

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **December 13, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Charlie Keller, Commissioner
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Bob Wily, Commissioner
14 Mike Marchbanks, Commissioner	Rob Kallas, Commissioner
Charles Keller, Commissioner	
16 Steven Johnson, Commissioner	
Hugh Van Wagenen, Planning Director	
18 Brandon Snyder, Associate Planner	
Kathy Moosman, City Recorder	

- 20 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 22
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
26 meeting of November 22, 2016 were reviewed. The joint work session minutes of
11/01/16 and 11/15/16 and the Planning Commission work session minutes of
10/25/16 were also reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
30 OF THE REGULAR MEETING OF NOVEMBER 22, 2016, AS AMENDED. HE
ALSO MOVED TO APPROVE THE WORK SESSION MINUTES OF OCTOBER 25,
32 2015 AND THE JOINT WORK SESSION MINUTES OF NOVEMBER 1, 2016 AND
NOVEMBER 15, 2016 AS PRESENTED. COMMISSIONER KELLER SECONDED
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 34
- 36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
audience member who wished to address any issue not listed as an agenda item.

38 Jim Peters, Lindon resident, addressed the Commission at this time. Mr. Peters
40 mentioned a concern with the Gardner ditch that comes along his property (which is a
subdivision agenda item tonight). He noted the ditch crosses at 600 north and continues
42 on his property to the fence and the beginning of the Green Valley Condos. He noted
areas where the ditch is piped and then open through the Green Valley Condos and then
44 on down. He stated they have had meetings with the city before about his concerns with
the condition of the concrete ditch as the water is undermining the pipe and is causing the
46 pipe to drop and also the fence to drop and is causing a sinkhole in the lawn of the condo
association. He stated his concern is that when it does break loose those condos, which
have a lower elevation, would have immediate flooding in their basements. Mr. Peters

2 state they also had meetings with the irrigation company who have promised to do repairs
4 but have only done the fill with the canned sealant. He then showed some photos of the
ditch in question.

6 Mr. Van Wagenen clarified, as they understand it, the ditch itself is actually on
the Bowman property and not officially on Mr. Peters property. He noted this is not
8 directly tied to Mr. Peter's upcoming subdivision application agenda item but it is a
concern to Mr. Peters. Mr. Peters pointed out it is technically on the Bowman side but he
10 has access to it from his property border and he has tried to clean out the ditch and he is
aware it is causing the sink problem and it appears it is about ready to break loose.

12 Chairperson Call asked who is responsible for the ditch. Mr. Van Wagenen stated
it will go through the irrigation company. He noted Brandon Snyder, Associate Planner,
14 has been working with Mr. Peters and other owners on this issue. Mr. Snyder explained
they have reached out to Public Works and the City Engineer and at this point it doesn't
16 appear that the city uses the ditch for any purposes. They have been doing some
background research to see if all of the maintenance responsibility lies with the Irrigation
18 Company out of Pleasant Grove. The irrigation company is looking into the number of
users and they will continue to follow up. Mr. Peters stated his ultimate hope is to
eventually see the ditch abandoned.

20 **CURRENT BUSINESS** –

- 22
- 24 4. **Minor Subdivision — Peters Subdivision, Plat D, 51 West 600 North.** James
Peters requests preliminary plan approval of a minor residential subdivision, at
26 approximately 51 West 600 North in the Single Family Residential (R1-20) zone.
The proposal includes lot line adjustments, with existing plat B, which will result
in a total of four (4) lots.

28

30 Brandon Snyder, Associate Planner, gave some background of this item noting this
proposed subdivision including lot line adjustments will create two new residential
32 building lots. He noted the existing homes are located on the proposed lots 7 and 8. He
pointed out the back yards of the existing homes will be extended with this proposal. He
stated that sidewalk, curb and gutter improvements already exist along both street
34 frontages. Mr. Snyder stated the applicant, Mr. Peters is in attendance tonight
representing this application and is requesting preliminary plan approval. Mr. Snyder
36 stated the proposed lots meet or exceed the lot requirements for the R1-20 zone as it
relates to size, width, depth and frontage.

38 Mr. Snyder explained staff has determined that the proposed subdivision
complies, or will be able to comply before final plat approval and with all remaining land
40 use standards. He noted the City Engineer is addressing the engineering standards and all
engineering issues will be resolved before final plat approval is granted. Chairperson Call
42 asked about the exact location of the ditch and whose property it is located on (emailed
information). Mr. Snyder explained that the ditch is clearly located on the Bowman
44 property but Mr. Peters has access. Mr. Snyder then referenced the Preliminary Plan and
Subdivision Plat followed by some additional discussion. He then turned the time over to
46 the applicant for comment.

