

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **November 10, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
Invocation: Sharon Call
10 Pledge of Allegiance: Jared Schauers

12	<u>PRESENT</u>	<u>EXCUSED</u>
	Sharon Call, Chairperson	Renee Tribe, Commissioner
14	Mike Marchbanks, Commissioner - electronically	
	Rob Kallas, Commissioner - electronically	
16	Steven Johnson, Commissioner - electronically	
	Scott Thompson, Commissioner - electronically	
18	Jared Schauers, Commissioner	
	Mike Florence, Planning Director - electronically	
20	Anders Bake, Associate Planner	
	Kathryn Moosman, City Recorder - electronically	

22 **Special Attendee:**
24 Councilmember Vanchiere - electronically

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

28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
Planning Commission meeting of October 27, 2020 were reviewed.

30 COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF
32 THE REGULAR MEETING OF OCTOBER 27, 2020 AS AMENDED.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
34 VOTED IN FAVOR. THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
audience member who wishes to address any issue not listed as an agenda item.
38 There were no public comments.

40 **CURRENT BUSINESS** –

42 4. **Plat Amendment – Homesteads at Coulson Cove Plat “F” – 755 N. Coulson**
Cove. Bradley and Christine Gibb request plat amendment approval to
44 consolidate the existing lot and parcels at 755 North Coulson Drive into one lot as
part of the Homesteads at Coulson Cove Plat “F” subdivision. Parcel numbers:
46 41:807:0026; 41:707:0024; 14:045:0134; 14:045:0135.

2 Anders Bake, Associate Planner, led this agenda item by giving a brief overview
stating Bradley and Christine Gibb are requesting plat amendment approval from the
4 Planning Commission to amend the existing lot and parcels at 755 North Coulson Drive
in order to consolidate the lot and parcels into one lot. He noted the purpose for the plat
6 amendment is to consolidate the property owned by the applicant into one buildable lot
that can legally be used for the construction of a house and a detached accessory
8 apartment.

Mr. Bake stated Lindon City Code references Utah Code for requirements
10 amending a subdivision plat noting under Utah Code 10-9a-608, an applicant may
petition the Land Use Authority (Planning Commission) to join two or more of the
12 petitioner fee owner's contiguous lots.

Mr. Bake noted the applicants own all of the properties that are part of the plat
14 amendment application. The proposed plat amendment is located in the Residential R1-
12 zone. He then referenced the table that reviews the subdivision and lot requirements
16 for a residential lot in the R1-12 zone.

Mr. Bake stated the City Engineer is working through any technical issues related
18 to the plat and will conduct a final review if the planning commission approves the plat
amendment tonight. He added that Staff recommends approval of the plat amendment. He
20 then presented an Aerial Image with Parcels, Proposed Plat and Current Plat followed by
discussion.

Chairperson Call reminded the commission this plat amendment was worked
22 through quite a bit a year or two ago with accessory apartments. She noted the ordinance
was actually rewritten so it could be a larger one and was dependent on the size of the
24 main property. Mr. Bake then reviewed and explained the ordinance that was amended
because of this property. Chairperson Call pointed out the only thing not in compliance is
26 that the side lot line must start at right angles to the cul-de-sac but does not continue in a
straight line. Mr. Bake explained the code stating the side lot line must follow the
28 neighboring property line (right angle or radial to street lines) except where justified by
the subdivider noting the applicant can't do much to fix that because it is determined by
30 the neighbors. Chairperson Call stated she is familiar with this property and it will be nice
32 to see how this all goes into play.

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

36 COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PLAT AMENDMENT APPROVAL OF THE COULSON COVE
38 PLAT "F" SUBDIVISION WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL
40 TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO
RECORDING; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE
42 THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF
OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL
44 ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3.
THE FINAL PLAT WILL BE RECORDED PRIOR TO THE APPLICANT
46 RECEIVING A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON THE
PROPERTY; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER

2 JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

4	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
6	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER JOHNSON	AYE
8	COMMISSIONER THOMPSON	AYE
	COMMISSIONER SCHAUERS	AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 **5. Anderson Farms Plat G Major Subdivision Approval – Ivory Development,**
13 **LLC.** Request for major subdivision approval of a 25-lot single family residential
14 subdivision located in the Anderson Farms Planned Development (AFPD) zone.
15 The subdivision is part of the Anderson Farms master development agreement
16 with Ivory Development, LLC. Parcel numbers: 14:063:0100, 14:063:0047

20 Mike Florence, Planning Director led this agenda item by giving a brief summary
21 stating the applicant, Ken Watson who is representing Ivory Development, is requesting
22 major subdivision approval of a 25-lot single family residential subdivision located in the
23 Anderson Farms Planned Development (AFPD) zone. He noted this subdivision is part of
24 the Anderson Farms master development agreement with Ivory Development.

