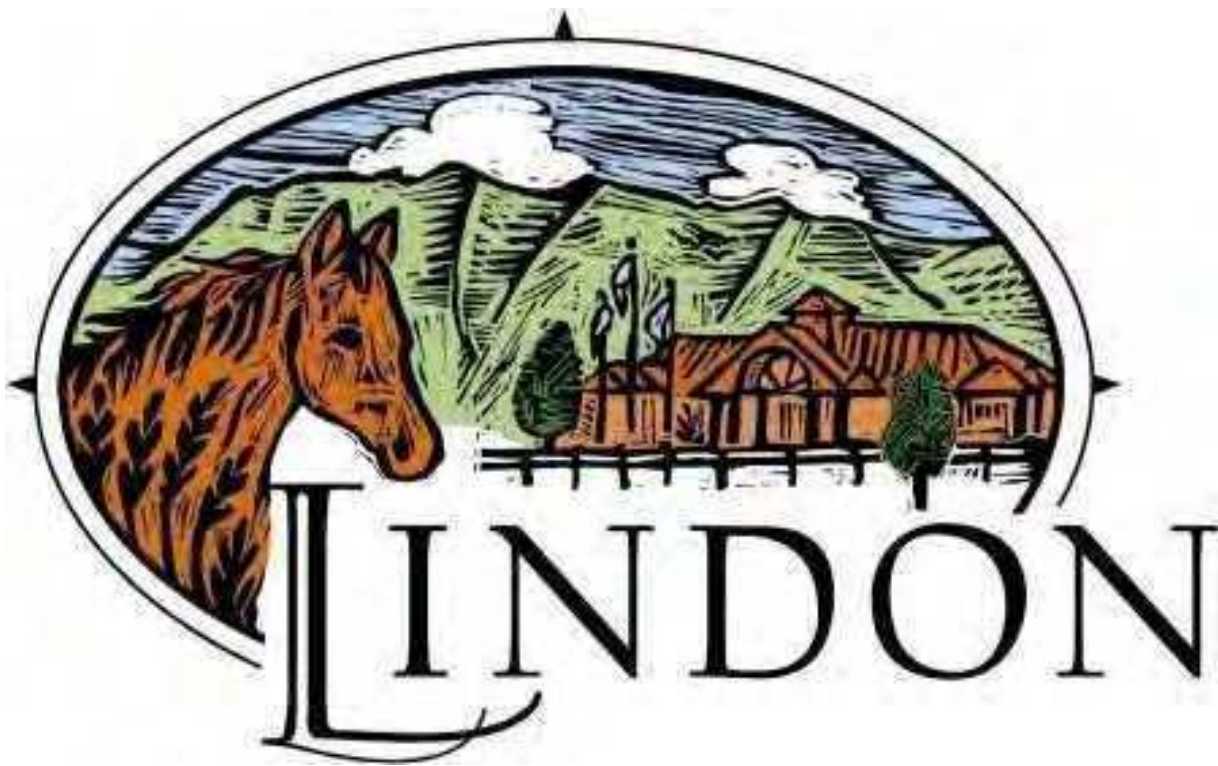


Lindon City Planning Commission Staff Report



January 24, 2023

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Renee Tribe

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 24, 2023**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order

2. Approval of minutes

Planning Commission 1/10/2022

3. Public Comment

4. Minor Subdivision Approval – Watson’s Cove Plat A – 282 E. 400 N.

The applicant requests minor subdivision approval for a two-lot subdivision for Watson’s Cove Plat A at 282 E. 400 N. (Parcel ID #14:071:0055) (10 minutes)

5. Site Plan Approval – Cemetery Building – 600 N. 200 E.

Lindon City requests site plan approval for a one-story building in the Lindon City Cemetery at approximately 600 N. 200 E. This building will have a storage area, a garage, an office, and public restrooms. (Parcel ID #14:071:0263, #14:071:0147) (10 minutes)

6. Planning Commission Chair and Vice-Chair 2023 Re-election

(5 minutes)

7. Planning Director Report

- General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours’ notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Kathryn Moosman, City Recorder

Date: 1/20/2022 **Time:** 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, January 10, 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.

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

PRESENT

EXCUSED

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

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 December 13, 2022 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF DECEMBER 13, 2022 AS PRESENTED. COMMISSIONER MARCHBANKS 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. Miscellaneous Application Approval – Farrer Sports Court Setback Modification – 28 S. 250 W. The applicant requests a sports court setback modification from the planning commission, pursuant to Lindon City Code 17.44.150 (Parcel ID #48:428:0017)

Mary Barnes, Associate Planner, led this agenda item stating the applicant, Andy Farrer (who is in attendance) built his existing pickleball/sports court in 2020. She explained the setback from 250 W. (east setback) is about 12’5”, and the setback from 40 S (south setback) is about 21-24 ft. She noted according to LCC 17.44.150, sport court fencing shall not be allowed

2 in the required 30 ft front yard setback. She stated because 28 S. 250 W. is a corner lot, it
essentially has two front yards (the yard facing 250 W. and the yard facing 40 S.). She further
4 explained according to LCC 17.44.150, the Planning Commission may modify the setback
requirement to be less than 10 ft when specific requirements are met and typically, this
6 modification is only applied to the side and rear setbacks. However, in consultation with the
Lindon City Attorney, the code language is general enough that the planning commission can
8 grant a modification to the setbacks in the front yard. The code does not specifically state that the
modification request should only apply to the rear and side yard.

10 Ms. Barnes noted the applicant is requesting a modification to the requirement to allow
the existing sport court in question to come into compliance and be placed along the front
12 property lines of 28 S. 250 W. with a reduced setback. She pointed out this lot does have an odd
lot configuration, which should be considered. The sports court fencing is 9'7" tall and the court
14 does meet clear-view triangle requirements. Ms. Barnes then went over the code compliance
noting all requirements are met.

16 Ms. Barnes indicated the setback modification from the planning commission was
intended to be for rear and side yard setbacks only, however, the code language does not
18 specifically state that. In the future, the city may want to consider amending the code to ensure
sports courts are not able to be built in front yards with the exception of irregularly shaped lots.
20 In this case, the lot is oddly shaped, and a sports court may be the best use for this front corner of
the lot. She added the modification has not significantly affected the neighborhood and
22 permitting this modification will allow Mr. Farrer to be in compliance.

Ms. Barnes then presented an Aerial photo, Site Plan, Picture from 250 West and a
24 Picture from 40 South followed by some general discussion. She then turned the time over to the
applicant for comment. Mr. Farrer explained his request for this setback modification pointing
26 out he feels this will allow him to be in compliance and would be the best use. He noted this is
being done now because the home is for sale. He feels this does not pose a visual problem or
28 present any issues as this is an odd shaped lot.