2 Mr. Peters re-iterated from his previous comments that no one wants the ditch
4 anymore and he along with others would like to see the ditch abandoned and feel that
6 piping it would not be a good option. He noted if we are talking about a fence where do
8 you put the fence as the Bowman's already have a fence right on the edge and questioned
10 how the irrigation company would maintain the ditch. Mr. Snyder then presented photos
12 of the existing fenced areas. There was then some discussion regarding placement of the
14 fence including possible safety hazards, safety precautions and maintenance
16 responsibility. Mr. Peters asked about adding a provision stating there must be a fence
18 and have it be conditioned with the building permit to the future property owner because
20 by that the time the ditch may be abandoned anyway. Commissioner Marchbanks agreed
22 that adding the condition with the building permit is a good idea rather than forcing the
24 fencing now because if the downstream user doesn't give up their water shares it will be a
26 lot harder to deal with a fence on both sides of the ditch and it would give time to resolve
28 the issue. Chairperson Call pointed out that this meets all lot requirements. At this time
30 Chairperson Call called for any public comment. There were no public comments.
32 Chairperson Call suggested approving this request with the two conditions as listed.

18 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

20
22 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
24 REQUEST FOR PRELIMINARY PLAN APPROVAL OF A RESIDENTIAL MINOR
26 SUBDIVISION INCLUDING THE LOT LINE ADJUSTMENTS TO BE KNOWN AS
28 PETERS SUBDIVISION PLAT D WITH THE FOLLOWING CONDITIONS: 1. IF
30 THERE IS A SAFETY ISSUE WITH THE DITCH UPON BUILDING THAT THE
BUILDING PERMIT WOULD REQUIRE THAT THE ISSUE BE RESOLVED IN THE
MATTER OF A FENCE AND 2. THERE BE AN IRRIGATION EASEMENT ALONG
WITH THE PUBLIC UTILITY EASEMENT ON THE WEST PROPERTY LINE
UNTIL SUCH TIME THAT THE DITCH IS ABANDONED. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

32 CHAIRPERSON CALL AYE
34 COMMISSIONER MARCHBANKS AYE
36 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
THE MOTION CARRIED UNANIMOUSLY.

38 **5. Minor Subdivision — Ruf East Subdivision, Plat A, 1810 West 700 North.**

40 Steve Ruf requests preliminary plan approval of a two (2) lot commercial minor
42 subdivision, located at approximately 1810 West 700 North, in the General
Commercial (CG) zone.

44 Mr. Snyder gave an overview stating the applicant, Steve Ruf is in attendance as
46 representative of this agenda item. Mr. Snyder explained this subdivision creates two
commercial lots fronting onto 700 North. He noted the Lindon City Street Master Plan
Map indicates that 700 North Street is an arterial street. He added that the property is
currently vacant and was last used for agricultural purposes. He noted that some of the

2 public improvements (curb and gutter) already exist along 700 North. He pointed out the
property is bordered on the west by the Ruf Subdivision, Plat A, and by Pleasant Grove
4 City on the north and presently access will be provided via the west (access easement).
He noted the minimum lot size in the CG zone: 20,000 square feet and there is no
6 minimum lot frontage along a public street.

Mr. Snyder stated staff has determined that the proposed subdivision complies, or
8 will be able to comply before final plat approval, with all remaining planning and zoning
standards. He noted the City Engineer is addressing engineering standards and all
10 engineering issues will be resolved before final plat approval is granted. Mr. Snyder then
referenced the proposal followed by some general discussion. He noted this is a pretty
12 straightforward request and staff has no concerns.

Chairperson Call asked if there were any further questions or comments from the
14 Commission. Hearing none she called for a motion.

16 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR PRELIMINARY PLAN APPROVAL OF A TWO (2) LOT
18 COMMERCIAL MINOR SUBDIVISION TO BE KNOWN AS RUF EAST
SUBDIVISION, PLAT A, WITH NO CONDITIONS. COMMISSIONER
20 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
26 THE MOTION CARRIED UNANIMOUSLY.	

28 **6. Site Plan — Ruf Office Building, 1810 West 700 North.** Steve Ruf requests site
plan approval for the Ruf Office Building, ~11,400 sq. ft., to be located at
30 approximately 1810 West 700 North in the General Commercial (CG) zone.

