

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **June 14, 2016 at 7:00 p.m. beginning with a Work Session Tour at 6:15 p.m.** at the
4 Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION TOUR** – 6:15 P.M.

8 **Attendees:**

Sharon Call

10 Mike Marchbanks

Matt McDonald

12 Bob Wily

Brandon Snyder

14 Joel Dyer, Eckman Mitchell Construction

Jared Anzures, AEUrbia Architecture

16 Hugh Van Wagenen

18 The Planning Commission visited the Lindon Tech Business Park located at 632
19 North 2000 West, in Lindon to discuss building color schemes. During the tour the
20 Commission had discussion on the color schemes for the buildings and concluded that the
21 warehouses should complement the finished office building. The Commission also
22 briefly discussed the color scheme on the Blackcliff Industrial Park, which is another
23 Eckman Mitchell and AEUrbia project. Following the tour the Commission returned to
24 the City Building at 6:55 pm for the regular Planning Commission meeting.

26 **REGULAR SESSION** – 7:00 P.M.

28 Conducting: Sharon Call, Chairperson

Invocation: Bob Wily, Commissioner

30 Pledge of Allegiance: Matt McDonald, Commissioner

32 **PRESENT**

Sharon Call, Chairperson

34 Bob Wily, Commissioner

Mike Marchbanks, Commissioner

36 Matt McDonald, Commissioner

Hugh Van Wagenen, Planning Director

38 Brandon Snyder, Associate Planner

Kathy Moosman, City Recorder

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Special Attendee:

42 Matt Bean, Councilmember

ABSENT

Rob Kallas, Commissioner

Charles Keller, Commissioner

44 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

46 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
48 meeting of May 24, 2016 were reviewed.

2 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF MAY 24, 2016 AS PRESENTED.
4 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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8 **3. PUBLIC COMMENT –**

Chairperson Call called for comments from any audience member who wished to
10 address any issue not listed as an agenda item. There were no public comments.
Chairperson Call also welcomed the boy scouts and leaders who were in attendance.

12 **CURRENT BUSINESS –**

14 **4. Minor Subdivision — Bar H Ranch Subdivision, Plat B, ~400 West 200 South**
16 Rex and Pamela Harrison request approval of a three (3) lot residential
subdivision, at approximately 400 West 200 South in the Single Family
18 Residential (R1-20) zone.

20 Brandon Snyder, Associate Planner, led this discussion by stating this is a request
by Rex and Pamela Harrison (who are in attendance) and requesting approval of a three
22 (3) lot residential subdivision, at approximately 400 West 200 South in the Single Family
Residential (R1-20) zone. Mr. Snyder pulled up the aerial photo of the site in question.
24 He explained that this subdivision creates three residential lots from one existing vacant
parcel. He noted the proposal is east of the Bar H Ranch Subdivision, Plat A, and north of
26 the Lott Subdivision, Plat A. He further explained that the minimum lot size in the R1-20
zone is a 20,000 square ft. lot and the minimum lot width is one hundred (100) ft.
28 (measured at front yard setback). He added that the maximum lot width/depth ratio is no
more than three times as long as it is wide. He noted that sidewalk, curb and gutter
30 improvements already exist along both street frontages.

Mr. Snyder discussed that staff has determined that the proposed subdivision
32 complies, or will be able to comply before final approval, with all remaining land use
standards. He noted the City Engineer is addressing the engineering standards and all
34 engineering issues will be resolved before final approval is granted. Mr. Snyder then
referenced for discussion the proposed subdivision and the aerial photograph of the site
36 and lot layout. He then turned the time over to Mr. Harrison for comment.

Mr. Harrison stated this is a pretty straightforward subdivision. He noted they have
38 owned the property for years and are now wanting their next generation to have a place to
build and they are looking forward to completing it for their family. He mentioned that
40 most of the improvements are in and now they are just going to make sure they are in
compliance with all requirements so they can move forward. Chairperson Call stated that
42 this appears to meet all requirements and she sees no reason to deny approval.

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

46 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR APPROVAL OF A THREE (3) LOT RESIDENTIAL
48 SUBDIVISION TO BE KNOWN AS THE BAR H RANCH SUBDIVISION, PLAT B,

2 WITH NO CONDITIONS. COMMISSIONER MCDONALD SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
6 COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE

8 THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

10 5. **Minor Subdivision — Orchard Meadows Subdivision, Plat A, ~650 North**
12 **Main Street.** Jim and Julie Byron request approval of a three (3) lot residential
subdivision, creating two new lots, at approximately 650 North Main Street in the
Single Family Residential (R1-20) zone.

