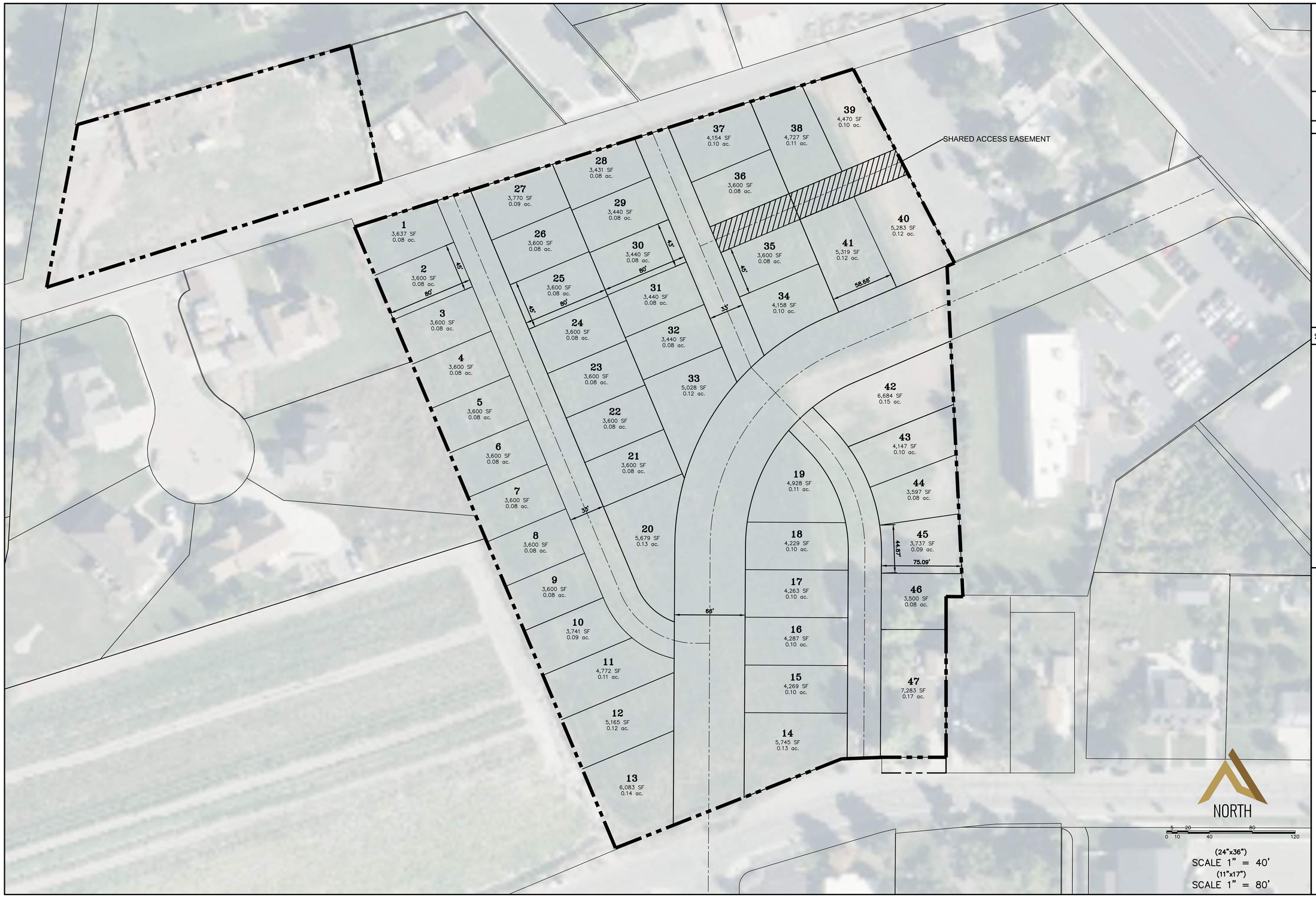
Lindon City Zoning Map



Lindon City Street Master Plan Map



Current Development Proposal



SHEET NO. 1

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

CONCEPT PLAN

LINDON, UTAH

THORNTON PROPERTY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

C:\USERS\CALEB\ONEDRIVE - ATLAS ENGINEERING\DOCUMENTS - COMMUNICATION SITE\1.0 OPERATIONS\1.1 - CIVIL\2024\24-057 LANDEX LINDON PROPERTY\CADD\CONCEPT\CONCEPT3.1.DWG

