

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 27, 2015 beginning with a work session at 6:00 p.m.** at the Lindon City  
4 Center, City Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION**– 6:00 P.M.

8 Standard Land Use Table Comparison. The Commission will compare and contrast the  
9 permitted, conditionally permitted, and non-permit uses in the General Commercial and  
10 Mixed Commercial zones in preparation for a General Plan and Zone Map change  
11 request by Leonard Lee.

12 Conducting: Hugh Van Wagenen, Planning Director

14 **PRESENT** **ABSENT**  
16 Sharon Call, Chairperson Mike Marchbanks, Commissioner  
17 Rob Kallas, Commissioner  
18 Matt McDonald, Commissioner  
19 Bob Wily, Commissioner  
20 Andrew Skinner, Commissioner – arrived 6:30  
21 Hugh Van Wagenen, Planning Director

22 **Look at other file.....work session**

24 **REGULAR SESSION** – 7:00 P.M.

26 Conducting: Sharon Call, Chairperson  
28 Invocation: Andy Skinner, Commissioner  
29 Pledge of Allegiance: Bob Wily, Commissioner

30 **PRESENT** **ABSENT**  
32 Sharon Call, Chairperson  
33 Bob Wily, Commissioner  
34 Rob Kallas, Commissioner  
35 Matt McDonald, Commissioner  
36 Andrew Skinner, Commissioner  
37 Mike Marchbanks, Commissioner  
38 Hugh Van Wagenen, Planning Director  
39 Kathy Moosman, City Recorder

- 40 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.  
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43 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of October 13,  
44 2015 were reviewed.

46 COMMISSIONER MCDONALD MOVED TO APPROVE THE MINUTES OF  
THE REGULAR MEETING OF OCTOBER 13, 2015 AS PRESENTED.

2 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
4 VOTED IN FAVOR. THE MOTION CARRIED.

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6 3. **PUBLIC COMMENT** –

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8 Chairperson Call called for comments from any audience member who wished to  
8 address any issue not listed as an agenda item. There were no public comments.

10 **CURRENT BUSINESS** –

12 4. **Public Hearing** – *General Plan Map Amendment, approx. 115/117/119 South State*  
14 *Street.* Leonard Lee of L.A. Enterprises requests approval of a General Plan Map to  
14 change the General Plan Designation of property located at 115/117/119 South State  
16 Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial (CG) to  
16 Mixed Commercial (MC). The Commission will consider the request and make a  
18 recommendation to the City Council.

18

20 COMMISSIONER SKINNER MOVED TO OPEN THE PUBLIC HEARING.  
20 COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT  
22 VOTED IN FAVOR. THE MOTION CARRIED.

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24 Hugh Van Wagenen, Planning Director, led the discussion by explaining

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26

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30 Chairperson Call asked if there were any further questions or comments from the  
32 Commission. Hearing none she called for a motion.

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34 COMMISSIONER WILY MOVED TO RECOMMEND CONTINUANCE OF  
34 THE APPLICANT’S REQUEST TO CHANGE THE GENERAL PLAN  
36 DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL #14:  
36 070:0204 AND 14:070:0306 FROM COMMERCIAL TO MIXED COMMERCIAL  
38 AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER  
38 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
40 FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
42 COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
44 COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

48 5. **Public Hearing: Zone Map Amendment, approx. 115/117/119 South State Street.**  
Leonard Lee of L.A. Enterprises requests approval of a Zone Map amendment to

2 rezone property located at 115/117/119 South State Street (Utah County Tax IDs  
14:070:0204 & 14:070:0306) from Commercial (CG) to Mixed Commercial (MC).  
4 The Commission will consider the request and make a recommendation to the City  
Council.

6

Mr. Van Wagenen stated

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MCDONALD REQUESTED TO REVIEW FROM THE WORK SESSION  
10 HUGH THEN WENT OVER THE LAND USE TABLE FOR THE BENEFIT  
OF THE AUDIENCE MEMBERS.

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18 Chairperson Call asked if there were any questions or comments from the  
Commission. Hearing none she called for a motion to continue.

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COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF THE  
22 APPLICANT'S REQUEST TO CHANGE THE ZONING DESIGNATION OF THE  
LOTS IDENTIFIED BY UTAH COUNTY PARCEL #14:070:070:0204 & 14:070:0306  
24 FROM GENERAL COMMERCIAL (CG) TO MIXED COMMERCIAL (MC) WITH  
CHANGES AS INDICATED IN THE LAND USE TABLE AND RECOMMEND  
26 APPROVAL TO THE CITY COUNCIL. COMMISSIONER SKINNER SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
30 COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
32 COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE
34 THE MOTION CARRIED UNANIMOUSLY.	

36 Chairperson Call asked if there were any public questions or comments. Hearing  
none she called for a motion to close the public hearing.