25 Mr. Florence explained that Parcel G will be the 6th phase of the Anderson Farms
26 development. He noted in 2016, the City Council signed a Master Development
27 Agreement with Ivory Development. He then summarized that the development
28 agreement addresses such items as the total number of units, types of units for each
29 phase, setbacks, park space and development infrastructure; the Anderson Farms
30 development has a maximum residential count of 500 single family homes (detached
31 single family and townhomes) and 380 multi-family units.

32 Mr. Florence indicated this meets all subdivision requirements but one
33 requirement on the right angles that is included as a condition. He pointed out under the
34 development agreement each phase has its own items that have to be completed before
35 the plat can be recorded; other items they will be working with staff on. Mr. Florence
36 then read the conditions included in the motion.

37 Mr. Ken Watson addressed the commission and gave an update noting they have
38 installed a pipe across Anderson Blvd. so Mr. Ron Anderson can take his irrigation
39 water. He added that weather permitting, they will be finishing the asphalt and the road
40 will be open; they are putting sidewalks in and have done as much as possible. They just
41 finished installing curb and gutter today on Plat E. They will begin putting road base in
42 and will prepare for paving next week (weather permitting); this plat is another one they
43 want to continue with on the development. He noted they are putting in the median top
44 soil to get ready to landscape next spring. At that point will connect the phases to the
45 west side of the existing subdivision and tie it all together. He pointed out this is good
46 for marketing and good for the city to have the road system in.

47 Mr. Watson further explained a change on the master plan noting they will work
48 with staff on how that will be done. They are working on 500 North and the walking
49 path from Anderson Lane west to Anderson Blvd. He noted they met with Mr. Thorne

2 about his property last week noting the discussion went well and they will see what he
does as they have provided him with access to his farm operation.

4 Mr. Watson also spoke on the open space on the path. He added the engineering
department has reviewed it and gone through the first red lines and they have a plan that
6 will be successful to the community. This is similar to the Ivory “states development”
and the Ivory “signature estates” to provide the larger type homes. Mr. Watson pointed
8 out the park is well under construction. They are also working on the drainage system
and are hoping to keep it up during the winter months so it is done early next year, but
10 he doesn’t have an exact date. Chairperson Call and the commission thanked Mr.
Watson for the development update.

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

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16 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF THE APPLICANT’S REQUEST FOR
PRELIMINARY APPROVAL OF ANDERSON FARMS SUBDIVISION PLAT FOR
18 PARCEL G. WITH 25 LOTS WITH THE FOLLOWING CONDITIONS: 1. THE
APPLICANT WILL CONTINUE TO WORK WITH THE CITY ENGINEER TO
20 MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING DOCUMENTS AND
PLAT; 2. PRIOR TO PLAT RECORDING, THE APPLICANT WILL PROVIDE
22 STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES
OF OWNER’S CONSENT TO DEDICATION, AND OBTAIN SIGNATURE OF ALL
24 ENTITIES INDICATED ON THE ATTACHED SUBDIVISION PLAT; 3. COMPLETE
(OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE),
26 WARRANT AND POST REQUIRED ASSURANCE FOR ALL REQUIRED PUBLIC
INFRASTRUCTURE IMPROVEMENTS; 4. THE PLANS AND PLAT WILL MEET
28 AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN
THE LINDON CITY DEVELOPMENT MANUAL; 5. ALL ITEMS FOR PARCEL G
30 FOUND IN THE DEVELOPMENT AGREEMENT WILL BE COMPLETED; AND 6.
ALL ITEMS OF THE STAFF REPORT. COMMISSIONER JOHNSON SECONDED
32 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
34 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
36 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
38 COMMISSIONER SCHAUERS	AYE
THE MOTION CARRIED UNANIMOUSLY.	

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42 **6. New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

44 Chairperson Call asked for an update on the Norton property and Lindon Nursery
property discussions. Mr. Florence gave an update noting the Linden Nursery property
46 will go to the city council next week. The Norton property submitted an application today
and it will go through the Development Review Committee so it will still be a while

2 before it comes before the planning commission. He noted the planning commission will
be the final land use authority.

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

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8 7. **Planning Director Report** – There were no reports at this time.

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

12 **ADJOURN** –

14 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 6:45 PM. COMMISSIONER MARCHBANKS SECONDED THE
16 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved – November 27, 2020

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Sharon Call, Chairperson

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Michael Florence, Planning Director