14
16 Mr. Snyder opened this discussion by stating this item is a request by Jim and
Julie Byron (who are in attendance) and requesting approval of a three (3) lot residential
subdivision that will create two new lots at approximately 650 North Main Street in the
18 Single Family Residential (R1-20) zone. He noted that Roger Dudley, the applicant's
engineer was also in attendance.

20 Mr. Van Wagenen provided the Commission with an update received on the
proposal. He clarified that this request is similar to the last subdivision that was just
22 approved in the sense that they participated with the city years ago when Main Street was
put in. Mr. Snyder stated it has come to both the applicant's engineer and the city
24 engineer's attention that there is an overlap on the north. He noted this subdivision
creates two residential lots and is east of the Green Valley Estates, Plat A. He noted the
26 minimum lot size in the R1-20 zone is 20,000 square feet and the minimum lot width is
one hundred (100) ft. (measured at front yard setback). He noted the maximum lot
28 width/depth ratio is no more than three times as long as it is wide. He added that
sidewalk, curb and gutter improvements already exist along the Main Street frontage.

30 Mr. Snyder further discussed that staff has determined that the proposed
subdivision complies, or will be able to comply before final approval, with all remaining
32 land use standards. He added that the City Engineer is addressing the engineering
standards and all engineering issues will be resolved before final approval is granted. Mr.
34 Snyder then referenced the proposed subdivision and photo of the site followed by
discussion. He made note that staff recommends adding in the motion that it is a three lot
36 subdivision and to also include the condition that the city engineer verify that all three
lots meet the minimum 20,000 sq. ft. requirement in the zone prior to final approval given
38 by the city engineer. Chairperson Call stated she has no other questions or concerns as
long as the city engineer verifies that the three lots meets the square footage.

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

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44 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR APPROVAL OF A THREE LOT RESIDENTIAL SUBDIVISION TO
BE KNOWN AS THE ORCHARD MEADOWS SUBDIVISION, PLAT A, WITH THE
46 CONDITION THAT THE CITY ENGINEER VERIFIES THAT ALL THREE LOTS
MEET THE MINIMUM 20,000 SQUARE FOOT REQUIREMENT. COMMISSIONER

2 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

4	CHAIRPERSON CALL	AYE
	COMMISSIONER WILY	AYE
6	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER MCDONALD	AYE

8 THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

10 6. **Major Subdivision — Anderson Farms Subdivision, Plat A, ~400 North 1700**
12 **West.** Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary
14 approval of a thirty (30) lot subdivision, including dedication of public streets, at
approximately 400 North 1700 West, in the Anderson Farms Planned
Development (PD) zone.

16 Hugh Van Wagenen, Planning Director, led this discussion by giving a brief
background of this agenda item. He explained that this is the first phase of the Anderson
18 Farms Planned Development which was recently approved by a Development Agreement
between Lindon City and Ivory Development. He noted Plat A consists of 30 lots in
20 what is considered Parcel B of the Anderson Farms concept plan. He explained that the
development of Anderson Farms is governed by the Anderson Farms Master
22 Development Agreement and all standards referred to tonight are a part of that
Agreement. He noted the average lot size of Plat A is 7,637 s.f. with the largest lot being
24 8,514 s.f. and the smallest being 5,669 s.f. He made note that these lots are consistent
with the concept plan. He added that Parcel A is an area for the “proctor ditch” and is a
26 non-buildable parcel.

Mr. Van Wagenen further explained new roadways will be built to serve the
28 subdivision including an extension of the existing 1700 West street. He noted that new
curb, gutter and sidewalk will be installed along the roadways in addition to some six foot
30 planter strips. He went on to say that this first phase will require a combination sewer,
ground water, and a pressure irrigation system pump station with off-site lines to be built
32 (he referenced the exhibits). Mr. Van Wagenen mentioned that once built, this
infrastructure will serve the remainder of the development and these systems will need to
34 be operational before any certificates of occupancy are approved. He pointed out that this
is infrastructure is very important for the city as well and everything conforms with the
36 Master Development Agreement. He went on to say there is a timeline and the city is
trying to be accommodating but re-iterated that these systems must be operational before
38 any certificates of occupancy are approved.

Mr. Van Wagenen stated the easements for the sewer and pressure irrigation
40 systems need to be acquired before the plat is recorded and no park improvements are
required at this time. Mr. Van Wagenen then referenced an aerial photo of the proposed
42 subdivision, the concept plan, preliminary Anderson Farms Plat A, street cross sections,
and the off-site utility maps followed by some general discussion. He then turned the
44 time over to Mr. Watson for comment.

Mr. Watson, representing Ivory Development, stated they are very busy getting
46 everything done and are currently bidding out the subdivision, the offsite work and then
the pump station. He noted they should be underway with the off-site improvements,
48 subdivision improvements and pump station improvements by the first or second week in

2 July. He pointed out that they would like to have the subdivision paved before the snow
flies and also the off-site work with the pump station most likely being constructed
4 through the winter months. They would also like to record the plat late this year so they
can get building permits and some home construction going.