Commissioner Kallas asked why this is being done retroactively. He pointed out we
30 don't want sports courts anywhere and we may want to look at not allowing this in the front
setbacks so we don't run up against this again. He is concerned about a new owner putting in a
32 green mesh on the fence in the future and then you have a visual issue.

Commissioner Marchbanks commented that there are circumstances where he is glad we
34 can let common sense prevail and move forward and just to make sure there is clear visual and
that never crossed his mind when this was being built; there is a clear visual as it is a chain link
36 fence and this has beautified an odd shaped lot. Commissioner Johnson stated he feels the bigger
issue would be the lighting pollution from sports courts to neighboring properties.

38 Douglas Olsen, neighbor of the property in question said there is not a visual problem (or
safety issue) there at all and there isn't a lighting issue either; there have not been any issues with
40 the sport court at all.

Following some additional discussion, the Commission were in agreement to approve this
42 request as recommended by staff with the conditions as listed in the motion.

Chairperson Call called for any further comments or discussion from the Commission.

44 Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANTS
46 REQUEST TO MODIFY THE SPORTS COURT SETBACK REQUIREMENT FOUND IN

17.44.150 FOR THE PROPERTY LOCATED AT 28 S. 250 W. WITH THE FOLLOWING
CONDITIONS: A) THE SPORT COURT LIGHTING WILL NOT SHINE INTO ANOTHER'S
PROPERTY; AND B) ALL ITEMS OF THE STAFF REPORT. COMMISSIONER TRIBE
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY

5. Discussion Item – Commercial Design Standards Update. The planning commission and commercial design standards committee will discuss the progress of the ongoing commercial design standards update. CRSA consultants will present the standards.

Ms. Barnes also led this agenda item stating tonight the commercial design standards committee and the planning commission will discuss the progress of the ongoing commercial design standards update. She noted the CRSA consultants are in attendance to present the standards. She noted this item is for discussion only with no action being taken on the Commercial Design Standards.

Ms. Barnes then turned the time over to the CRSA consultants for their presentation at this time. Following the presentation, there was some general discussion regarding the information presented. Mr. Florence stated this will be scheduled as a public hearing for the next meeting. Chairperson Call thanked the consultants for the presentation and for the valuable information.

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.

Commissioner Johnson asked about construction trucks on 400 North. Mr. Florence gave an update on the issue. Commissioner Johnson also stated this will be his last term. He also asked about Lindon having term limits on the planning commission like other cities do. There was then some discussion on this issue. Commissioner Kallas spoke on the Farrer sports court discussed tonight. He pointed out that people need to understand we have codes and they should come to get the permits prior to the project and plan accordingly. Commissioner Schauers asked about the Lindon Nursery project and the fencing. Mr. Florence gave an update on the project noting part of the issue is they built the fence first.

7. Planning Director Report - General City updates. Mr. Florence stated we will have the election for Chair and Vice Chair at the next meeting. There will also be two flag lots coming to the next meeting. He also mentioned there plans in place for a building at the cemetery that will have storage, a bathroom and an office.

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

6 **ADJOURN** –

8 COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING AT
10 7:35 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – January 24, 2023

14
16 _____
Sharon Call, Chairperson

18
20 _____
Michael Florence
Community Development Director

Item: 4 Minor Subdivision Approval – Watson’s Cove Plat A – 282 E 400 N

Date: January 24, 2023

Applicant: Michael Watson
Presenting Staff: Mary Barnes

Property Owner:
Montgomery Family, LC
Project Address: 282 E. 400 N.
Parcel ID: 14:071:0055
Size: .98 acres

General Plan: Residential Low
Current Zone: R1-20
(Residential)

Type of Decision:
Administrative
Council Action Required:
No



Summary of Key Issues

1. The applicant is seeking minor subdivision approval to create a two-lot subdivision of which one lot will be a flag lot.

Overview

1. Watson’s Cove Plat A will create a two-lot subdivision at 282 E 400 N, Lindon. Lot 1 currently has an existing home on it, which was built in 1955. Proposed lot 2 is currently vacant and is proposed as a 24,177 square foot flag lot.
2. The applicant will be putting in full street improvements along 400 N.
3. This property borders Hollow Park.

Motion

I move to (*approve, deny, continue*) the applicant’s request for minor subdivision approval located at 282 E. 400 N. with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
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;
4. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual;
5. All items of the staff report.

Surrounding Zoning & Land Use

North: R1-20 - Residential
East: PF – Public Facilities
South: PF – Public Facilities
West: R1-20 – Residential

Lot Size Requirements (Residential)

Required	Lot 1	Lot 2	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	20,728 sq. ft.	24,177 sq. ft.	Yes
Minimum Lot Width: 100 feet	125.26 ft	151 ft	Yes
Minimum Lot Depth: 100 feet	164 ft	297 ft	Yes
Minimum public street frontage: 50 feet, 25 ft for a flag lot	125.26 ft	25 ft	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties.	Yes – Public Utility Easements are indicated along all boundary lines
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes

