

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March**
3 **14, 2023 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
4 State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

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

PRESENT

12 Sharon Call, Chairperson
14 Scott Thompson, Commissioner
16 Rob Kallas, Commissioner
18 Renee Tribe, Commissioner
20 Steven Johnson, Commissioner
22 Jared Schauers, Commissioner
Mike Florence, Economic Development Director
Mary Barnes, Associate Planner
Kathryn Moosman, City Recorder
Britni Laidler, Deputy Clerk
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
8 information from the Central Utah Water Conservancy District (CUWCD) stating for the city
10 and its residents to receive future grants or rebates then it must adopt a waterwise landscape
12 ordinance. The city is proposing to adopt a waterwise landscape ordinance applicable to
14 residential, commercial, and industrial zones. The city is also proposing to amend those sections
16 of current city code where the call out for sod or grass only is required so that it complies with
18 the proposed waterwise landscape code. He noted CUWCD provided the city with expected
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
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
18 standards discussed would only apply to the front and side yards. The requirements for these new
single and multi-family developments are that the lawns are to be limited to 35% of the total
front and side yard landscaped areas.

20 Mr. Florence stated in regard to commercial and industrial development, lawn areas are
22 limited to 20% of the total landscaped area. It was clarified that park strips less than eight feet
24 are required to be planted with water-conserving plants that do not include lawn. Mr. Florence
then went over the Ordinance to clarify certain sections of the previous ordinance that would be
26 amended titles. Commissioner Schauers voiced his concern with this ordinance and the
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
28 a portion of the city's secondary water through the Alpine Aqueduct. The city has received
30 substantial grants in the past from CUWCD to improve water delivery. In addition, the city is
32 evaluating relocating water from the North Union Canal to the Murdock Canal in order to
improve efficiency and reduce loss. However, the CUWCD has stated that in order to do that, the
34 City will need to have a Landscape Ordinance in place. Mr. Florence let the Commission know
there are many Utah County communities that are adopting this. Yard maintenance and long-
36 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,
36 and what benefit the city gets from staying with the CUWCD. Mr. Florence stated that the City
38 has received \$800,000 in the past year, with more discussion currently in the works for future
40 projects. Commissioner Tribe asked for clarification on what that money was used for. Mr.
Florence stated it was used for the piping project near the Junior high, and the water meters
currently being installed. With the grant money and other money that had been set aside, it is
saving the citizens from having to be billed for these cost.

42 City Attorney Brian Haws stated that the City may be able to work with the CUWCD on
the wording in the ordinance to allow flexibility in regards to the terms of what constitutes front
44 and side yards verses backyards. Commissioner Johnson voiced his concern on there being no
public in attendance tonight for the commission to hear input from, and things a public forum
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

2 work with the CUWCD and will be reaching out to them to have a representative to come to next
4 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.

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

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

12 COMMISSIONER JOHNSON MOVED TO CONTINUE OF ORDINANCE
14 AMENDMENT 2023-01-O TO ALLOW CITY STAFF TO ADDRESS CONCERNS THE
16 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	

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

28 Mary Barnes, Associate Planner presented this agenda item. David Smith and Brandon
30 Lundein 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
32 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.

34 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
36 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
38 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,
40 the zone was changed to Regional Commercial. Therefore, the landscaping strip does not meet
all Regional Commercial landscaping requirements.

42 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
44 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.

46 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
6 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
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.
10 She noted the applicant is required to have 11 trees in the parking landscaping; however the
12 landscape plan shows the applicant has plans for a total of 31 trees in the landscaping. During the
14 first phase the applicant meets the requirements for 25% for the site and zone landscaping
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
total site with landscaping and civil plans.

16 Commissioner Johnson asked about future use of the 30% due to the steep slope. Mr.
18 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
already somewhat landscaped, so they plan on keeping most of that.

20 Ms. Barnes presented that the developer will be removing some of the trees on the site,
22 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
24 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
plan to be submitted for approval to insure there is no net loss of landscaping.

26 Ms. Barnes then presented a rendering of the architectural appearance to the Commission.
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
34 APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO MAKE ALL
36 FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS; 2. THE PLANS WILL
38 MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY
40 DEVELOPMENT MANUAL; 3. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE
42 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
44 WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE
46 IMPROVEMENTS; 4. FINAL BUILDING AND SITE DESIGN WILL MEET THE
17.48.200; 6. THE LANDSCAPING PLAN WILL RECEIVE FINAL APPROVAL FROM
CITY STAFF; 7. THE APPLICANT WILL PROVIDE A SITE PLAN SHOWING EMPLOYEE
AND CUSTOMER PARKING, AND UPRIGHT POLE SIGNS TO CLEARLY DESIGNATE
THE CUSTOMER AND EMPLOYEE PARKING STALLS BEFORE RECEIVING FINAL
STAFF APPROVAL; 8. BEFORE THE SECOND PHASE IS IMPROVED AND FINISHED,
THE APPLICANT MUST SUBMIT A LANDSCAPING PLAN THAT MEETS SITE AND

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

6 CHAIRPERSON CALL AYE
COMMISSIONER JOHNSON AYE
8 COMMISSIONER SCHAUERS AYE
COMMISSIONER TRIBE AYE
10 COMMISSIONER THOMPSON AYE
THE MOTION CARRIED UNANIMOUSLY

12 **6. Open and Public Meetings Training**

14 Brian Haws, City Attorney was in attendance to present the Annual Open & Public
16 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.

18 **7. Planning Director Report** - General City updates.

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

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

26 **ADJOURN** –

28 COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING AT
30 8:12 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

32 Approved 11, 2023

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36 Sharon Call, Chairperson

38 Michael Florence, Planning Director