

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, January 24, 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: Jared Schauers, Commissioner
Pledge of Allegiance: Renee Tribe, Commissioner

PRESENT

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

EXCUSED

Scott Thompson, 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 January 10, 2023 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 10, 2023 AS PRESENTED. COMMISSIONER KALLAS 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. 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)

Mary Barnes, Associate Planner, led this agenda item stating the applicant, Michael Watson (who is in attendance) is seeking minor subdivision approval to create a two-lot subdivision of which one lot will be a flag lot.

Ms. Barnes explained that Watson’s Cove Plat A will create a two-lot subdivision at 282 E 400 N, Lindon. She noted Lot 1 currently has an existing home on it, which was built in 1955

2 and the proposed lot 2 is currently vacant and is proposed as a 24,177 square foot flag lot. She
stated Mr. Watson will be putting in full street improvements along 400 North; the property
4 borders Hollow Park. She noted the lot size requirements (Residential) and the subdivision
requirements are met.

6 Ms. Barnes indicated that on the Parks, Recreation, and Trails Master Plan, it shows a
proposed trail along the south side of 400 North, therefore, the applicant is required and will be
8 putting in a 10' asphalt trail along this property. She stated staff has determined that the proposed
subdivision complies, or will be able to comply before final plat approval, with all remaining
10 land use standards. The City Engineer is addressing engineering standards and all engineering
issues will be resolved before final plat approval is granted.

12 Ms. Barnes then presented an Aerial Photo, Subdivision Plat, Road Improvements Cross
Section and the Parks, Recreation, and Trails Existing and Future Trails map followed by
14 discussion.

Jennifer Watson, resident in attendance, stated she has heard that there have been issues
16 and with noise from the pickle ball courts and asked if there have been any complaints from
neighbors about the noise. Mr. Florence confirmed there have been some in the past, but the city
18 has wrapped the courts and taken other measures to remedy the issues and they also turn off the
courts at 10 pm.

20 Following some additional discussion, the Commission were in agreement this seems to
be in compliance with code and agreed to approve this request with the conditions as listed in the
22 motion along with the additional added condition as recommended by staff.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANTS
26 REQUEST FOR MINOR SUBDIVISION APPROVAL LOCATED AT 282 E. 400 N. WITH
THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK
28 WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
ENGINEERING DOCUMENTS AND PLAT; 2. COMPLETE (OR POST AN ADEQUATE
30 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3.
32 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT
MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
34 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE
SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET
36 AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE
LINDON CITY DEVELOPMENT MANUAL; 5. ALL ITEMS OF THE STAFF REPORT;
38 AND 6. THE CITY ACKNOWLEDGES THAT THERE IS A PRE-EXISTING GRADE OF 10
FT. ABOVE STREET LEVEL AND THE GRADE IS EXEMPT AS PER 17.32.320 (8) –
40 FLAG LOT SUBDIVISIONS. COMMISSIONER TRIBE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

42 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
44 COMMISSIONER KALLAS	AYE
COMMISSIONER JOHNSON	AYE
46 COMMISSIONER SCHAUERS	AYE

2 COMMISSIONER TRIBE
THE MOTION CARRIED UNANIMOUSLY

AYE

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6 **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
8 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 Ms. Barnes also led this agenda item stating Public Works Director, Juan Garrido, is in
attendance for this item. She stated Lindon City is proposing to construct a one-story 1,900
12 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,
14 public restrooms, and two covered outdoor storage areas for materials, such as dirt. The garage
has two overhead doors, two typical doors, and a door into the office; the restrooms can
16 only be accessed from outside the building. She noted a trail is proposed that will connect the
cul-de-sac on 150 East to the cemetery and the trail will connect behind the building and will be
18 lighted to discourage any crime.

Ms. Barnes further explained the parking standards are based on the zone and the
20 different uses in the building and their respective square footage, noting there are no parking
standards in the PF zone. The primary access will be from 200 East. She noted the Public Works
22 employees will be able to park near the new building, which will leave more space for the public
to park on the cemetery roads. She added there are no landscaping standards in the PF zone.

24 Ms. Barnes explained 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
26 115 ft from the nearest existing residential home and all lighting will be shielded from shining
into abutting residential properties. Ms. Barnes stated the PF zone does not have any design
28 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.

30 Ms. Barnes stated 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.
32 Ms. Barnes also noted 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,
34 materials and vehicles. The public restrooms will serve the public that come for funeral services
or to visit their loved ones. Ms. Barnes then presented an Aerial photo, Site plan and the building
36 elevations followed by discussion.

Following some additional discussion, the Commission were in agreement to approve this
38 site plan request for the cemetery building as recommended by staff with the conditions as listed
in the motion.

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

42 COMMISSIONER KALLAS MOVED TO APPROVE LINDON CITY'S REQUEST
FOR SITE PLAN APPROVAL FOR A CEMETERY BUILDING AT 600 N. 200 E. WITH
44 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. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY

6. Planning Commission Chair and Vice-Chair 2023 Re-election. The Commission will elect a Chair and Vice-Chair for 2023.

At this time, the Planning Commission voted on the Chair and Vice-Chair 2023 Re-election. Following some general discussion and deliberations, the Commission were in agreement to elect Sharon Call for Planning Commission Chair and Steven Johnson for Planning Commission Vice-Chair for 2023.

COMMISSIONER JOHNSON MOVED TO ELECT SHARON CALL FOR 2023 PLANNING COMMISSION CHAIR AND STEVEN JOHNSON FOR 2023 PLANNING COMMISSION VICE CHAIR. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY

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

Commission Tribe announced they have put their home up for sale and will be moving to Benjamin. She stated she will commit to serving on the Commission through February. Commission Kallas asked about the metering on secondary water system expressing his concerns regarding notification to residents. Mr. Florence spoke on the issue noting notifications have been sent out through several different avenues.

8. Planning Director Report - General City updates. Mr. Florence gave an update on a project with Mark Weldon mentioning he is requesting a parking reduction “in lieu of the landscaping program” from 25% to 13%. Mr. Florence stated this would take an ordinance amendment.

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

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ADJOURN –

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

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Approved – February 28, 2023

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Sharon Call, Chairperson

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Michael Florence
Community Development Director