Flag Lot Improvements

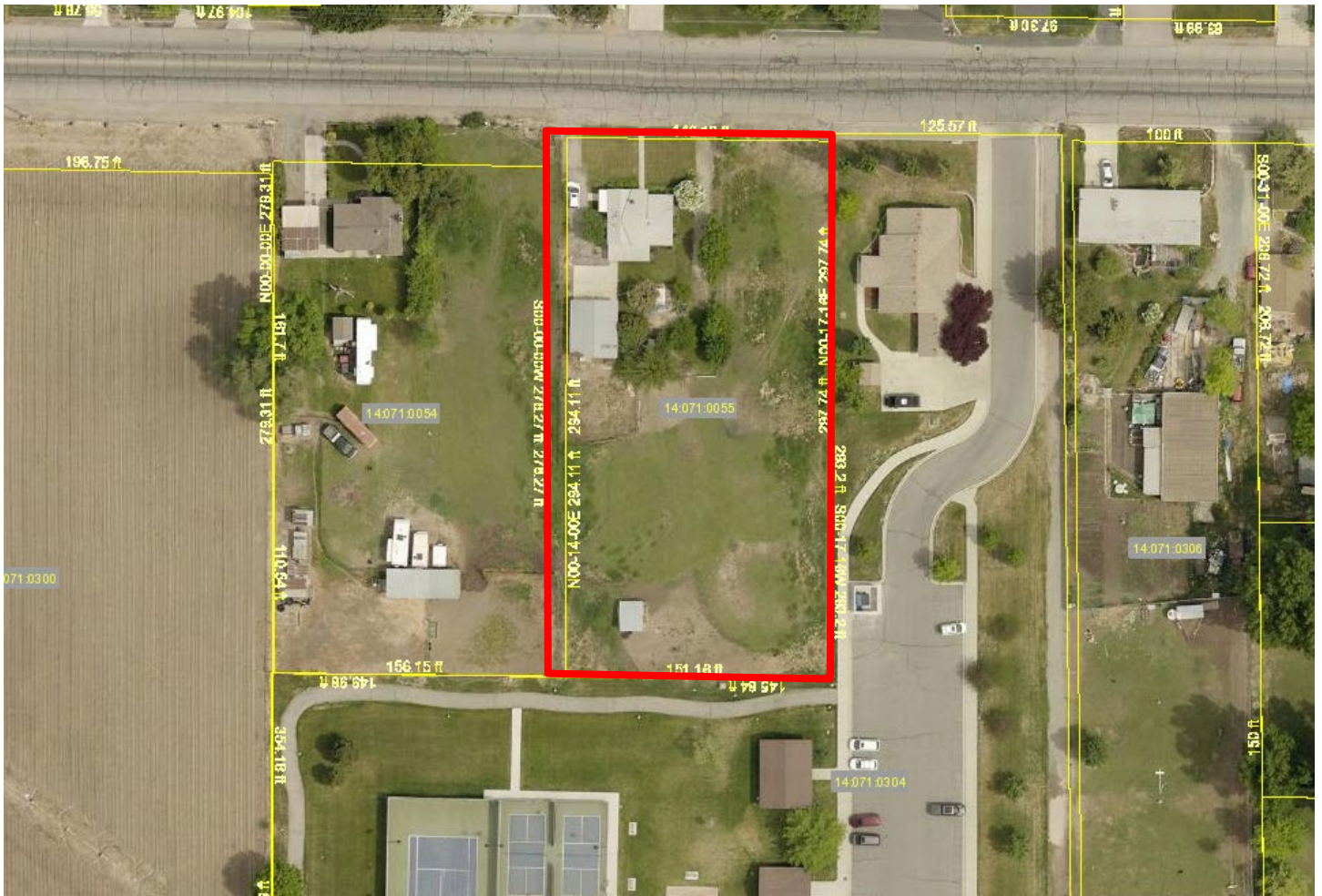
On the Parks, Recreation, and Trails Master Plan, it shows a proposed trail along the south side of 400 N. Therefore, the applicant is required and will be putting in a 10' asphalt trail along this property.

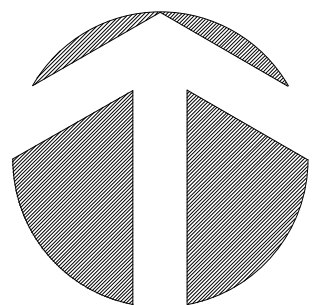
Other Requirements

1. Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining land use standards.
2. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

Exhibits

1. Aerial Photo
2. Subdivision Plat
3. Road Improvements – Cross Section
4. Parks, Recreation, and Trails Existing and Future Trails map

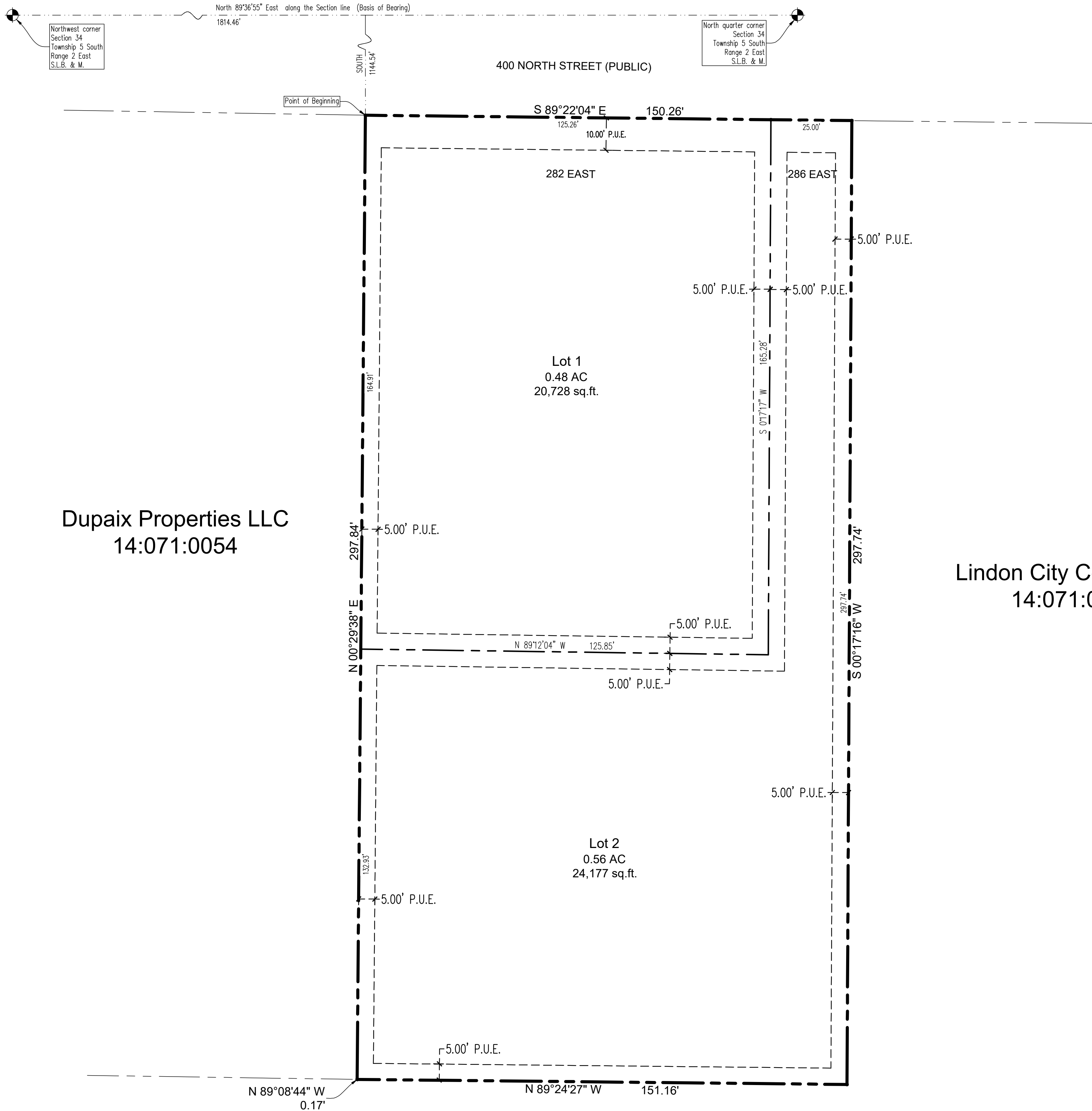




1" = 20'

