

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 11, 2022 beginning at 6:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Scott Thompson, Commissioner

12 **PRESENT** **EXCUSED**
13 Sharon Call, Chairperson
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Steven Johnson, Commissioner
17 Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
19 Renee Tribe, Commissioner
20 Mike Florence, Planning & Economic Development Director
21 Mary Barnes, Planner II
22 Kathryn Moosman, City Recorder

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

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
27 Planning Commission meeting of November 23, 2021 were reviewed.

28
29 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
30 REGULAR MEETING OF NOVEMBER 23, 2021 AS PRESENTED.
31 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
32 VOTED IN FAVOR. THE MOTION CARRIED.

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

38 **CURRENT BUSINESS** –

40 4. **Plat Amendment Approval – Canberra Heights Plat “J” – 94 Canyon Dr**
41 **and 76 S Kings Peak Dr.** The applicant requests plat amendment approval to
42 move a lot line around a tennis court. The two properties are located in the
43 residential (R1-12) zone. (Parcel #'s: 36:928:0025, 36:808:0099).

44
45 Mary Barnes, Associate Planner, led this agenda item by stating the applicants,
46 Amber and Mark Newman are requesting a plat amendment to adjust two lot lines for
47 two properties. She noted Carolyn Hardman is in attendance representing the applicants
48 for this item. She explained that the lots are a part of two different Canberra Heights Plats

(Plat "A" and Plat "C"). She noted these existing plats were approved in 1999 and 2001. The two lots share a tennis court that was constructed over the property line and is half on each property. She noted with this plat amendment, the Newmans will be able adjust the lot lines so there will no longer be a property line going through the tennis court.

Ms. Barnes further explained that Lindon City Code 17.32.070 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, and an applicant may petition the Land Use Authority (Planning Commission) to adjust a lot line.

Ms. Barnes stated Amber and Mark Newman own the two properties that are a part of the plat amendment application. The proposed plat adjusts the shared lot lines within the plat and no new lots are being created from this plat amendment and the lots meet minimum subdivision and zoning requirements. The proposed plat amendment is located in the Residential R1-12 zone. She then referenced the table that reviews the subdivision and lot requirements for a residential lot in the R1-12 zone followed by some general discussion.

Ms. Barnes pointed out that easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties. Ms. Barnes noted the applicants are currently in the process of receiving approval from utility companies to abandon the PUE around the existing lot lines and notify PUE companies about the new lot line.

Ms. Barnes indicated the City Engineer has completed a review of the plat and will continue to work with the applicant on any needed corrections. Ms. Barnes then presented an Aerial image with parcels, Proposed Plat "J" (with corrections still in progress), Current Canberra Heights Plat "A" and Current Canberra Heights Plat "C" followed by discussion.

Following some additional discussion, the Commission agreed this is a pretty straightforward request and were in agreement to approve this plat amendment request with the conditions as listed in the motion.

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

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS REQUEST FOR PLAT AMENDMENT APPROVAL OF THE CANBERRA HEIGHTS PLAT "J" WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. THE APPLICANT WILL OBTAIN ALL NECESSARY UTILITY NOTIFICATIONS PRIOR TO FINAL PLAT APPROVAL; 3. 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; AND 4. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE

2 COMMISSIONER JOHNSON AYE
COMMISSIONER THOMPSON AYE
4 COMMISSIONER SCHAUERS AYE
COMMISSIONER TRIBE AYE
6 THE MOTION CARRIED UNANIMOUSLY

8 **5. Amended Site Plan Approval – City Park Retail –200 N State St.**

10 The applicant requests amended site plan approval for a reduced landscaping
strip due to unanticipated UDOT requirements. (Parcel #'s: 14:068:0201,
14:068:0035, 14:068:0119).

12
16 Mary Barnes also led this item by stating the applicant is seeking an amendment
to their site plan that was approved by the planning commission on November 9, 2021.
Ms. Barnes stated the lot size is 1.07 acres. She noted the proposal is to reduce the State
18 Street landscape requirement for building “A” from 20 ft to 12.76 ft. This site received
original site plan approval from the City in November 2021, and since then, UDOT has
20 required the applicant to move the curb back 7 ft in order to widen State Street and leave
space for possible car stacking for the previously approved Tagg N Go car wash to the
22 north. She noted no other changes will be made to the site plan at this time and there are
no proposed changes to the buildings.

24 Ms. Barnes indicated all landscaping requirements are met except the 20-foot
landscaping strip along public street frontages. She pointed out that previously, the site
26 plan met this requirement, but due to new UDOT requirements, the landscape strip is
about 7’ smaller in width.

28 Ms. Barnes noted the City Engineer is working through technical issues related to
the civil engineering plans and will ensure all engineering related issues are resolved
30 before final approval is granted. She added Staff believes that reducing the landscape
strip is the simplest solution to the road widening problem.

32 Ms. Barnes then presented for discussion an aerial photo, amended site plan,
current site plan, landscape plan followed by discussion.