32 Mr. Snyder led this discussion by stating Steve Ruf is also proposing to construct a
two-story professional office, which is a permitted use in the General Commercial (CG)
34 zone. He pointed out the intent of the zone is to provide areas where commercial and
service uses may be located. Mr. Snyder explained the property is proposed to be
36 subdivided into two lots and Mr. Ruf is requesting site plan approval for Lot 2. He noted
this proposal precedes the Lindon Village Commercial (LVC) zone and any associated
38 changes and Lot 1 will be reviewed in association with a separate future application. Mr.
Snyder stated staff has also asked Mr. Ruf to verify the construction and phasing
40 boundaries between the lots in association with any detention and landscaping
requirements.

42 Mr. Snyder went on to say that the planning staff, the City Engineer and Mr. Ruf
are working through the technical issues related to the site and city staff will ensure all
44 issues are resolved before final engineering approval is granted. He mentioned that third
party notices were provided to the adjoining property owners in accordance with city
46 code and staff has not received any responses or concerns back at this time.

2 Mr. Snyder further explained as part of development of a site the applicant is
4 required to turn in water shares and Lindon City records indicate that no water shares
6 have been tendered for this property (1.25 acres) and water shares or fees in lieu of water
8 shares will be required for this proposed subdivision. He noted it appears that 0.6 shares
10 of North Union shares are required at this time and Mr. Ruf has indicated he will pay the
12 fees in lieu of tendering water shares.

8 Mr. Snyder noted that Mr. Ruf will also be installing the park strip landscaping as
10 well as the site and interior parking lot landscaping. The proposed site (lot 2) shall be a
12 minimum of 20% in landscaping (this site is 34%). Interior parking lot landscaping
14 required is 1,920 sq. ft. (this site is 1,944). The Lindon City 700 North Street Cross-
16 section requires that the park strip include a 2' berm. The site plan indicates that the park
18 strip along 700 North narrows from 14' in width down to 9.4' (going from the west to the
east) which may not be practical. It appears the width reduces due to the existing culvert
and staff has asked Mr. Ruf to provide the berm on the plans. He noted that staff has also
indicated that the Mr. Ruf can request the Planning Commission to alter the berm height.
At this time staff recommends installing the 2' berm on the west half, and slowly
reducing it to a 1' berm on the east by the culvert.

20 Mr. Snyder then referenced for review the architectural character, street scape,
22 site design and other amenities in the CG zone shall be consistent with the Lindon City
24 Commercial Design Guidelines. He noted that all sides of the buildings shall receive
26 design consideration consistent with the guidelines. The building exterior is to be brick
28 with stucco bands and trim. Mr. Snyder then referenced the aerial photo, site plan,
landscape plan, elevations, street cross-section and the proposed subdivision plat
followed by discussion. He noted this is a pretty straightforward request and staff has no
concerns. Chairperson Call observed this complies with the commercial standards but
also suggested having some type of a covered entrance (canopy) that would enhance the
visual look and provide cover to patrons.

30 Mr. Ruf stated that is a good suggestion and they will take that into consideration
32 with the architect. Mr. Ruf also stated they were going to landscape both sides of the
34 ditch but staff indicated there is a beaver problem so they are just putting native grasses
and boulders on the north side instead of trees but it will still meet the landscaping
requirements. Chairperson Call stated it appears that this will be a nice building and she
suggested approval with the staff recommended conditions.

36 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

38 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
40 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR THE RUF BUILDING
OFFICE TO BE LOCATED AT 1810 WEST 700 NORTH IN THE GENERAL
COMMERCIAL (CG) ZONE WITH THE FOLLOWING CONDITIONS: 1.
42 RECORDING OF THE PROPOSED SUBDIVISION PLAT AND ASSOCIATED
EASEMENTS; 2. COMPLY WITH BERM STANDARDS; 3. COMPLY WITH
44 WATER SHARE REQUIREMENTS. COMMISSIONER JOHNSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 7. **Minor Subdivision — Momberger Subdivision, Plat A, 81 West 600 North.**
Glenn Momberger requests preliminary plan approval of a three (3) lot residential
8 minor subdivision, at approximately 81 West 600 North in the Single Family
Residential (R1-20) zone.

10

Mr. Snyder stated this item has been removed from the agenda and has been
12 continued to a future meeting. Chairperson Call asked if there were any questions or
comments from the Commission. Hearing none she called for a motion.