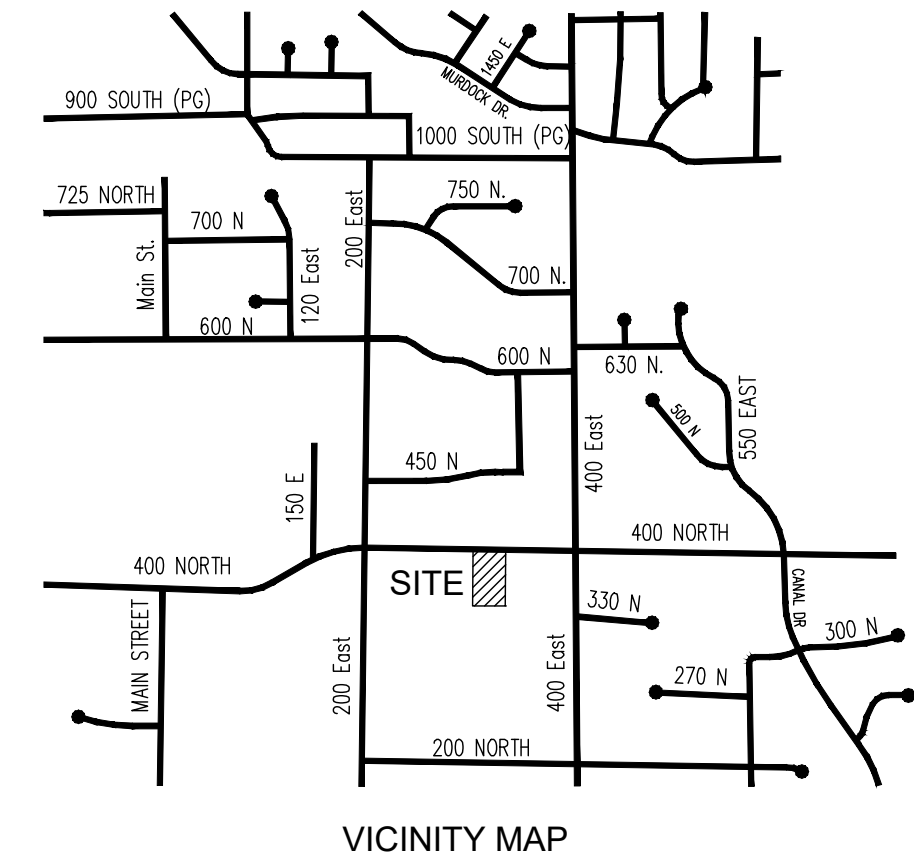
Watsons Cove Plat A

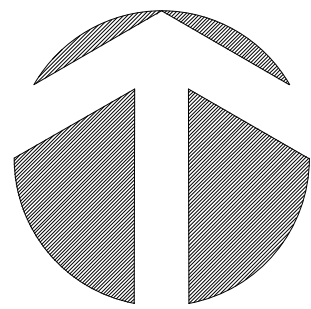
Located in the Northwest quarter of Section 34,
Township 5 South, Range 2 East
Salt Lake Base and Meridian



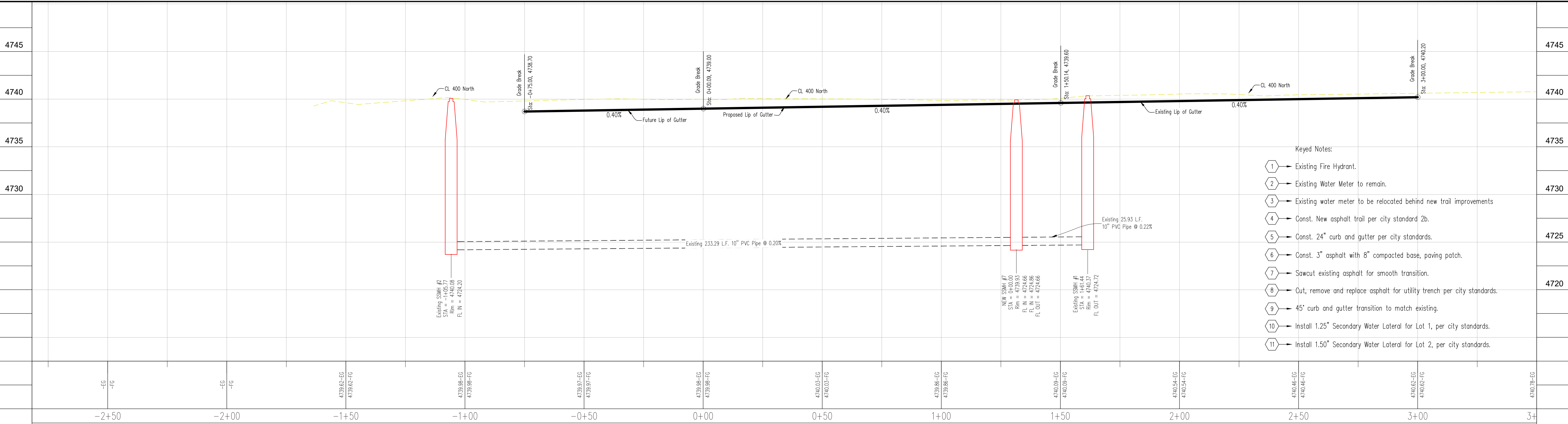
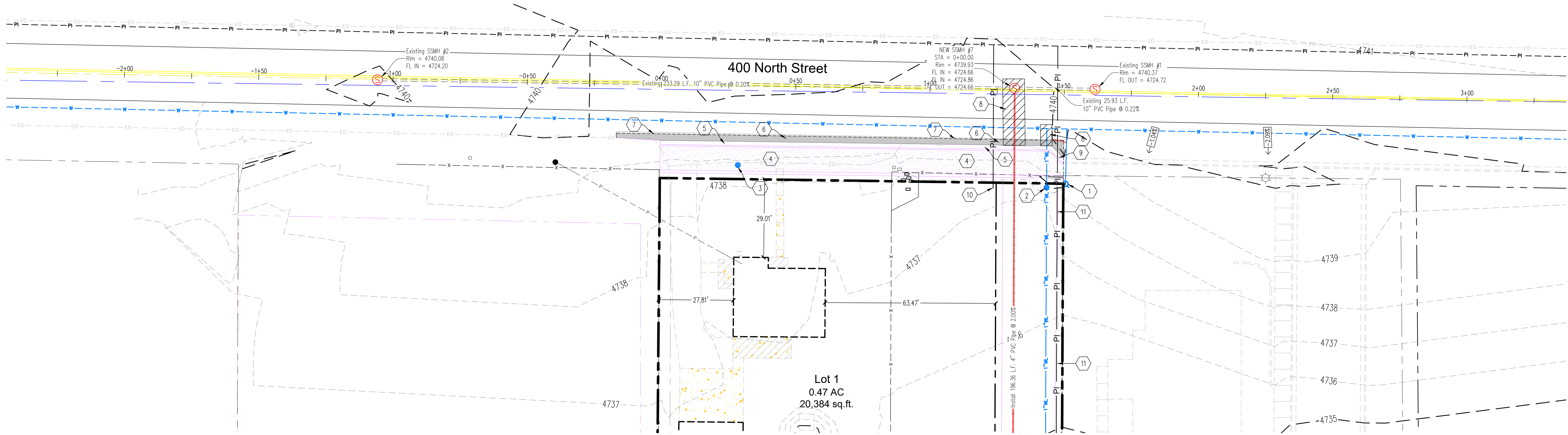
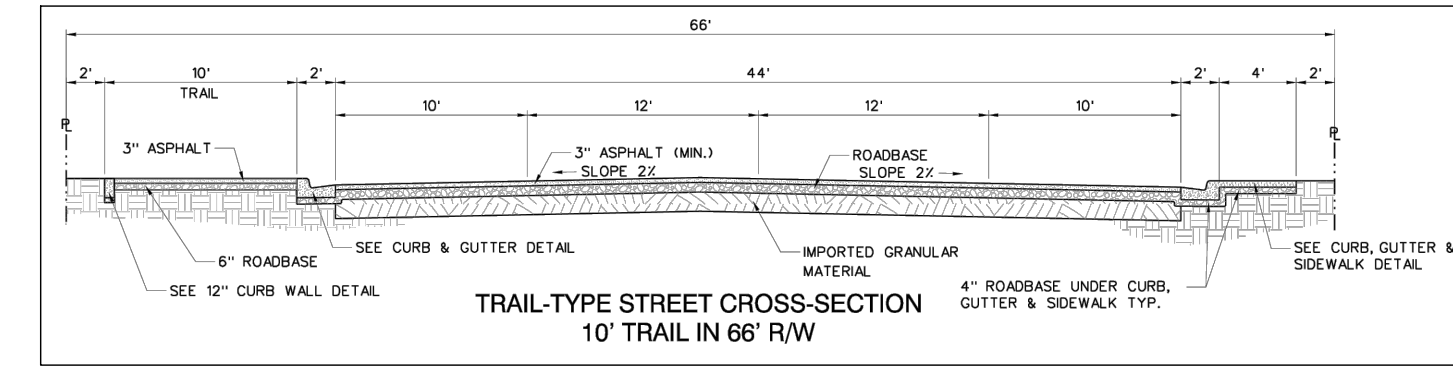
Dupaix Properties LLC
14:071:0054