Previous Proposals

GILLMAN LANE

STATE STREET

UNIT COUNT

TOWN HOMES: 26
APARTMENTS: 44
TOTAL UNITS: 70

PARKING COUNT

TOWN HOMES: 104 STALLS
GUEST: 14 STALLS
STALLS: 118

APARTMENT: 51 STALLS
GUEST: 18 STALLS
STALLS: 69

TOTAL STALLS: 187

DETENTION
1.5 ACRES +

1 SITE PLAN
1/32" = 1'-0"

ONYX DESIGN COLLECTIVE

ONYX DESIGN COLLECTIVE
663 OAK LANE
KAYSVILLE, UT 84037

(801) 699-7801
kinley@onyxdesigncollective.com
www.onyxdesigncollective.com

THORNTON PROPERTY

LINDON, UTAH

PRELIMINARY PLAN

Rev #	Date	Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

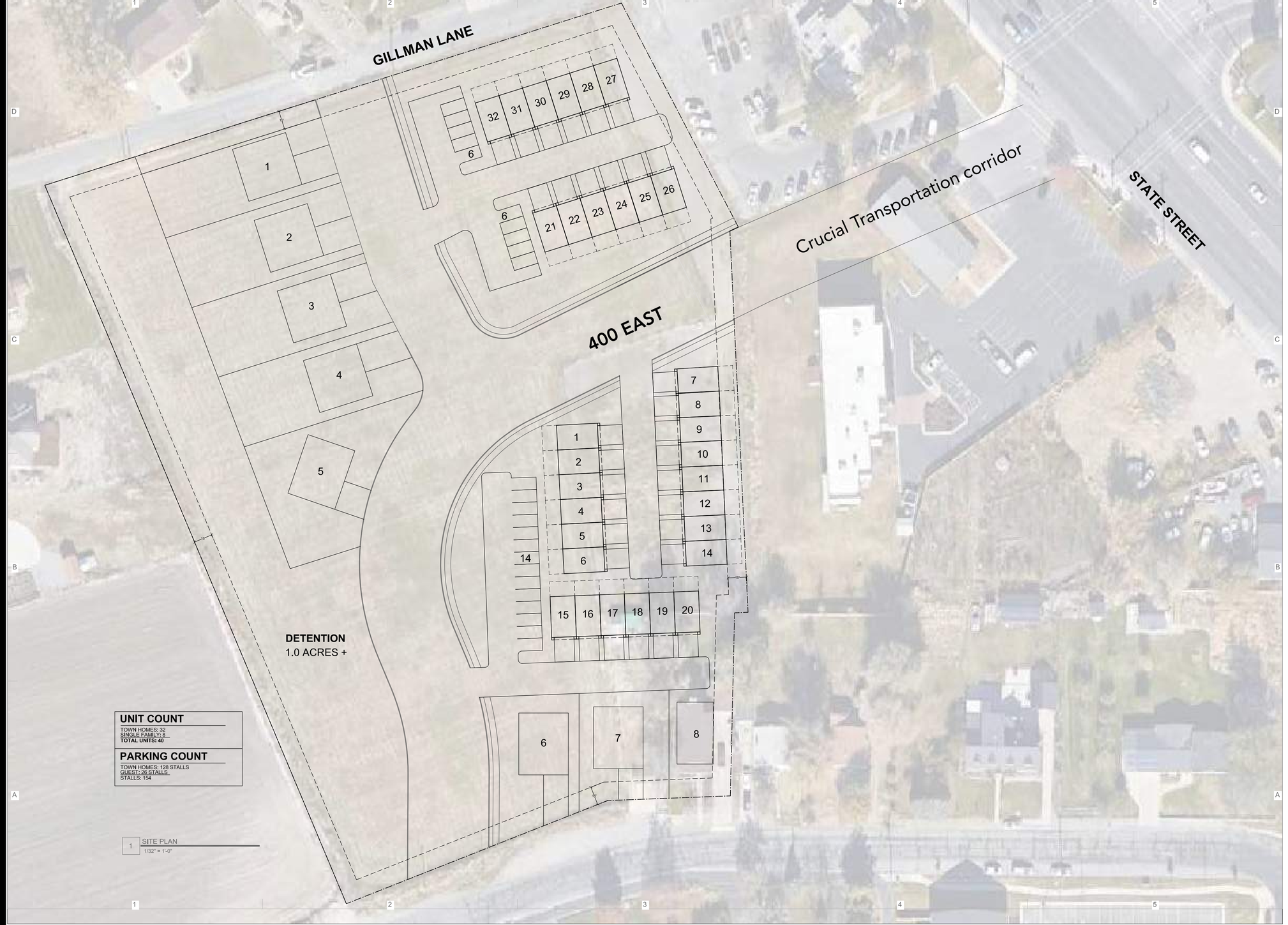
Job # 22.021
CAD File
Drawn Author Checked Checker
Date 03-22-2022
Owner #
Ins. #

SITE PLAN

A0.1

MEADOWS AT 400

THE HOLLAND GROUP



UNIT COUNT

TOWN HOMES: 32
SINGLE FAMILY: 8
TOTAL UNITS: 40

PARKING COUNT

TOWN HOMES: 128 STALLS
GUEST: 26 STALLS
STALLS: 154

1 SITE PLAN
1/32" = 1'-0"

ONYX DESIGN COLLECTIVE

ONYX DESIGN COLLECTIVE
663 OAK LANE
KAYSVILLE, UT 84037

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kinley@onyxdesigncollective.com
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THORNTON PROPERTY

LINDON, UTAH

PRELIMINARY PLAN

Rev #	Date	Description

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Job # 22.021
CAD File
Drawn Author Checked Checker
Date 05-05-2022
Owner #
Ins. #

SITE PLAN

A0.1

Reeve & Associates, Inc. - Solutions You Can Build On



50 0 50 100 150

Scale: 1" = 50'

Thornton Property

Lindon, Utah County, Utah

Developer:
Phil Holland
1082 West Dutch Lane
Kaysville, Ut. 84037
(801) 668-1565

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Thornton Property
PART OF THE NORTH 1/2 OF SECTION 33, T.5S., R.2E., S.L.B & M., U.S. SURVEY
LINDON, UTAH COUNTY, UTAH

Concept Plan

Revised: August 3, 2022

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 8-26-21
Name: THORNTON PROPERTY
Number: 7605-04

Sheet 1 of 1 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On