

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 12, 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: Sharon Call, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

EXCUSED

Steve Johnson, Chairperson
Rob Kallas, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Sharon Call, Commissioner
Mike Marchbanks, 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 October 15, 2024 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF OCTOBER 15, 2024 AS PRESENTED WITH NOTED CHANGES. COMMISSIONER DANIELSON 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. 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)

Brittain Corbett, City Planner, presented this item noting that the applicant Trevin Willis was present to answer any questions the commission may have. Mr. Corbett stated that the applicant is applying for a conditional use permit for an auto repair business in Lindon at 1302 W. 300 S. suite 5, and noted the Standard Land Use Table requires that businesses doing vehicle repair in the Light Industrial Zone obtain a Conditional Use Permit. The applicant had

previously been 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.

Mr. Corbett then stated that all work on the vehicles will be done entirely indoors with the outdoor space only used for temporary storage of the vehicles. There are currently 3 parking stalls and one handicapped parking stall on the property, which is the appropriate number of stalls for the business. Mr. Corbett noted that 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.

Commissioner Marchbanks inquired about what business was previously at this location, and it was stated it was a landscaping business. Chairperson Johnson then asked if there had been any complaints from when they were in Lindon previously. Mr. Florence, Community Development Director, noted that there had been some complaints, however, with this new location it will help mitigate the concerns that were brought up from the previous location.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE 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. COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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.

Mike Florence, Community Development Director, presented this item and noted that the applicant was unable to attend. He stated that earlier this year the planning commission approved Parcel H in Anderson Farms which is the final single-family/townhome phase of the development, and that Ivory Development is now proposing to dedicate the portion of 1200 W. that is adjacent to Parcel H. Mr. Florence noted that the road dedication encompasses the road area from Wheat Grass Lane to 500 N. and that this portion of the road dedication was required as part of Parcel H in the Anderson Farms Master Development Agreement. He closed by stating that the remaining portion of 1200 West is required to be dedicated as part of the multi-family phase of the Anderson Farms development and then presented the transportation plan to the commission.

Commissioner Call asked for clarification on whether this was part of the original development agreement. Mr. Florence clarified that it was and gave some background to that. Mr. Florence also stated that the city is working with UDOT to get a traffic signal put in to help relieve the traffic congestion that happens in that area from businesses at rush hour.

Following some general discussion Chairperson Johnson 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 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. COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

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

2 farm property (Parcel ID: 14:068:0140). A Concept Review allows applicants to receive
4 planning commission feedback and comments on proposed developments. No formal
approvals or motions will be given, but general feedback is typically provided.

6 Mike Florence, Community Development Director, presented this item noting that the
applicant Ross Holliday with LandEx Development was present to answer any questions the
8 commission may have. Mr. Florence stated that in 2022, the planning commission and city
council reviewed 3 concept proposals from a different developer, and at that time the feedback
10 provided was that the council was not interested in allowing smaller lots. He reminded the
commission that the property is currently zoned Residential R1-20, and the applicant is
12 proposing to develop 47 detached single-family lots that range in size from 3,431 to 7,283 square
feet with a density of 7.67 units per acre. The future land map shows a major collector road is
14 planned to go through the property. He noted that the city does have a need for a detention basin
in this vicinity, and previous proposals showed a detention basin on the Thorton property,
16 however the developer has been discussing options for other options for the detention basin with
the city. Mr. Florence noted that the applicant would be required to construct the street
18 connections from behind the Fellowship Bible Church to 400 W. and to Gillman Lane and noted
that the city signed an agreement with the Fellowship Bible Church where the City purchased the
20 ground under the older building where the church meets, and the City will be responsible for the
street connection improvements from 400 N. to the Thorton property.

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24 Mr. Florence then turned the time over to the applicant Mr. Holliday to give a
presentation to the commission on the proposed plan for the property. This presentation showed
potential types of homes that would go on this property. Following the presentation
26 Commissioner Thompson asked what the price of the homes would be for this development, to
which Mr. Holliday stated they would range from \$575,000 to \$625,000.

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30 Commissioner Thompson stated that Lindon is lacking this type of housing, however he
questions the density. Commissioner Call stated her concern for the cost of development falling
on the consumer, making it hard for people to get into homes, so then they end up with an
32 unaffordable home. Commissioner Thompson then inquired about the detention pond. Mr.
Holliday answered Commissioner Thompsons questions about other potential locations for that.
34 Commissioner Kallas then asked the applicant why the lots are so small and asked about the
potential for quarter-acre lots in this area. Commissioner Schauers stated that he would like to
36 also see some quarter-acre lots to have some transition from the smaller lots to the larger lots
surrounding the property.

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40 Mr. Florence then presented some emails they received from neighboring lots for the
commission to review. Chairperson Johnson asked if there was any public comment at this time.
The following comments were made:

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- 44 • **David Holbrook** stated that he would like a transition from the smaller lots to the larger
lots as discussed earlier. He then requested sidewalks to have s a walkable area to help
with safety. He then closed with stating that the event center in the area is a problem
46 where the overflow parking tends to be the church, so he requests some walking ability
from the church to the event center.

- 2
- 4 • **Lori Esteban** stated that she wanted to first let the Thorntons that she wants them to
6 benefit from the sale of their property and that she thinks it's unfair that the road needs to
8 go through their property. She then voiced concerns with reception center and where
these road closures will happen on Gillman Ln. to help reduce the flow of traffic for
safety for that area. She then closed by stating that other neighbors she has talked with
would be happier with 25 homes verses 45.
 - 10 • **Brett Cook** stated it doesn't seem fair that citizens who want to build on their property
12 have to stay withing the 10ft easement requirements, however these homes would get
away with smaller.

14 Mr. Florence then presented concerns he received from city engineers noting that those
things would need to be looked into further. Commissioner Call stated she has concerns with the
16 plan as-is, with density being an issue. Commissioner Danielson voiced her agreement, stating it
would be nice to see a little transition. The applicant then asked the commission for feedback
18 regarding the western side of the property, and if they would like to see larger lots there, lot sizes
and favorable options were then discussed.

20 Following some general discussion Chairperson Johnson called for any further comments or
22 discussion from the Commission. Hearing none he moved on to the next agenda item.

24 7. **Community Development Director Report**

- Public Facility Zone proposal at next meeting
- Misc. City Updates

26 **ADJOURN** –

28 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 8:20 PM.
30 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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34 Approved, November 26, 2024

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director