Lindon City Corporation
14:071:0304





NORTH
1" = 20'



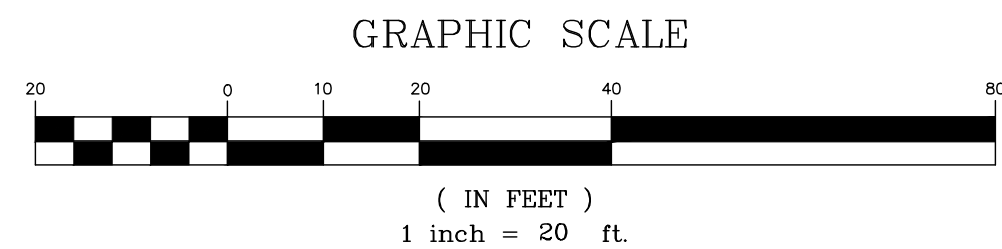
- Keyed Notes:
- 1 Existing Fire Hydrant.
 - 2 Existing Water Meter to remain.
 - 3 Existing water meter to be relocated behind new trail improvements
 - 4 Const. New asphalt trail per city standard 2b.
 - 5 Const. 24" curb and gutter per city standards.
 - 6 Const. 3" asphalt with 8" compacted base, paving patch.
 - 7 Sawcut existing asphalt for smooth transition.
 - 8 Out, remove and replace asphalt for utility trench per city standards.
 - 9 45" curb and gutter transition to match existing.
 - 10 Install 1.25" Secondary Water Lateral for Lot 1, per city standards.
 - 11 Install 1.50" Secondary Water Lateral for Lot 2, per city standards.

Know what's below.
Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



400 North Street Improvement Plan
Watsons Cove
Lindon
Utah

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Revisions

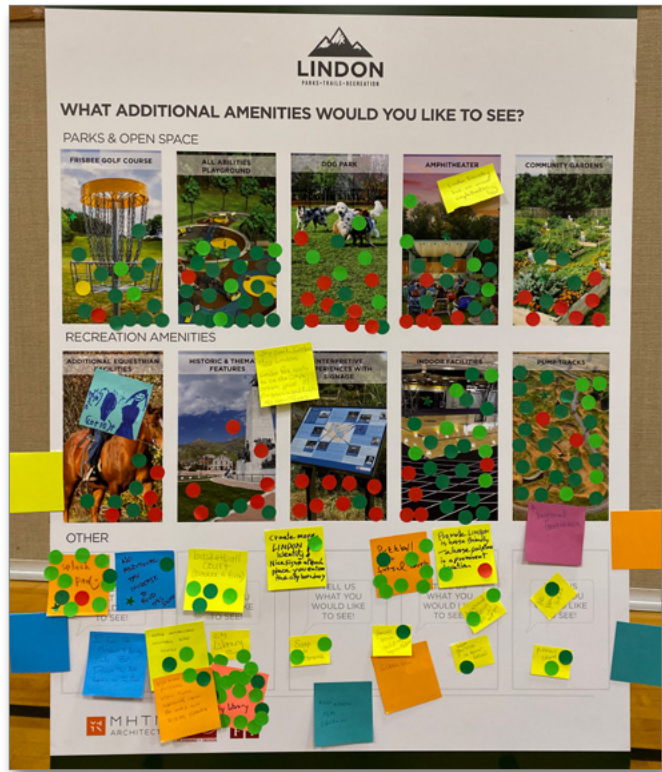
Date
1-12-2023
Scale
1" = 20'
By
TD
Tracing No.
L - 14751

