

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **December 12, 2023 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Sharon Call, Chairperson
8 Invocation: Rob Kallas, Commissioner
9 Pledge of Allegiance: Jared Schauers, Commissioner

10 **PRESENT**

EXCUSED

12 Sharon Call, Chairperson
13 Rob Kallas, Commissioner
14 Mike Marchbanks, Commissioner
15 Jared Schauers, Commissioner
16 Karen Danielson, Commissioner
17 Scott Thompson, Commissioner
18 Steven Johnson, Commissioner
19 Michael Florence, Community Development Director
20 Mary Barnes, Associate Planner
21 Britni Laidler, Deputy Recorder

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

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
26 Commission meeting of November 28, 2023 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF NOVEMBER 28, 2023 AS PRESENTED. COMMISSIONER
THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE
30 MOTION CARRIED.

32 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.

34 **CURRENT BUSINESS** –

36 4. **Minor Subdivision Plat Approval – Sondrup Estates – 425 Locust Ave.** The applicant
requests minor subdivision approval to create a two-lot subdivision out of an existing 1.22-
acre parcel.

38 Mary Barnes, Associate Planner presented this item and noted the applicant Shawn
40 Sondrup was present. She stated that the applicant is seeking minor subdivision approval to
create a two-lot subdivision out of an existing 1.22-acre parcel at 425 N. Locust Ave. Lot 1
42 currently has an existing home on it and the proposed lot 2 is currently vacant. It is noted that Lot

2 1 is an existing double frontage lot that was created in 1999 and this subdivision will not change
 4 that. Ms. Barnes stated that the applicant will be dedicating .04 acres of right-of-way to the city.

6 Ms. Barnes then presented the lot size Requirements for a R1-20 zone and terms of
 compliance and the subdivision requirements as follows:

Required	Lot 1	Lot 2	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	27,781 sq ft	23,889 sq ft	Yes
Minimum Lot Width: 100 feet	138 ft	102 ft	Yes
Minimum Lot Depth: 100 feet	168 ft	242 ft	Yes
Minimum public street frontage: 50 feet, 25 ft for a flag lot	136 ft	107 ft	Yes

8 **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. The applicant is currently working to notify all PUE companies.
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.

10 Ms. Barnes stated that staff has determined that the proposed subdivision complies or will
 12 be able to comply before final plat approval, with all remaining land use standards. It was also
 noted that the City Engineer is addressing engineering standards and that all engineering issues
 14 will be resolved before final plat approval is granted.

16 Following some general discussion, the commission was in agreement to approve this
 request as presented by staff. Chairperson Call called for any further comments or discussion
 from the Commission. Hearing none she called for a motion.

18
 20 COMMISSIONER THOMPSON MOVED TO APPROVE THE APPLICANT’S
 REQUEST FOR MINOR SUBDIVISION APPROVAL LOCATED AT 425 N. LOCUST AVE.
 WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO
 22 WORK WITH THE CITY ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE
 ENGINEERING DOCUMENTS AND PLAT; 2. COMPLETE (OR POST AN ADEQUATE

2 IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED
 4 ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3.
 6 PRIOR TO PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT
 8 MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO
 10 DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE
 12 SUBDIVISION PLAT ATTACHED HERETO; 4. THE PLANS AND PLAT WILL MEET
 14 AND BE CONSTRUCTED AS PER APPLICABLE SPECIFICATIONS AS FOUND IN THE
 16 LINDON CITY DEVELOPMENT MANUAL; 5. LOT 1 IS APPROVED AS A DOUBLE
 18 FRONTAGE LOT; AND 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
 KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 12 CHAIRPERSON CALL AYE
 - COMMISSIONER JOHNSON AYE
 - 14 COMMISSIONER THOMPSON AYE
 - COMMISSIONER SCHAUERS AYE
 - 16 COMMISSIONER MARCHBANKS AYE
 - COMMISSIONER KALLAS AYE
 - 18 COMMISSIONER DANIELSON AYE
- THE MOTION CARRIED UNANIMOUSLY.

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22 **5. Major Subdivision Plat Approval – Sunrise Warehouse Park Condominiums Plat B**
 24 – **860 W. 200 S.** The applicant requests major subdivision approval to subdivide two
 warehouse buildings (currently under construction) into 12 commercial condominium
 units

26 Mary Barnes, Associate Planner also presented this item. The applicant's business partner
 Dustin Cutler was present. The planning commission previously approved the minor subdivision,
 28 site plan, and recommended a zone change for approval for this project on December 13, 2022.
 The overall warehouse development consists of two warehouse buildings. Building 1 is the larger
 30 of the two buildings, with 8 total units. Building 2 is a smaller building, with 4 total units. Both
 buildings have active building permits and are under construction. This property is currently
 32 accessed through an easement going through the property located at 850 W. 200 S and a fire and
 emergency only access was also provided on the east side of the property, on 800 W.

34 Ms. Barnes noted that a resident near this property voiced concern and the city has
 already reached out to the resident regarding their concerns. Commissioner Kallas asked for
 36 fencing clarification that the developer has planned. Mr. Cutler answered those questions, and let
 the commission know of current fencing and planned fencing on the property.