34 Following some additional discussion, the Commission was in agreement that this
action is UDOT driven on a state right of way. They also agreed to approve this amended
36 site plan request for reduced landscaping with the conditions as listed in the motion.

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

40 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT’S
REQUEST FOR AMENDED SITE PLAN APPROVAL WITH THE FOLLOWING
42 CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY
ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING
44 DOCUMENTS; 2. THE PLANNING COMMISSION APPROVES THE REDUCTION
IN LANDSCAPING FROM 20 FEET TO 12 FEET AND 14 FT. FOR THE AREAS
46 ADJACENT TO THE DRIVE-THRU’S AND AS IDENTIFIED ON THE SITE PLAN;
3. THE PLANS WILL MEET DEVELOPMENT SPECIFICATIONS AS FOUND IN
48 THE LINDON CITY DEVELOPMENT MANUAL; 4. THE APPLICANT WILL
COMPLY WITH ALL BONDING REQUIREMENTS, IF APPLICABLE; AND 5. ALL

ITEMS OF THE STAFF REPORT. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY

6. Discussion Item – Commercial to residential setbacks.

This discussion item refers to the 40 ft setback between commercial and residential uses.

Michael Florence, Planning Director stated this is a follow-up from the November 23, 2021 planning commission meeting where city staff and the planning commission discussed Lindon's current commercial setback and height requirements from residential uses and zones. He indicated the commission also evaluated commercial setback requirements of other communities.

Mr. Florence stated City staff has prepared (for discussion purposes only) options for amending the commercial setback requirements for when new commercial is constructed adjacent to a residential zone or use for the discussion tonight. He noted no action will be taken at this meeting as it is for discussion only. He explained if the commission decides to amend Title 17.48.020, then the item will be properly noticed for a public hearing.

Mr. Florence then referenced the current setback table as found in Title 17.48.020 with the proposed amended language followed by discussion. He also referenced the proposed setback transition table.

Mr. Florence also presented the sketch up screen shots of proposed side and rear yard setback and the setback/height requirements of other municipalities followed by some general discussion. Chairperson Call called for any comments from the public at this time. Several residents in attendance addressed the commission as follows:

Sonya Johnson: Ms. Johnson asked about the current side setbacks. Ms. Barnes stated it has always been 40 ft. and we allow up to 48 ft. in height. Ms. Barnes also referenced and explained the graphic showing the setbacks. Ms. Johnson also asked what initiated this conversation. Mr. Florence stated it was due to a project, the Lindon Fizz, and the fact that a resident asked the commission to look at this ordinance about a year ago.

LaDawn Edwards. Ms. Edwards asked if the Island Dance Studio will be required to have the 7 ft. fence requirement. Mr. Florence explained the Dance Studio is in a residential business zone, so they didn't have to, but the office property next door has to have the 7ft. fence. He noted it depends on the zoning.

Mr. Florence stated the planning staff will make modifications based on the discussion and then write it into the ordinance and bring it back to the commission.

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

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6 **7. Review & Action – 2022 Chair and Vice-chair elections.** The Planning
Commission will hold elections for the positions of Chair and Vice-chair for
the 2022 calendar year.

8
10 At this time, Chairperson Call suggested with the city council vacancy being held
on February 7th that it may be prudent to wait to elect the planning commission chair and
vice-chair for the 2022 calendar year until after the meeting. Following some discussion,
12 the Commission was in agreement to postpone the vote until after the vacant council seat
is filled.

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

16
18 COMMISSIONER KALLAS MOVED TO POSTPONE THE ELECTION
UNTIL AFTER THE CITY COUNCIL VACANCY MEETING IS HELD ON
FEBRUARY 7, 2022. COMMISSIONER THOMPSON SECONDED THE MOTION.
20 THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
26 COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

28 THE MOTION CARRIED UNANIMOUSLY.

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

32
34 Chairperson Call asked for an update on the Lindon Nursery agreement. Mr.
Florence gave an update noting the road will be dedicated to the city. She also asked
about the retention pond located at 140 North 900 East where the trees are being removed
36 and if the trees will be replaced. Mr. Florence stated he will get a definitive answer on
that issue and report back. Commissioner Thompson asked for an update on an upcoming
38 meeting on the UDOT PG Interchange. Mr. Florence gave an update noting this is just for
widening Pleasant Grove Blvd. and 700 North. He added they are having a meeting with
40 just Lindon City about the project and he can report back after the meeting.

42 **9. Planning Director Report** – General City Updates.

44 Mr. Florence stated they are planning a joint meeting with the city council to be
held on February 8th at 6pm and then they will start the regular planning commission
46 meeting at 7pm. There will be discussion on the general plan and they will also have the
open meetings training. Mr. Florence also gave a quick update on the new temple and
48 showed some building sketches for the new temple.

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

4 **ADJOURN** –

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8 COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING
AT 7:10 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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12 Approved – January 25, 2022

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Sharon Call, Chairperson

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Michael Florence, Planning Director