

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 23, 2021 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.

Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
Pledge of Allegiance: Steven Johnson, Commissioner

PRESENT

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Steven Johnson, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Mike Florence, Planning & Economic Development Director
Mary Barnes, Associate Planner
Kathryn Moosman, City Recorder

EXCUSED

Renee Tribe, Commissioner

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

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of November 9, 2021 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 9, 2021 AS PRESENTED.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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 comments.

CURRENT BUSINESS –

4. Plat Amendment– Fenton/Olsen Plat “B”– 725 N and Main St

The applicant requests a plat amendment approval to move a lot line in Fenton/Olsen Plat “B” (Parcel ID# 39:321:0004, 39:321:0003).

Mary Barnes, Associate Planner, led this agenda item by stating the applicant, Deborah LaPray is in attendance and requesting a plat amendment to move a lot line 10 ft to the west. She noted the property on the left is owned by Ashley Willoughby and the property on the right is owned by Deborah and Seth LaPray and both property owners have agreed to this amended plat. She noted the existing plat was approved in October 2020.

2 Ms. Barnes indicated with this plat amendment, the future LaPray home will be
able to front on Main St instead of 725 North. She pointed out that Lindon City Code
4 17.32.070 references Utah Code for requirements amending a subdivision plat. Under
Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning
6 Commission) to adjust a lot line.

Ms. Barnes stated the Willoughby's and the LaPray's both agree with the
8 adjustment. She added that the proposed plat moves the shared lot line 10 ft to the west.
The proposed plat amendment is located in the Residential R1-20 zone. She then
10 referenced a table reviewing the subdivision and lot requirements for a residential lot in
the R1-20 zone.

12 Ms. Barnes went on to say that easements shall follow rear and side lot lines
whenever practical and shall have a minimum total width of 15 feet apportioned equally
14 in abutting properties. She clarified that the applicants are currently in the process of
receiving approval from utility companies to abandon the PUE around the existing lot
16 line and notify PUE companies about the new lot line. She noted that all other lot
requirements are met.

18 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. She then presented an
20 Aerial image with parcels, Proposed Plat "B" and the Current Fenton/Olsen Plat "B"
followed by some general discussion.

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

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

28 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANTS
REQUEST FOR PLAT AMENDMENT APPROVAL OF THE FENTON/OLSEN PLAT
30 "B" WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL
CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL
32 CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. THE
APPLICANT WILL OBTAIN ALL NECESSARY UTILITY NOTIFICATIONS PRIOR
34 TO FINAL PLAT APPROVAL; 3. PRIOR TO PLAT RECORDING, THE APPLICANT
WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED
36 SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN
SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT
38 ATTACHED HERETO; AND 4. ALL ITEMS OF THE STAFF REPORT.

COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
40 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
42 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
44 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
46 THE MOTION CARRIED UNANIMOUSLY	

5. Discussion Item– Setbacks. This discussion item refers to the 40 ft setback between commercial and residential uses.

Mike Florence, Planning Director, led this discussion item by stating Lindon City Staff wants to review the 40' setback requirement from a commercial building to a residential use or zone. He noted the Planning Commission has recently granted site plan approval for a number of developments where this setback was applicable. Mr. Florence then referenced examples of how other communities deal with setbacks for commercial buildings adjacent to residential. He pointed out the maximum height in the CG, CG-A, CG-S is 48' and the maximum height in the CG-A8 is 80.

There was then some general discussion regarding the setback requirements from a commercial building to a residential use or zone.

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

6. New Business: Reports by Commissioners – Chairperson Call called for any new business or reports from the Commissioners. There were no comments or new business at this time.

7. Planning Director Report – General City Updates.

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

ADJOURN –

COMMISSIONER SCHAUERS MADE A MOTION TO ADJOURN THE MEETING AT 7:00 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 11, 2022

Sharon Call, Chairperson

Michael Florence, Planning Director