14

COMMISSIONER MARCHBANKS MOVED TO CONTINUE AGENDA
16 ITEM NUMBER SEVEN, MOMBERGER SUBDIVISION, PLAT A, TO A FUTURE
MEETING. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE
18 WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
20 COMMISSIONER MARCHBANKS AYE
COMMISSIONER KELLER AYE
22 COMMISSIONER JOHNSON AYE
THE MOTION CARRIED UNANIMOUSLY.

24

8. **Major Subdivision — Gillman Corner Subdivision, Plat A, 540 West Gillman
26 Lane.** Deny Farnworth requests preliminary plan approval of a seven (7) lot
residential major subdivision in the Single Family Residential (R1-20) zone.
28 Recommendations will be forwarded to the City Council for final approval.

30 Hugh Van Wagenen, Planning Director, noted Brandon Zollinger is in attendance
as representative of this agenda item tonight. He explained this is a request to create five
32 lots and dedicate a new public street (70 North) in the Single Family Residential (R1-20)
zone (3.6 acres). Mr. Van Wagenen explained that curb and gutter will be installed along
34 540 West in addition to Gillman Lane along Lots 1, 2 and 7. An Esplanade Street Light
will also be installed at the intersection of 540 West Gillman Lane and a Granville Street
36 Light will be installed at the end of the cul-de-sac. He noted a 6 ft. asphalt trail is shown
on south side of Gillman Lane as shown on the Parks and Trails Master Plan Map and
38 applicable cross section.

Mr. Van Wagenen further explained the applicant is proposing to not construct the
40 trail as shown but rather have a 4 ft. concrete trail instead that would match Lindon's
typical cross section. He noted the City Council can make adjustments to standard cross
42 sections after a recommendation has been made from the Planning Commission and
Development Review Committee (DRC). He added that the DRC takes no exception to
44 the applicant's proposal to install a 4 ft. concrete sidewalk rather than a 6 ft. asphalt trail.
The "main ditch" runs along the eastern portion of this property and acts as both
46 irrigation and storm water conveyance. He stated the applicant has proposed to install a
48" pipe to replace the ditch if the City will purchase the pipe. He noted if the ditch were

2 to remain open, there would be a potential maintenance access problem as lot owners
4 would like to fence their yards. He pointed out that piped or not, there is a 25 ft. irrigation
easement being provided along the ditch.

6 Mr. Van Wagenen commented that staff has determined that the proposed
subdivision complies, or will be able to comply before final approval, with all remaining
8 land use standards. He noted the City Engineer is addressing the engineering standards
and all engineering issues will be resolved before final approval is granted. Mr. Van
10 Wagenen then referenced an aerial photo of the proposed subdivision and the preliminary
plan followed by some general discussion. He then turned the time over to Mr. Zollinger
for comment.

12 Mr. Zollinger commented on the irrigation ditch stating the applicant is willing to
pipe the ditch with the city paying for the materials. He pointed out this will be a safety
14 factor for future lot owners. He commented regarding the street and the trails that they
will be connecting the remainder of the curb, gutter and sidewalk from the northeast
16 corner of the property connecting Lot 1 with this development. Kevin Gillman, and John
Ellis were in attendance to make comment on this issue. Chairperson Call mentioned that
18 the DRC does not take exception with the change on the concrete and the ditch
improvements will be taken care of by the developer.

20 Ms. Hueng mentioned her concerns with their huge willow trees on her property
that are located next to the ditch and if the piping of the ditch will hurt the trees. Mr.
22 Zollinger stated the size of the pipe will be a 42" or 48" pipe and would have to be laid
and that would determine the slope as far as matching the existing elevations so those
24 trees at the first connection may be damaged, but they will try to save the trees if they
can. Commissioner Marchbanks stated he would like to know how the neighbors feel
26 about going to a standard street profile vs. taking up an extra 2 ft. for the trail system. He
would suggest making a strong recommendation to not have the trail extra footage (6 ft.
28 to 4 ft.) as it is a narrow right of way; he would rather see the road 2 ft. wider.
Commissioner Johnson agreed with that statement. Chairperson Call stated that is also
30 the recommendation of the DRC (takes no exception).

32 Mr. Van Wagenen pointed out on Gillman Lane the majority of the property left
to develop is on the south side where they will most likely retain the full cross section,
whereas to the north most properties are already in and developed. Chairperson Call
34 pointed out as far as the issues go this meets all requirements and the other issues are
being addressed by staff and the City Engineer.