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COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
40 COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

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6. **Minor Subdivision** – *Homesteads at Coulson Cove, Plat E, approx. 731 North  
44 Coulson Drive.* Jeff Wilson requests approval of a three (3) lot subdivision in the  
Single Family Residential (R1-12) zone on .99 acres.

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Mr. Van Wagenen stated KAYLYNN WILSON was in attendance as  
48 representative of this item. Will not go to the city council will stay with the land use  
authority. Creating 2 additional lots in addition to an existing lot for this plat. 12,000

2 square feet and the plat that was committed and lot 27 and lot 28 are a few feet short of  
the 12,000 feet not a problem to get to the standard as he owns the property to the north  
4 also and a matter of tweaking the lot latest formal approvals need from approval and  
more Wilson understands and has not concerns. Utility stubs put in and part of the  
6 process and really straightforward subdivision. Turned time to Kaylynn.

8 Mrs. Wilson Steve Phelon land trade and makes it nice and clean. Listen to  
Sharon. Not a problem meeting the 12,000o square feet. Make sure everything is right.

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14 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion.

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18 **COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS  
REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A  
PRESCHOOL LOCATED AT 190 NORTH 980 EAST IN THE SINGLE FAMILY  
20 RESIDENTIAL (R1-12) ZONE WITH THE CONDITIONS. COMMISSIONER  
MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
22 FOLLOWS:**

24 <b>CHAIRPERSON CALL</b>	<b>AYE</b>
<b>COMMISSIONER KALLAS</b>	<b>AYE</b>
<b>COMMISSIONER WILY</b>	<b>AYE</b>
<b>COMMISSIONER MARCHBANKS</b>	<b>AYE</b>
<b>COMMISSIONER MCDONALD</b>	<b>AYE</b>
<b>COMMISSIONER SKINNER</b>	<b>AYE</b>

**THE MOTION CARRIED UNANIMOUSLY.**

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32 7. **Public Hearing** – *General Plan Map Amendment, approx. 500 North Anderson Lane.*  
Ken Watson of Ivory Development is requesting a General Plan Land Use Map  
34 Amendment from Mixed Commercial to Residential-High. Residential-High is  
defined as greater than 3.6 dwelling units per acre. The subject properties are located  
at approximately 500 North Anderson Land, identified by Utah County Parcel IDS  
36 #14:063:0061, #14:063:0006, #14:063:0048, #14:063:0046, #14:063:0047,  
#14:063:0042, #14:063:0012 and approximately 150 North 1700 West, which is a  
38 portion of the parcel identified by Utah County Parcel ID #14:063:0068 and are  
within the Mixed Commercial (MC) zone.

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42 **COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC  
HEARING. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.**

44  
46 **KEN WATSON. WITH IVORY DEVELOPMENT. AFTER STAFF WILL  
OPEN TO PUBLIC COMMENT.STATE NAME AND KEEP COMMENTS BRIEF.**

48 Mr. Van Wagenen stated this is a general plan request to go from listen to Hugh.

2 Mr. Watson addressed the commission at this time. Long process to get to this  
point with staff held meetings with pc city council and public to gain as much info as  
4 they could. Did a good job and like the project. Same as before not differenc.t this plan  
is compatible with the harmony of the adjacent residents. Provides a high density  
6 residential development. 4 stages of ownership. 1. First time apt. 2. First starting out with  
a townhome 3. Move to nice home and 4. Retirement year's adult community. All  
8 provided in this project. Strengthen quality of land uses and contribute to character of  
Lindon city. Get Watson talk.

10 Conserve energy etc. Answer questions.  
Sharon open up for public comment.

12 **Shawn Monsen: UIA** sales.....martin snow and????

14 UIS is across the street from top development. UIS provides 10 million in payroll  
and sales tax revenue contracts with vendors in Lindon and over 8 million UIS is a key  
16 component to the tax base of Lindon city. Problem with change is putting industrial right  
next to and industrial development. ....odors, noise, traffic, not a safe place for residences  
18 right across the street. They bring in inmates from the jail to work.....residents will start  
complaining. Not a safe place for children... need buffering to avoid this type of conflict  
20 between an industrial and residential use. Master plan is a solid plan and has natural  
buffering. Rob asked to see the UIS development. Listen to rob...who would be  
22 responsible to put in fencing requirements etc. Ivory responsibility. Masonry walls.

24 **Martin Snow:** owner. Starting building 32 years ago when it was heavy  
industrial and in those days there was industrial property. There was a lot of  
26 manufacturing jobs and uses and as we change those zones over to residential we start  
losing jobs and forcing out skilled labor. Master plan change is one step from a zone  
change. 20 years ago he built the nicest commercial buildings where they have since put  
28 in residential property. Had a lot of complaints and spend time trying to mitigate those  
issues and expects them to do something about it. Make sure everyone understands if this  
30 goes through they don't want to be the ones taking the issues.