38 Ms. Barnes then presented the lot requirements for the Light Industrial Zone and
 Subdivision requirements as follows:

40 Lot Requirements – Light Industrial Zone

Required	Compliant
Minimum lot size: one acre	Yes – property is 4 acres.
Parking	Parking was reviewed with site plan and minor subdivision approval. 114 stalls are provided.

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2 Subdivision Requirements

Required	Compliant
For condominiums, three dimensional drawings of unit areas and property surface description	Yes – seen on second page of the plat.
Conditions, Covenants and Restrictions and bylaws for the condominium subdivision	Yes – staff has reviewed the CC&Rs and bylaws.

4 It was noted that city staff is working through technical issues related to the plat and will
 6 ensure all engineering related issues are resolved before final approval is granted.

8 Doug Bradfords who owns property adjacent to the property in discussion asked for
 10 clarification on where business traffic will come from. Ms. Barnes addressed this topic and
 12 explained it will be at 200 South. Mr. Bradfords then presented concern with noise and lighting
 14 impact on the neighborhood. Ms. Barends stated she could speak with Mr. Bradfords after the
 meeting to discuss those concerns and present what has been approved. Blick Campbell who
 lives on the property adjacent to this property presented concern with their property and was
 informed they could meet with the planning commission to discuss those concerns.

16 Following some general discussion, Chairperson Call called for any further comments or
 discussion from the Commission. Hearing none she called for a motion.

18 COMMISSIONER MARCHBANKS MOVED TO APPROVE OF THE APPLICANT’S
 20 REQUEST FOR APPROVAL OF THE SUNRISE WAREHOUSE PARK CONDOMINIUMS
 22 PLAT “B” WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL
 24 CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL FINAL CORRECTIONS TO
 26 THE PLAT FOR RECORDING; 2. PRIOR TO PLAT RECORDING THE APPLICANT WILL
 PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE NOTARIZED
 SIGNATURES OF OWNER’S CONSENT TO DEDICATION AS IDENTIFIED ON THE
 ATTACHED SUBDIVISION PLAT; 3. PRIOR TO RECORDING THE APPLICANT WILL
 PROVIDE STAFF WITH A FINAL SET OF CC&R’S AND BYLAWS TO INCLUDE
 NOTARIZED SIGNATURES; 4. THE PLAT WILL MEET THE APPLICABLE
 REQUIREMENTS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 5.
 FINAL COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED WITH
 THE SUBDIVISION PLAT; 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
 DANIELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 32 CHAIRPERSON CALL AYE
- COMMISSIONER JOHNSON AYE
- 34 COMMISSIONER THOMPSON AYE
- COMMISSIONER SCHAUERS AYE
- 36 COMMISSIONER MARCHBANKS AYE
- COMMISSIONER KALLAS AYE
- 38 COMMISSIONER DANIELSON AYE

THE MOTION CARRIED UNANIMOUSLY.

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2 **6. Discussion – Accessory apartments in the R3 Overlay and AFPD.** This discussion
4 will focus on presenting information to the commission about single-family home lot
6 sizes in the R3 Overlay and AFPD. This discussion is in response to the commission’s
8 request to discuss accessory apartments for in the R3 Overlay and AFPD.

10 Mike Florence, Community Development Director presented this item stating that the
12 planning commission recently requested that City staff provide lot information for the Anderson
14 Farms and Creekside Village developments. The purpose of the research is for the planning
16 commission to discuss and evaluate accessory dwelling units in the R3 and Anderson Farms
18 Planned Residential Development zones. He noted that Lindon City currently prohibits accessory
20 dwelling units in the R3, Anderson Farms Planned Development, and Planned Residential
22 Development zone which consist of the Songbird Cove development. Utah State code allows
24 municipalities to restrict Accessory Dwelling Units in 25% or less of the total area in the
26 municipality that is zoned primarily for residential use and on lots less than 6,000 square feet.

28 Mr. Florence presented a map showing the different areas to the commission along with a
30 summary of the average lot sizes. He stated that Ms. Barnes has done research on second kitchen
32 agreements that have been approved in Anderson Farms, of which there are currently 15. He
34 noted that he hopes these are all just second kitchens and not unapproved accessory apartments.
36 He discussed the asphalt comparisons in regard to on street parking in those areas. Commissioner
38 Thompson stated that on some of these lots, they don’t have the space for an accessory dwelling
40 unit and noted that even in the larger lot, the road isn’t big enough to have cars parking on the
42 road. Commissioner Kallas asked for the potential option of restricting Accessory Dwelling
44 Units in specific areas based on distance between each one. He voiced that he is thinking of the
46 homeowners who don’t have an accessory apartment, but neighbors do, and there is no where for
 them to park.

 The size of the road and parking were discussed along with the potential of allowing
 accessory apartments if the owner can provide parking. Ms. Barnes noted that complaints the city
 has received and have been followed through with. Following some general discussion, the
 commission was in agreement to leave it as is and make no changes.

 Chairperson Call called for any further comments or discussion from the Commission.
 Hearing none the commission moved onto the next agenda item.

7. Planning Director Updates

- General City Updates
- Next meeting January 9th
- City Christmas Party this week
- Kathy Moosman’s retirement party December 13th

ADJOURN –

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

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Approved, January 9, 2024

Sharon Call, Chairperson

Michael Florence, Community Development Director