36 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

38
40 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
TO THE CITY COUNCIL THE APPLICANT'S REQUEST FOR APPROVAL OF A
42 SEVEN (7) LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS GILLMAN
CORNER PLAT A WITH THE FOLLOWING CONDITIONS: 1. THAT THE STREET
44 AND TRAIL CROSS SECTION BE AMENDED FROM THE 6 FOOT ASPHALT
TRAIL (STANDARD DETAIL 2B) TO 4 FOOT CONCRETE TRAIL (STANDARD
46 DETAIL 2A) AND 2. IF THE WATERWAY NEEDS TO BE COVERED THE CITY
WILL PARTICIPATE WITH THE PIPING WITH THE DEVELOPER TO DO THE

2 ENCLOSURE OF THE DITCH. COMMISSIONER KELLER SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
4 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
6 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 9. **Public Hearing — Ordinance Amendment, 17.32.120 Streets.** Lindon City
requests approval of an amendment to Lindon City Code 17.32.120 to address
12 street alignments and off-set intersections. Recommendations will be forwarded to
the City Council for final approval. (Pending Ordinance 2016-24-O).

14
COMMISSIONER KELLER MOVED TO OPEN THE PUBLIC HEARING.
16 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

18
Mr. Van Wagenen opened this agenda item by explaining street layouts benefit
20 from centerlines being continuous across intersections or far enough apart that conflict
zones are minimized for vehicle traffic. He noted the current code states that, "*The*
22 *centerline of two subordinate streets meeting a through street from opposite sides shall*
extend as a continuous line, or the centerline shall be offset at least one hundred fifty
24 *(150) feet.*" He also mentioned an example of a continuous centerline for two subordinate
streets is where Canal Drive crosses 400 North. He then gave an example including an
26 offset centerline at 780 E/800 E as it meets 400 North (collector road). He also
mentioned another example is a situation that the code is trying to avoid is when a center
28 left turn lane is present. He noted these centerlines are about 57 feet apart. Mr. Van
Wagenen stated there are times when an offset less than 150 feet does not create this
30 traffic problem. He then presented some additional examples followed by discussion. He
noted the difficulty with the current code is that it does not allow for any discretion in the
32 standards.

Mr. Van Wagenen commented that a recent submitted subdivision application for
34 Ray's Circle Plat A (next agenda item) is a good example of a proposed road that will
have an offset less than 150 feet from a future road across a through street and the design
36 is such that traffic safety is not a concern. Mr. Van Wagenen explained this ordinance
revision and proposed language will allow some discretion on the standards as it is
38 applied by the City Engineer and would allow the City Engineer discretion in these
matters (case by case basis) that would save the applicant time and money by not having
40 to apply for a variance with the Board of Adjustment for an issue that staff does not have
concerns with. There was then some general discussion regarding this issue. Chairperson
42 Call stated she does not see any reason to not make this change.

44 Mr. Van Wagenen then read the code revision as follows:

46 The centerline of two subordinate streets meeting a through street from opposite
sides shall extend as a continuous line, or the centerline shall be offset at least one
hundred fifty (150) feet.

2 feet. Mr. Van Wagenen pointed out this is a safety measure to prevent conflicts among
left turning vehicles heading in opposite directions. He noted in this particular situation,
4 the City Engineer is not concerned about the offset of the two streets being less than 150
feet. This ordinance is being proposed to allow such offsets to be less than 150 feet if
6 there is no traffic safety concern as determined by the City Engineer.

Mr. Van Wagenen pointed out if this ordinance is not recommended and approved
8 by the City Council, Mr. Mitchell will have to design a different subdivision layout.
Curb, gutter and sidewalk will be installed along 70 North in addition to 400 East along
10 Lot 1 and Lot 5. An Esplanade Street Light will be installed at the intersection of 70
North and 400 East and a Granville Street Light will be installed at the end of the cul-de-
12 sac. He noted the existing home on the site will need to be demolished to develop the
subdivision. Mr. Van Wagenen stated staff has determined that the proposed subdivision
14 complies, or will be able to comply before final approval, with all remaining land use
standards. He noted the City Engineer is addressing engineering standards and all
16 engineering issues will be resolved before final approval is granted. Mr. Van Wagenen
then referenced an aerial photo of the proposed subdivision and the preliminary plan
18 followed by discussion. Chairperson Call stated this appears to meet all of the
requirements as long as the city council approves the street centerline offsets.