32 Shalonna Barney: concern that the west side is the only high density and we are  
separating our community and allowing a small portion of our city to become a large  
34 portion of the city and would like to see it spread out so we can continue with the sense  
of community and keep the feel of Lindon. This kind of development will not contribute  
to upgrading our city.

36 ??? Industrial around us and mixed commercial to the west. She lives in  
fieldstone. And would like to find out. They would like bigger lots in the area and those  
38 people who want to come here will go somewhere else. Putting everything in that one  
area will change the feel of Lindon they need to spread it out.

40 **Ron Anderson:** owns the property has been some valid points but ivory is  
spreading it out and. Snow is already there and hope things can be mitigated with buffers  
42 and rock walls etc. Listen to Ron.....area on Geneva road..?????/ This has been  
discussed a lot and hope it works out and can be mitigated.

44 **Celeste Livingston:** there are only a few houses for sale and would like a little  
bigger house and if something had to go in she would like ivory homes. Personally this  
46 would be 1/3 acre lot would be a step up. Very few that are the next step up. Would  
suggest 1/3 acre lot

2 Adam McDaniel...ivory provides better options for that area. Previous council  
created an island. And are always asked what Lindon plan is. Right to expand residential  
4 opportunities in Lindon.

6 Kenna Bartholomew; came to last meeting for the zoning on a warehouse. She  
moved in know there was industrial. High density is smaller lots and not all townhomes  
8 but she supports that around her because it give s them less industrial that has rules etc.  
and if they feel they can sell those homes will just add to their neighborhood and more  
10 families and will separated well the industrial from the residential. And if they are  
willing to build the rock wall and stick to their standards.

12 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion to close the public hearing.

14 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
16 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED

18 Chairperson Call asked if there were any further questions or comments from the  
20 Commission. Hearing none she called for a motion.

22 COMMISSIONER MCDONALD MOVED TO APPROVE THE  
24 APPLICANT'S REQUEST FOR APPROVAL OF A THREE LOT RESIDENTIAL  
SUBDIVISION, TO BE KNOWN AS CANBERRA HEIGHTS PLAT I, WITH NO  
26 CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
30 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER MCDONALD	AYE
32 COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 34  
36 8. **Concept Review** – *Dastrup Auto Inc.; Zone Change, 475 North State Street.* Devin  
38 Dastrup requests feedback on a General Commercial to General Commercial-Auto  
zone change proposal on the 2.3 acre lot located at 475 North State. The change  
would allow used cars to be sold on the property. No action will be taken.

40 Mr. Van Wagenen stated Mr. Dastrup is in attendance.

42  
44 Chairperson Call called for any comments or questions from the Commissioners.  
Hearing none she moved on to the next agenda item.

- 46 9. **Public Hearing** – **40 Geneva LLC; 10 foot landscape strip, 40 North Geneva**  
48 **Road.** Doug Lewis requests a concept review for a 10' landscape strip rather than a  
20' strip along public frontage on the 1.5 acre lot located at 40 North Geneva Road,

2 due to lot size, lot shape and associated visibility requirements. No action will be  
taken.

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

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Mr. Van Wagenen explained

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12 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A THREE LOT RESIDENTIAL SUBDIVISION, TO  
14 BE KNOWN AS CANBERRA HEIGHTS PLAT I, WITH NO CONDITIONS.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
16 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
18 COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
20 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER MCDONALD	AYE
22 COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

24

Chairperson Call called for any comments or questions from the Commissioners.  
26 Hearing none she called for a motion to close the public hearing.

28 COMMISSIONER MCDONALD MOVED TO CLOSE THE PUBLIC  
HEARING. COMMISSIONER SKINNER SECONDED THE MOTION. ALL  
30 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

32 **10. New Business: Reports by Commissioners –**

34 Chairperson Call called for any new business or reports by the Commissioners.  
Call... asked councilman bean about used auto car lots. bean said have done right  
36 to express feelings. Shows economy is improving. Should have discussion as an agenda  
item in council because it is pretty subjective when looking at current zones and where  
38 we may expand.

New planner introduced himself.

40

Chairperson Call called for any further comments or discussion. Hearing none she  
42 moved on to the next agenda item.

44 **11. Planning Director Report–**

46 Mr. Van Wagenen reported on the following items followed by discussion:

- Fire station update was discussed
- Commission vacancy was discussed

48

- 2
- Osmond phase 2 was approved by the council and design guidelines
  - 700 North Area Plan Committee Update
- 4
- Ivory Update
  - Week of Thanksgiving availability
- 6

8 Chairperson Call called for any further comments or discussion. Hearing none she called for a motion to adjourn.

10 **ADJOURN** –

12 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
14 MEETING AT 9:15 P.M. COMMISSIONER MCDONALD SECONDED THE  
14 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16 Approved – November 10, 2015

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Sharon Call, Chairperson

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24 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director