

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **September 8, 2009** beginning at 7:00 p.m. in the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Gary Godfrey, Chairperson

6 Invocation: Matt Bean

7 Pledge of Allegiance: Sharon Call

8 **PRESENT**

**ABSENT**

10 Gary Godfrey, Chairperson

Christian Burton, Commissioner

12 Ron Anderson, Commissioner

Matt Bean, Commissioner

14 Sharon Call, Commissioner

Mark Johnson, Commissioner

16 Angela Neuwirth, Commissioner

Adam Cowie, Planning Director

18 Woodworth Mataele, Assistant Planner

Debra Cullimore, City Recorder

20 The meeting was called to order at 7:00 p.m.

22 **APPROVAL OF MINUTES** – The minutes of the meeting of August 26, 2009 meeting  
24 were reviewed.

26 COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE  
28 MEETING OF AUGUST 26, 2009. COMMISSIONER JOHNSON SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 **PUBLIC COMMENT** –

32 Chairperson Godfrey called for comments from any resident present who wished  
34 to address an issue not listed as an agenda item. There was no public comment.

36 **CURRENT BUSINESS** –

- 38 1. **Plat Amendment** – *Miller Auto Lots of Lindon, Plat A – 452 South Lindon Park*  
40 *Drive.* This is a request by Brent Bigelow for approval of a plat amendment for  
42 the Miller Auto Lot of Lindon, Plat A, located in the PC-1/PC-2 zone. The  
applicant is proposing to adjust the property liens for the previously recorded lot  
#2 and lot #3 for Miller Used Cars of Lindon, Plat A. The proposal would not be  
creating any additional lots. Recommendations from the Planning Commission  
will be forwarded to the City Council for final action.

44 Jay Francis was present as the representative for this application. Mr. Cowie  
46 explained that this is a request by Miller Family Real Estate for a subdivision plat

2 amendment to the Miller Auto Lots of Lindon, Plat A, subdivision. The applicant is  
3 proposing to shift the property line on the southeast corner of lot #2. Mr. Cowie  
4 explained that Murdock Hyundai has purchased the property, and also currently owns the  
5 detention basin previously owned by the City. The property line is being reconfigured to  
6 provide additional parking and display areas for the Hyundai dealership. He presented  
7 photographs of the site, including the existing building. A small addition will be  
8 constructed to accommodate the new dealership

9 Chairperson Godfrey inquired as to whether the Hyundai dealership would install  
10 an additional pole sign. Mr. Cowie stated that an additional sign will be installed with a  
11 minimum separation distance of 100 feet from the existing pole sign.

12 Chairperson Godfrey called for further comments or discussion. Hearing none, he  
13 called for a motion.

14 COMMISSIONER ANDERSON MOVED TO APPROVE THE MILLER AUTO  
15 LOTS OF LINDON PLAT A PRELIMINARY PLAT AND RECOMMEND  
16 APPROVAL TO THE CITY COUNCIL. COMMISSIONER BEAN SECONDED THE  
17 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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19 2. **Minor Subdivision** – *Bar H Ranch – 479 West 200 South*. This is a request by  
20 John Niederhauser for approval of a one lot minor subdivision located in the R1-  
21 20 zone. The applicant is proposing the creation of a 22,000 square foot lot from  
22 an existing 2.2 acre vacant parcel. Recommendations from the Planning  
23 Commission will be forwarded to the City Council for final action.

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25 John Niederhauser was present as the representative for this application. Mr.  
26 Mataele explained that this is a request for a one lot minor subdivision. The newly  
27 created lot will be approximately 22,000 square feet, and is being subdivided from a  
28 larger parcel which is over two acres in size. Curb, gutter and sidewalk improvements  
29 have been installed along 200 South. Future development of the remaining 1.7 acre  
30 parcel is feasible in the future, but not required.

31 Chairperson Godfrey inquired as to the possibility that this subdivision may  
32 preclude development of neighboring lots in the future. Mr. Cowie noted that the  
33 neighboring property is owned by Ted Lott, who was present at the meeting. Chairperson  
34 Godfrey invited Mr. Lott to address the Commission. Mr. Lott stated that he was unsure  
35 of the reason for this meeting if the proposed lot meets all requirements. Chairperson  
36 Godfrey explained that all subdivision applications require approval by the Planning  
37 Commission and City Council to ensure that all requirements are met. Mr. Lott stated  
38 that he does not object to this proposed subdivision, but is curious about options for  
39 future development of his property. Mr. Cowie invited Mr. Lott to visit his office to  
40 discuss options.

41 Chairperson Godfrey called for further comments or discussion. Hearing none, he  
42 called for a motion.

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44 COMMISSIONER BEAN MOVED TO APPROVE THE BAR H RANCH  
45 SUBDIVISION PRELIMINARY PLAT AND RECOMMEND APPROVAL TO THE

2 CITY COUNCIL. COMMISSIONER CALL SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4 **NEW BUSINESS** – Reports by Commissioners

6 Commissioners had no items to report.

8 **PLANNING DIRECTOR’S REPORT** –

10 Mr. Cowie reported on the following items:

- 12 1. He introduced Commissioner Angela Neuwirth, who was recently appointed  
by the City Council to serve a three year term on the Planning Commission.
- 14 2. The Commission reviewed the Project Tracking List.
- 16 3. A Regional Transportation Open House will be held October 21, 2009 at the  
Orem Senior Friendship Center. Information will be available regarding  
regional transportation project, including projects affecting Lindon. Lindon  
will also have a booth at the event with information regarding projects in the  
18 community.
- 20 4. The Municipal Primary Election will be held Tuesday, September 15, 2009.  
Early voting is available through September 11, 2009 at 5:00 p.m.
- 22 5. The City Council recently approved a conservation easement for the Lindon  
Hollow Creek drainage and wetlands area. The City is seeking grant funding  
for trail improvements and clean up in the area.
- 24 6. Pamphlets distributed by Envision Utah were provided for the Commission  
regarding high density infill development to preserve open space. Some of  
26 the concept may be feasible along the 700 North commercial corridor as  
development occurs.

28 **ADJOURN** –

30 CHAIRPERSON GODFREY MOVED TO ADJOURN THE MEETING AT  
32 7:37 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34 Approved – October 13, 2009

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Gary Godfrey, Chairperson

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Adam Cowie, Planning Director