Sheet No.
P - 1

PARKS AND RECREATION AMENITY ENHANCEMENTS

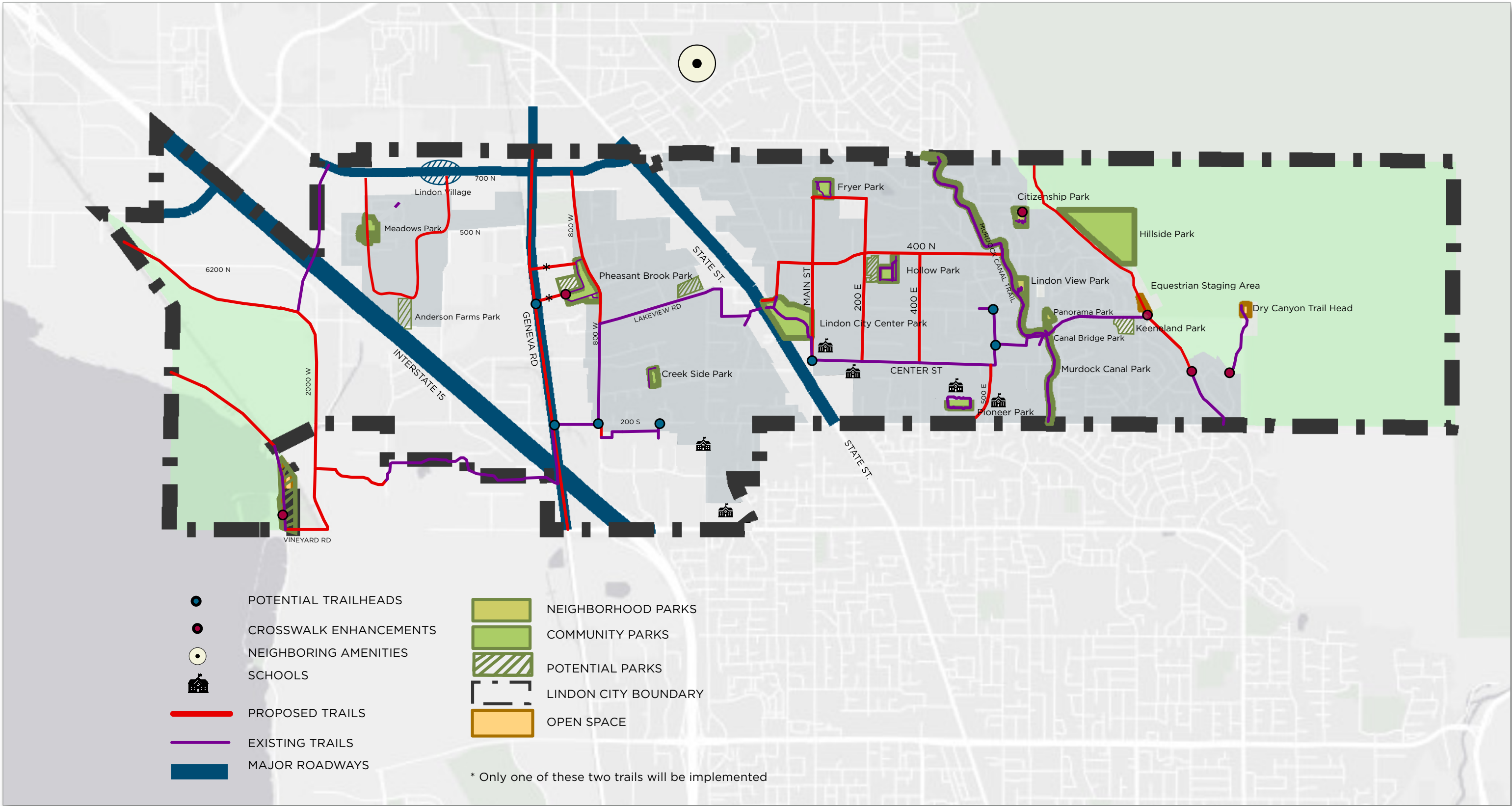
During the PTRMP update, over 250 responses were received. Comments received during the Community Open House confirmed many of the survey results. Due to the level of service provided to the City Residents by the existing and potential park and trail facilities, the City focus should consist of providing additional amenities and possible niche type amenities in the potential and existing parks.

The park survey found that residents will travel short distances to the existing neighborhood and community parks in the City of Lindon and will also travel to community and regional parks within the County searching for specific amenities not provided by Lindon City due to the city size and cost factors. The niche type amenity is described as a desired use not found in the City and adjacent communities that will provide recreational opportunities and uses that keep Lindon citizens in the City confines. The opportunities may include recreational facilities including an indoor field-house to support additional year-round recreational programming and a pump track to expand cycling opportunities within the City.



Response from Lindon residents at the open house

MAP 3.1 EXISTING AND FUTURE PARKS & TRAILS



Item: 5 Site Plan Approval – Cemetery Building – 600 N. 200 E.

Date: January 24, 2023

Project Address: 600 N. 200 E.

Applicant: Lindon City

Presenting Staff: Mary Barnes

Property Owner: Lindon City Corporation

General Plan: Open Space

Current Zone: PF – Public Facilities

Parcel ID: 14:071:0263,
14:071:0147

Type of Decision: Administrative
Council Action Required: No



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations.

Overview

1. Lindon City proposes to construct a one-story 1,900 square foot building on the south side of the cemetery property. This building will include an office for city employees and record storage, indoor garage bays to store equipment and vehicles, public restrooms, and two covered outdoor storage areas for materials, such as dirt.
2. The garage has two overhead doors, two typical doors, and a door into the office. The restrooms can only be accessed from outside the building.
3. A trail is proposed that will connect the cul-de-sac on 150 E. to the cemetery. The trail will connect behind the building and will be lighted to discourage any crime.

Motion

I move to (*approve, deny, continue*) the Lindon City's request for site plan approval for a Cemetery Building at 600 N. 200 E. with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. Lighting will not encroach into the abutting residential properties; and
4. All items of the staff report.

Surrounding Zoning and Land Use

North: R1-20 – Low-Density Residential

East: R1-20 – Low-Density Residential

South: R1-20 – Low-Density Residential

West: R1-20 – Low-Density Residential and CF – Commercial Farm

Site Development Standards

Parking and Traffic Circulation

Parking standards are based on the zone and the different uses in the building and their respective square footage. There are no parking standards in the PF zone.

Primary access will be from 200 E. Public Works employees will be able to park near the new building, which will leave more space for the public to park on the cemetery roads.

Landscaping Standards

There are no landscaping standards in the PF zone.

Site Requirements

- The proposed building will be setback 247 ft from 200 E., and about 400 ft from 600 N.
- The building abuts a currently vacant residential lot.
- The building will be 115 ft from the nearest existing residential home.
- All lighting will be shielded from shining into abutting residential properties.

Design Requirements

The PF zone does not have any design standards or requirements. However, at least 56% of the front elevation will be concrete block and dura rock board and batten. The roof is gabled, and the overhead doors will have windows.

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval.

Staff Analysis

Public Works employees who are working at the cemetery need an area to wait for funeral services to finish, store cemetery records, as well as required equipment, materials and vehicles.

The public restrooms will serve the public that come for funeral services or to visit their loved ones.

