

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 27, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Vanchiere, Commissioner
10 Pledge of Allegiance: Mike Marchbanks, Commissioner

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

22 **Special Attendee:**
23 Matt Bean, Councilmember

- 24
- 25 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of March 13, 2018 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
31 REGULAR MEETING OF MARCH 13, 2018 AS PRESENTED. COMMISSIONER
32 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
33 THE MOTION CARRIED.

- 34
- 35 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.
37 There were no public comments.

38 **CURRENT BUSINESS** –

- 40
- 41 4. **Minor Subdivision — 40 North Subdivision, Plat A, 40 North Geneva Rd.**
42 Matthew Blackburn, 40 Geneva LLC, request preliminary plan approval of a one
43 (1) lot minor subdivision plat, consisting of 1.53 acres (Utah County) Parcel #14-
44 065-0203) in the Light Industrial (LI) zone.

46 Brandon Snyder, Associate Planner, gave a brief background of this item is a
47 request by Matthew Blackburn (who is in attendance) for preliminary plan approval of a
48 one (1) lot minor subdivision plat, consisting of 1.53 acres. He stated the subdivision and

2 pending site plan will provide PUE's and sidewalk easements. The plat will combine the
3 parcels to create one lot in the Light Industrial (LI) zone. The Lindon City Street Master
4 Plan Map (September 2016), indicates Center Street is a Local Street. Geneva Road is
5 listed as an Arterial street.

6 Mr. Snyder then referenced Lindon City Code (LCC) 17.49.020 LI Manufacturing
7 and Distribution District – Purpose noting it shall be the purpose of the LI district to
8 provide areas in appropriate locations where light manufacturing, industrial processes and
9 warehousing not producing objectionable effects may be established, maintained, and
10 protected. The regulations of this district are designed to protect environmental quality of
11 the district and adjacent areas. He stated full public improvements (curb, gutter, and
12 sidewalk) will be installed along Center Street and the sidewalk will be replaced along
13 Geneva Road.

14 Mr. Snyder indicated that Staff has determined that the proposed subdivision
15 complies, or will be able to comply before final approval, with all remaining land use
16 standards. He added that the City Engineer is addressing engineering standards and all
17 engineering issues will be resolved before final approval is granted. He then referenced
18 the Aerial (site) and the Proposed subdivision followed by discussion. He then turned the
19 time over to the applicant for comment.

20 Mr. Blackburn stated they have been before the Planning Commission previously
21 and the buyer fell through so they are going to finalize their project and continue on with
22 the eight industrial units (office warehouse space). Mr. Blackburn also showed an artistic
23 rendering to the commission. Mr. Snyder then explained the property configuration and
24 landscaping buffer percentage that was previously reviewed. Chairperson Call stated
25 staff has noted this complies with all requirements and standards.

26 Chairperson Call asked if there were any further comments or discussion.
27 Hearing none she called for a motion.

28
29 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
30 APPLICANT'S REQUEST FOR PRELIMINARY PLAN APPROVAL OF A ONE (1)
31 LOT SUBDIVISION, TO BE KNOWN AS THE 40 NORTH SUBDIVISION, PLAT A,
32 WITH THE FOLLOWING CONDITIONS: 1. FINALIZE THE SITE PLAN
33 IMPROVEMENTS, AND 2. ADDRESS ANY REMAINING COMMENTS AND
34 REVIEW PROCESS WITH STAFF. COMMISSIONER VANCHIERE SECONDED
35 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON CALL AYE
37 COMMISSIONER MARCHBANKS AYE
38 COMMISSIONER KALLAS AYE
39 COMMISSIONER JOHNSON AYE
40 COMMISSIONER VANCHIERE AYE
41 THE MOTION CARRIED UNANIMOUSLY.

42
43 5. **Discussion Item — Lindon City Street Cross-Sections.** Lindon City Planning &
44 Economic Development Director, Hugh Van Wagenen, will review Lindon City
45 Street Cross-Sections with the Planning Commissioners. This is an informative
46 discussion item only. No motions will be made.

2 Mr. Van Wagenen led this discussion by explaining Staff has been analyzing the
4 impacts of adopting a new street cross section including a wider sidewalk and a planter
6 strip. He reminded the Commission at the last meeting they reviewed several different
8 subdivisions to see how an increased Right of Way width would impact lot yield based
on 57 feet of ROW (a parkstrip of 7 feet). He pointed out this width aids in tree growth
and getting proper ADA slopes for driveways and sidewalks. He then presented the
following examples for discussion:

- 10 1. Impact of 57-foot ROW on existing subdivisions
 - 12 a. Ken's Cove
 - 14 b. Ray's Circle
- 16 2. 55-foot cross section example (add 1 more ft in each park strip to get 57 feet).

18 There was then some general discussion regarding park strips, right of ways,
20 landscaping parameters, driveways and sidewalks and easements. Mr. Van Wagenen
noted Public Works seems to be on board with the proposed changes/standards. He added
they will keep pursuing this issue and bring back some proposed changes for approval to
be forwarded on to the city council for adoption.

22 Chairperson Call asked if there were any further comments or discussion from the
Commission. Hearing none she moved on to the next agenda item.

- 24 6. **New Business: Reports by Commissioners** – Chairperson Call called for any
26 new business or reports from the Commissioners. Commissioner Vanchiere
mentioned the Priddis music property is under contract and will be used as a
recording studio, so nothing needs to change as it will be under the same use.
28 Commissioner Kallas commented that Geneva Road will be a very important road
to the city and a belt route and he would hope that staff ensures that any proposals
of development on Geneva Road will be really nice.

- 30 7. **Planning Director Report** – Mr. Van Wagenen reported on the following items
32 followed by discussion.

- 34 • American Planning Association-Utah Spring Conference, Hurricane, UT
36 April 12-13, 2018

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

40 **ADJOURN** –

42 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE
44 MEETING AT 8:03 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Approved – April 10, 2018

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director