

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: Rob Kallas Commissioner
Invocation: Karen Danielson, Commissioner
Pledge of Allegiance: Sharon Call, Commissioner

PRESENT

Rob Kallas, Commissioner
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

EXCUSED

Steve Johnson, Chairperson

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 – Commissioner Kallas 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 bring 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, November 12, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director