6 Mr. Watson commented that this has been the most complex subdivision he has
done to date. He noted they are still struggling with one easement (by the Timpanogos
8 Residential Treatment Center) but they are working on this issue and they hope to have it
resolved soon. He pointed out they are here tonight to get preliminary approval and they
10 are aware there will be conditions associated with the approval and all conditions are very
solvable. Mr. Watson also expressed his appreciation to Mr. Cowie, Mr. Van Wagenen
12 and the planning staff as they have been great to work with and very helpful.

Chairperson Call stated this is not a public hearing but she would be willing to take
14 public comment at this time. There were several attendees who addressed the
Commission at this time as follows:

16 **Rhonda Garner:** Ms. Garner stated she lives in the subdivision north of the Ivory
18 subdivision. She noted that the road width is 29 ft. and questioned if that is too narrow to
be a public road. She has concerns with the potential parking issues and also the potential
20 of no off street parking and questioned if the road is too narrow for fire trucks to go
through etc. Mr. Van Wagenen stated based on minimum fire code it meets all
22 requirements and allows access for emergency vehicles and the street width allows for on
street parking. Ms. Garner also asked about the property behind their place with the wall
24 already in place and if the ditch will be filled in and no longer used. Mr. Watson stated
the ditch will be eliminated.

26 **Colleen Levante:** Ms. Levante asked about the depths of the lots and how close they
28 will be to the wall on the backs of their property. Mr. Van Wagenen explained the homes
will go property line to property line and pointed out there is a 20 ft. rear setback to any
30 home built adjacent to their development. Ms. Levante also asked who will be
responsible for maintenance and also about the square footages of the homes. She also
32 asked when the next phase will go in.

Mr. Watson stated there will be an HOA in place and they are currently working
34 on writing the CC&R's. He noted that every individual will most likely be responsible
for their own yard and maintenance and most of the homes will be two story homes in
36 that area. He noted the buyer can go through their catalog and pick a house to put on their
lot so there is a whole range of square footages and a lot of different combinations that
38 can be built. Mr. Watson pointed out that the next plat will go in dependent on what
people want and dependent on how sales go and what happens there.

40 Chairperson Call brought up the fact that they have been meeting for two years
now on this project and the Development Agreement is signed and recorded and now we
42 are just looking too see how things will go with the timeline. She stated she has no other
questions at this time because these issues have been previously discussed and noted it is
44 nice to see the timeline.

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

2 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
4 CITY COUNCIL APPROVAL OF THE APPLICANT’S REQUEST FOR APPROVAL
6 OF A 30 LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS ANDERSON
8 FARMS PLAT A WITH THE FOLLOWING CONDITIONS: 1. ADDRESS STORM
10 DRAINAGE CONCERNS OF THE CITY ENGINEER AND 2. DEVELOPER BE
12 RESPONSIBLE TO PUMP GROUNDWATER COLLECTED BY THE LAND DRAIN
14 SYSTEM UNTIL THE GROUNDWATER PUMP STATION IS OPERATIONAL AND
16 3. OFF-SITE SEWER, GROUNDWATER, AND PRESSURE IRRIGATION SYSTEM
18 PUMP STATION, OFF-SITE SEWER FORCE MAIN, AND PRESSURE
20 IRRIGATION LINE SHALL BE CONSTRUCTED AND FUNCTIONAL BEFORE
22 ANY HOMES CAN BE OCCUPIED OR CULINARY WATER SERVICE IS
24 PROVIDED TO ANY HOMES. AND 4. ANY EASEMENTS NECESSARY FOR THE
26 CONSTRUCTION OF OFF-SITE UTILITIES BE OBTAINED PRIOR TO
28 RECORDATION OF THE PLAT. COMMISSIONER WILY SECONDED THE
30 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER MCDONALD	AYE

THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

7. **New Business: Reports by Commissioners** – Chairperson Call called for any new
business or reports from the Commission. Chairperson Call mentioned upcoming
employee pool party on June 30th.

8. **Planning Director Report**– Mr. Van Wagenen reported on the following items
followed by discussion:

- June 30th is the employee pool party.
- Dustin Sweeten is the new councilmember.
- Devin Dastrup with Dastrup Auto asked about the wall height on the ditch noting he has been getting quotes. He is requesting a 6 ft. wall rather than a 7 ft. wall. Following discussion the Commission was in agreement to allow the 6 ft. wall.
- Steve Johnson may be appointed to the Planning Commission which will make a full Commission.

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

ADJOURN –

COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE
MEETING AT 8:17 P.M. COMMISSIONER WILY SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – July 12, 2016

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director