

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March**
4 **14, 2023 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.

6 Conducting: Sharon Call, Chairperson
8 Invocation: Steven Johnson, Commissioner
Pledge of Allegiance: Jared Schauers, Commissioner

PRESENT

12 Sharon Call, Chairperson
Scott Thompson, Commissioner
14 Rob Kallas, Commissioner
Renee Tribe, Commissioner
16 Steven Johnson, Commissioner
Jared Schauers, Commissioner
18 Mike Florence, Economic Development Director
Mary Barnes, Associate Planner
20 Kathryn Moosman, City Recorder
Britni Laidler, Deputy Clerk
22 Brian Haws, City Attorney

EXCUSED

Mike Marchbanks, Commissioner

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
Commission meeting of February 28, 2023 were reviewed.

26 COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF FEBRUARY 28, 2023 AS PRESENTED. COMMISSIONER
28 KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
CARRIED.

30 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
32 comments.

CURRENT BUSINESS –

34 COMMISSIONER JOHNSON MOVED TO AMEND THE AGENDA ORDER AND
BEGIN WITH ITEM 5 THEN MOVE ON TO ITEM NUMBER 4, AND THEN RESUME
36 REGULAR AGENDA ORDER. COMMISSIONER KALLAS SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR AND THE MOTION CARRIED.

38 5. **Public Hearing-** a recommendation to the Lindon City Council to amend ordinances
17.02, 17.18, 17.43, 17.45, 17.47, 17.48, 17.49, 17.50, 17.51, 17.54 pertaining to grass
40 and sod landscaping requirements and create Title 17.19 – Waterwise Landscaping and
Design. Application is made by Lindon City.

2 COMMISSIONER THOMPSON MADE A MOTION TO OPEN PUBLIC HEARING.
3 COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
4 THE MOTION CARRIED.

6 Mike Florence, Planner Director presented this item. He stated that the city has received
7 information from the Central Utah Water Conservancy District (CUWCD) stating for the city
8 and its residents to receive future grants or rebates then it must adopt a waterwise landscape
9 ordinance. The city is proposing to adopt a waterwise landscape ordinance applicable to
10 residential, commercial, and industrial zones. The city is also proposing to amend those sections
11 of current city code where the call out for sod or grass only is required so that it complies with
12 the proposed waterwise landscape code. He noted CUWCD provided the city with expected
13 landscape standards to conserve water which are to be adopted into a new landscape ordinance.

14 Mr. Florence explained that the requirements from the CUWCD applies to new
15 construction only. He then went over the rebates available for those current residents as an
16 incentive to adopt the new standards. For single family and multi-family developments the
17 standards discussed would only apply to the front and side yards. The requirements for these new
18 single and multi-family developments are that the lawns are to be limited to 35% of the total
19 front and side yard landscaped areas.

20 Mr. Florence stated in regard to commercial and industrial development, lawn areas are
21 limited to 20% of the total landscaped area. It was clarified that park strips less than eight feet
22 are required to be planted with water-conserving plants that do not include lawn. Mr. Florence
23 then went over the Ordinance to clarify certain sections of the previous ordinance that would be
24 amended titles. Commissioner Schauers voiced his concern with this ordinance and the
25 limitations it sets on residential developments with the front and side yard restrictions.

26 Mr. Florence further explained that the Central Utah Water Conservancy District delivers
27 a portion of the city's secondary water through the Alpine Aqueduct. The city has received
28 substantial grants in the past from CUWCD to improve water delivery. In addition, the city is
29 evaluating relocating water from the North Union Canal to the Murdock Canal in order to
30 improve efficiency and reduce loss. However, the CUWCD has stated that in order to do that, the
31 City will need to have a Landscape Ordinance in place. Mr. Florence let the Commission know
32 there are many Utah County communities that are adopting this. Yard maintenance and long-
33 term outlook on these requirements were discussed among the Commission and Staff.

34 The Commission asked for clarification on the possibilities of avoiding these standards,
35 and what benefit the city gets from staying with the CUWCD. Mr. Florence stated that the City
36 has received \$800,000 in the past year, with more discussion currently in the works for future
37 projects. Commissioner Tribe asked for clarification on what that money was used for. Mr.
38 Florence stated it was used for the piping project near the Junior high, and the water meters
39 currently being installed. With the grant money and other money that had been set aside, it is
40 saving the citizens from having to be billed for these cost.

41 City Attorney Brian Haws stated that the City may be able to work with the CUWCD on
42 the wording in the ordinance to allow flexibility in regards to the terms of what constitutes front
43 and side yards verses backyards. Commissioner Johnson voiced his concern on there being no
44 public in attendance tonight for the commission to hear input from, and things a public forum
45 would be beneficial. Commissioner Thompson stated he would like to see some adjustments to
46 the way this ordinance is written and then hold another meeting to allow the public to attend so
they can have their thoughts or concerns heard. Mr. Florence let the Commission know he will

work with the CUWCD and will be reaching out to them to have a representative to come to next meeting to clarify and answer questions the Commission or public may have. He also said they will post on the website and other media outlets about this ordinance as to allow for public input.