20 Chairperson Call called for any public comment at this time. There were several
residents in attendance who addressed the Commission at this time as follows:

22
Amy Johnson: Ms. Johnson expressed her concerns that this will interfere with her
24 street according to the plan when trying to make a left turn and may cause safety issues.
Mr. Van Wagenen stated neither street are major through streets (60 north and 40 north)
26 and pointed out this is certainly not an ideal situation but they don't anticipate it creating
a lot of heavy traffic. Ms. Johnson commented if the proposed road goes through it will
28 be dangerous for all of the residents and it's not far from a stop sign; it is just not a good
idea. Mr. Van Wagenen commented that is not what is being proposed tonight and is not
30 a concern with this application; these issues are being considered. Mr. Van Wagenen also
addressed the following issues brought up by Ms. Johnson as follows:

- 32 1. Storm drain (will run east to west to 400 East).
- 34 2. Fencing (the city would not get involved with fencing and that issue would have
to be worked out between the two parties).
- 36 3. Utilities (will come up 400 East and placed on 70 North to service existing lots).

Robert Farr: Mr. Farr stated he owns the lot just north of the proposed subdivision. He
38 asked if the grey water will continue to run underneath the street and sidewalk or will it
be in the utility easement. Mr. Van Wagenen stated all of the public utilities are typically
40 in the city right of way. Mr. Farr also pointed out the southwest corner of the southwest
lot comes to a sharp point where the other lots have a radius and questioned if it should
42 have a radius to match those across the street on 40 North. He also questioned as far as
safety goes and the fence lines are there any codes that limit fencing to a certain height.
44 Mr. Van Wagenen stated there are fencing codes for height limits. He added that the
property lines on the preliminary plat (with the radius) will tie in and is built with the
46 curb and gutter on the north and south; functionally there will be a radius there and the
sidewalk will parallel the road. Mr. Farr also asked if this subdivision will have any

2 covenants concerning the type of fencing allowed. Mr. Van Wagenen stated that the type
of fencing is totally up to the owner. Mr. Mitchell stated there will be CC&R's in place
4 for the subdivision.

6 **Larry Walker:** Mr. Walker spoke about the radius on 40 North noting it was not ideal at
when it was implemented by the city council at that time and not necessary and
8 technically it did not have to go on his property. He just wanted to ensure we are all on
the same page as to what happened.

10

Chairperson Call asked if there were any further questions or comments from the
12 Commission. Hearing none she called for a motion.

14 COMMISSIONER KELLER MOVED TO RECOMMEND APPROVAL OF
THE APPLICANT'S REQUEST FOR APPROVAL OF A 5 LOT RESIDENTIAL
16 SUBDIVISION TO BE KNOWN AS RAY'S CIRCLE PLAT A WITH THE
CONDITION THAT ORDINANCE 2016-24-O REGARDING STREET CENTERLINE
18 OFFSETS BE APPROVED BY THE CITY COUNCIL. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
20 FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
24 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

26

11. **Review and Action — 2017 Chair and Vice-Chair elections.** The Planning
28 Commission will hold elections for the positions of Chair and Vice-chair for 2017.

30 Commissioner Marchbanks suggested continuing this item in order to have a full
quorum to elect the positions of Chair and Vice-chair for 2017. The Commission was in
32 agreement to continue the item. Chairperson Call asked if there were any questions or
comments from the Commission. Hearing none she called for a motion.

34

COMMISSIONER MARCHBANKS MOVED TO CONTINUE AGENDA
36 ITEM ELEVEN TO A FUTURE MEETING IN ORDER TO HAVE A FULL
QUORUM. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE
38 WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
42 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

44

12. **New Business: Reports by Commissioners** – Chairperson Call called for any new
46 business or reports from the Commission. Commissioner Johnson mentioned the
recent issue of small in-fill projects and developments and the need to look at the

2 General Plan that is precluding some long-time Lindon residents in leaving
4 Lindon; this is an important issue to think about and discuss. Mr. Van Wagenen
6 stated they will be bringing some ideas and suggestions in discussing the General
plan update.

8 **13. Planning Director Report** – Mr. Van Wagenen reported on the items listed below
followed by general discussion.

- Annual employee Christmas party – December 23rd at noon
- Commission opening suggestions
- General plan update moving forward
- Possible Kennel by Walmart

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

16 **ADJOURN** –

18 COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE
20 MEETING AT 9:25 P.M. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Approved – January 10, 2017

24
26 _____
Sharon Call, Chairperson

28
30 _____
Hugh Van Wagenen, Planning Director