Exhibits

1. Aerial photo
2. Site plan
3. Building elevations





NORTH
NOT TO SCALE

SANITARY SEWER CLEAN OUT

EXISTING SANITARY SEWER
LATERAL (INSTALLED W/ EMERY
VIEW PLAT "A" SUBDIVISION)

CONCRETE APRON /
SIDEWALK
(SEE FLOOR PLAN
FOR DIMENSIONS)

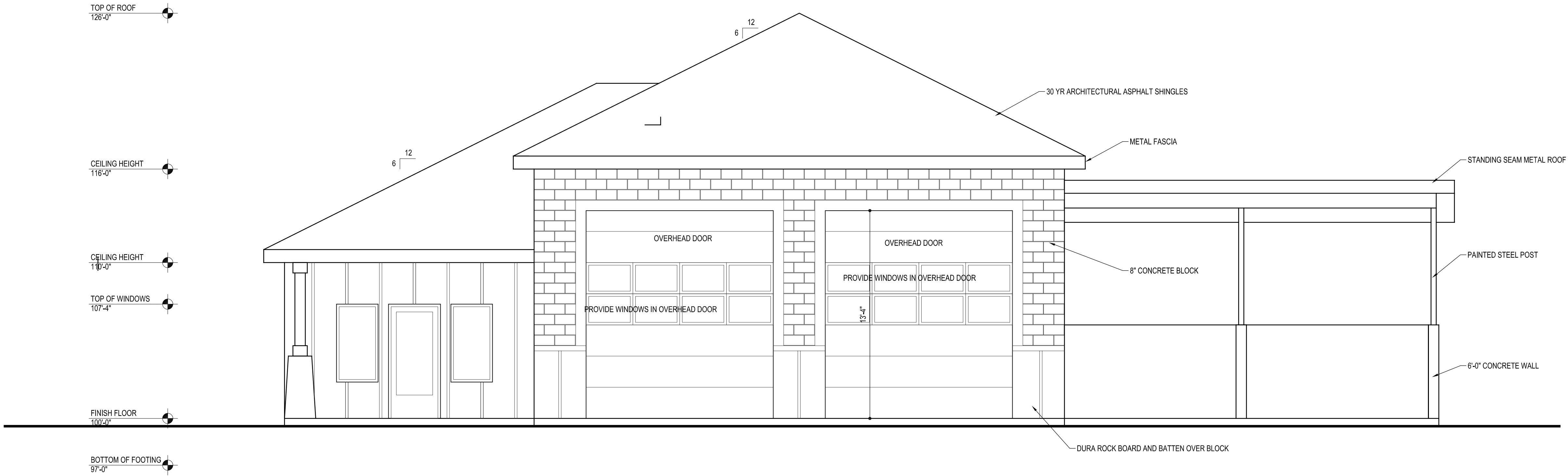
ELECTRICAL

TELECOM / FIBER OPTICS

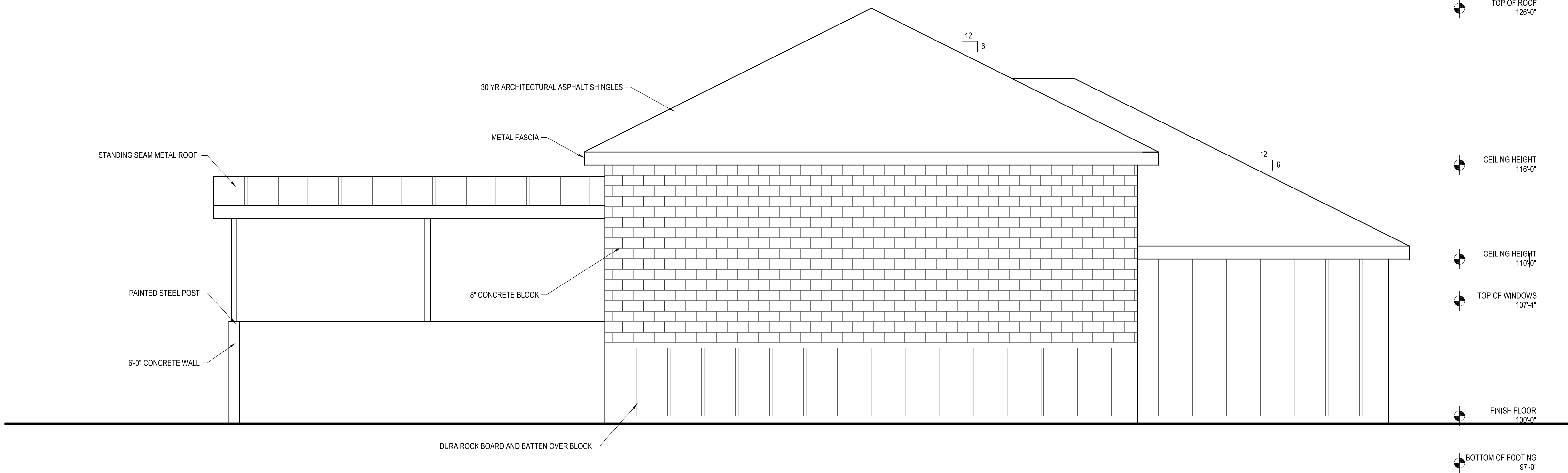
1-1/2" WATER SERVICE. CONNECT
TO EXIST WATER FROM CEMETERY

SANITARY SEWER CLEAN OUT

SANITARY SEWER CLEAN OUT



Front North Elevation
SCALE 1/4" = 1'-0"



Back South Elevation
SCALE 1/4" = 1'-0"

PROJECT NOTES

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN, ARCHITECT
PHONE (801) 224-8805