COMMISSIONR SCHAUERS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

COMMISSIONER JOHNSON MOVED TO CONTINUE OF ORDINANCE
AMENDMENT 2023-01-O TO ALLOW CITY STAFF TO ADDRESS CONCERNS THE
COMMISSION ADDRESSED. COMMISSIONER TRIBE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
COMMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY

5. Site Plan Approval – Doug Smith Kia – 455 S. Lindon Park Drive Doug Smith Kia requests site plan approval for a new vehicle dealership at 455 S. Lindon Park Drive (Parcel ID # 17:015:0121)

Mary Barnes, Associate Planner presented this agenda item. David Smith and Brandon Lundeen from Doug Smith Kia were present. She noted the applicant is seeking plan approval for a new Doug Smith KIA dealership. The applicant is proposing to construct a new car dealership with service bays, a showroom, and display space on 6.88 acres. She pointed out that currently only 70% of the lot will be improved and finished with this first phase. During the second phase, at a later date, the remaining 30% will be improved.

Ms. Barnes stated that many years ago, Lindon City set up the Lindon RDA #3 project area for this section of the city to encourage economic development. As an incentive, the city installed and maintained the existing landscaping strip and streetlights. As properties are developed in this area, the landscaping and maintenance for the landscaping strip is turned over to the property owner. When the landscaping and sidewalk was installed by the city, the zone was PC-1. At the time of installation, the landscaping strip did meet code requirements. In 2021, the zone was changed to Regional Commercial. Therefore, the landscaping strip does not meet all Regional Commercial landscaping requirements.

Ms. Barnes presented that per city code, 1 parking spot is required for every 250 sq ft of showroom and office space, plus one per employee. With this specific plan city code would require 111 parking spaces available for customers and employees on the site. The current plan has a total of 310 parking spots on location, making it compliant with city code.

Ms. Barnes went on to explain that the primary access will be from Lindon Park Drive, and a secondary access will be on 400 S. All internal drive aisles are 24' wide, as required in the

2 parking code. The building does have an express service area on the south side of the building
4 with three loading lanes. After service, vehicles are able to exit from the west side of the
building, and circle back to one of the main accesses. She noted when Home Depot was
constructed, an access from the Home Depot parking lot to this site was put in. Since then, Home
6 Depot has requested that the applicant does not finish the connection. Therefore, the connection
will not go through.

8 Ms. Barnes then presented the landscape plan and existing tree plan to the Commission.
She noted the applicant is required to have 11 trees in the parking landscaping; however the
10 landscape plan shows the applicant has plans for a total of 31 trees in the landscaping. During the
first phase the applicant meets the requirements for 25% for the site and zone landscaping
12 requirements per the Regional Commercial landscaping requirements. When second phase of this
site is improved, a condition of approval has been added to meet this requirement of 25% for
14 total site with landscaping and civil plans.

Commissioner Johnson asked about future use of the 30% due to the steep slope. Mr.
16 Lundeen clarified that currently they don't see there being additional parking there due to the
steep slope, and it will likely be a landscaped hillside. He added the section on 400 South is
18 already somewhat landscaped, so they plan on keeping most of that.

Ms. Barnes presented that the developer will be removing some of the trees on the site,
20 due to the issue of having mature trees lining the lot that's use is specifically to sell cars stating it
is counter intuitive. The site however will have the same number of trees as currently; however
22 they will be placed grouped in different areas instead of being placed every 30'. There currently
isn't a plan to show exactly where all the trees will be placed. There is a condition of landscaping
24 plan to be submitted for approval to insure there is no net loss of landscaping.

Ms. Barnes then presented a rendering of the architectural appearance to the Commission.
26 She explained that Staff has added that the final drawings meet the architectural requirements of
the Regional Commercial zone as a condition of approval.

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

30
COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT'S
32 REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
34 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
36 DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE
IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
38 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE
40 REGIONAL COMMERCIAL ORDINANCE REQUIREMENTS; 5. THE APPLICANT WILL
CONTINUALLY MEET ALL VEHICLE SALES LOT REQUIREMENTS AS FOUND IN
42 17.48.200; 6. THE LANDSCAPING PLAN WILL RECEIVE FINAL APPROVAL FROM
CITY STAFF; 7. THE APPLICANT WILL PROVIDE A SITE PLAN SHOWING EMPLOYEE
44 AND CUSTOMER PARKING, AND UPRIGHT POLE SIGNS TO CLEARLY DESIGNATE
THE CUSTOMER AND EMPLOYEE PARKING STALLS BEFORE RECEIVING FINAL
46 STAFF APPROVAL; 8. BEFORE THE SECOND PHASE IS IMPROVED AND FINISHED,
THE APPLICANT MUST SUBMIT A LANDSCAPING PLAN THAT MEETS SITE AND

INTERIOR LANDSCAPING REQUIREMENTS, AND CIVIL PLANS, WHICH MUST
RECEIVE FINAL APPROVAL FROM CITY STAFF; 9. ALL ITEMS OF THE STAFF
REPORT. COMISSIONER TRIBE SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE
COMISSIONER THOMPSON	AYE

THE MOTION CARRIED UNANIMOUSLY

6. Open and Public Meetings Training

Brian Haws, City Attorney was in attendance to present the Annual Open & Public
Meetings Act Training. Mr. Haws gave his presentation and then general discussion followed.
Following the presentation, the Commission thanked Mr. Haws for the valuable information.

7. Planning Director Report - General City updates.

Mr. Florence let Commission know that Jeff Southard has invited the Commission to tour
the Tilia Court property. The commission stated they would be interested in this.

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

ADJOURN –

COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING AT
8:12 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

Approved 11, 2023

Sharon Call, Chairperson

Michael Florence, Planning Director