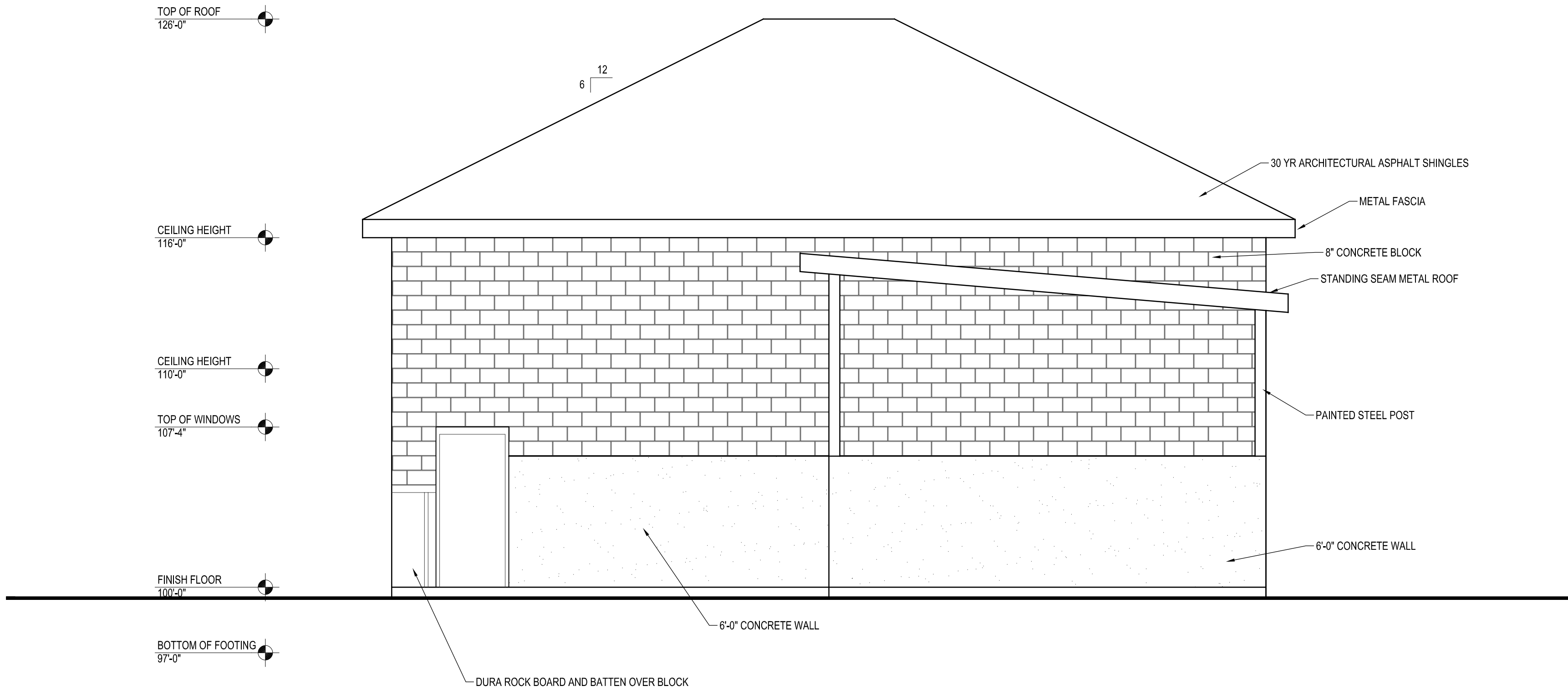
PROJECT TITLE
Cemetery Building

DATE: November 2022
REVISIONS:

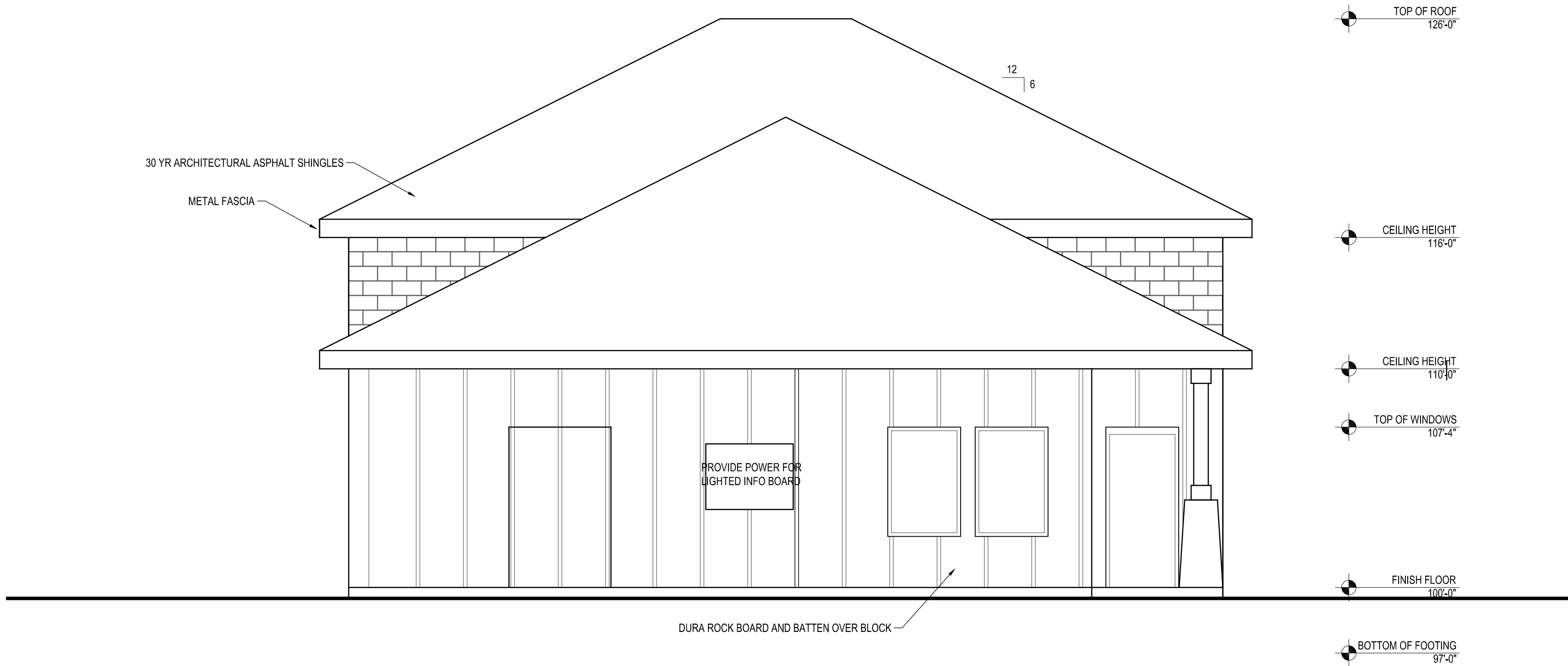
Elevations

A3.0

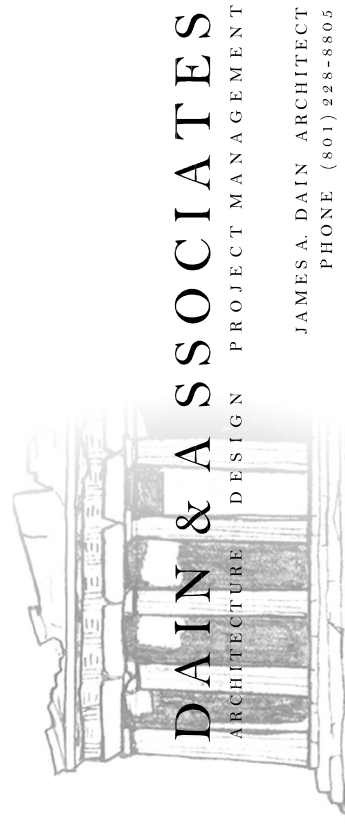
CONSTRUCTION DOCUMENTS



West Elevation
SCALE 1/4" = 1'-0"



East Elevation
SCALE 1/4" = 1'-0"



PROJECT TITLE
Cemetery Building

DATE: November 2022
REVISIONS:

Elevations

A3.1

CONSTRUCTION DOCUMENTS