

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **July 12, 2016 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 Marchbanks, Commissioner  
10 Pledge of Allegiance: Charles Keller, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
13 Sharon Call, Chairperson	13 Rob Kallas, Commissioner
14 Bob Wily, Commissioner	14 Matt McDonald, Commissioner
15 Mike Marchbanks, Commissioner	
16 Charles Keller, Commissioner	
17 Steve Johnson, Commissioner	
18 Hugh Van Wagenen, Planning Director	
19 Brandon Snyder, Associate Planner	
20 Kathy Moosman, City Recorder	

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission  
25 meeting of June 14, 2016 were reviewed.

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27 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
28 OF THE REGULAR MEETING OF JUNE 14, 2016 AS PRESENTED.  
29 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
30 FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

34 Chairperson Call called for comments from any audience member who wished to  
35 address any issue not listed as an agenda item. There were no public comments.  
36 Chairperson Call also welcomed Scout Troop 880 to the meeting.

38 **CURRENT BUSINESS** –

- 40 4. **Plat Amendment — Maeser Academy Subdivision, Plat B, approx. 320 West**  
41 **600 South.** Jason Dodge requests approval of a plat amendment. The proposed  
42 Maeser Academy Subdivision, Plat B, includes a vacation of Lot 1, Plat A,  
43 Maeser Academy Subdivision. The subdivision is located at approximately 320  
44 West 600 South in the General Commercial (CG) zone.

46 Brandon Snyder, Associate Planner, led this discussion by stating this is a request  
47 by Jason Dodge who is requesting approval of a plat amendment. Mr. Snyder stated  
48 Roger Dudley, project engineer, is in attendance representing the applicant tonight.

2 Mr. Snyder explained the proposed Maeser Academy Subdivision, Plat B, includes  
a vacation of Lot #1, Plat A, Maeser Academy Subdivision. He noted the subdivision is  
4 located at approximately 320 West 600 South in the General Commercial (CG) zone.

6 Mr. Snyder further explained this plat amendment is to accommodate the proposed  
Lakeview Townhomes Subdivision, Plat A with the minimum lot size being 20,000 sq/ft.  
8 in the CG zone. He mentioned that the Planning Staff, the City Engineer and Mr. Dodge  
are working through a few minor technical issues, and staff will ensure that all issues are  
10 resolved before final engineering approval is given and before the plat is recorded. He  
pointed out that the applicant is looking at all options as far as addressing the potential  
12 changes for access on the site. He added that third party notices were sent to the adjoining  
property owners in accordance with Lindon City Code and staff has received no  
14 comments back at this time. Mr. Snyder then referenced the proposed subdivision and an  
aerial photo of the site followed by some general discussion. He then turned the time  
over to Mr. Dudley for comment.

16 Mr. Dudley stated this is a minor shift in the boundary between the PRD and the  
school's plat in order for them to have a sufficient side and rear yard there needed to be  
18 an adjustment in the property line. Mr. Dudley mentioned they will be meeting again  
with staff (on Thursday) with possible proposals of a second access onto 1600 North on  
20 the east side that will come before the Commission at another meeting; they are trying to  
help the school resolve their congestion problem.

22 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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26 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A PLAT AMENDMENT TO VACATE LOT 1,  
PLAT A, OF THE MAESER ACADEMY SUBDIVISION, AND CREATE THE  
28 MAESER ACADEMY SUBDIVISION, PLAT B, WITH NO CONDITIONS.  
COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
30 RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER JOHNSON	AYE
COMMISSIONER KELLER	AYE

36 THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

- 38 5. **Minor Subdivision—Mountain Tech Subdivision, Plat A, approx. 2570 West  
600 North.** Mark Weldon, on behalf of WICP West Orem LLC, requests  
40 approval of a two (2) lot subdivision, at approximately 2570 West 600 North in the  
General Commercial – A8 (CG-A8) zone.

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44 Hugh Van Wagenen, Planning Director, led this discussion by stating this item is a  
request by Mark Weldon, on behalf of WICP West Orem LLC, for approval of a two (2)  
46 lot subdivision, at approximately 2570 West 600 North in the General Commercial – A8  
(CG-A8) zone. Mr. Van Wagenen mentioned that Project Engineer, Scott Thorsen, is in  
attendance tonight as representative of this application.

2 Mr. Van Wagenen gave a brief background noting this site received site plan  
approval for two office buildings in August of last year; the first building is under  
4 construction on what will be Lot #1. He noted this plat will put each respective building  
on its own lot and much of the infrastructure for the site will serve both buildings so  
6 shared utility, parking, and access easements are being provided between the two lots.  
He mentioned that the minimum lot size in the CG-A8 zone is 20,000 sq. ft. and the two  
8 lots created by this subdivision will be 5.4 and 4 acres each. He pointed out there is no  
street dedication or public improvements required for this subdivision as any utilities  
10 servicing the two lots are being constructed with building one on Lot #1. He added that  
the appropriate easements are being reviewed.

12 Mr. Van Wagenen then referenced an aerial photo of the proposed subdivision,  
Mountain Tech Plat A and the site plan showing easements for the new plat followed by  
14 some general discussion. He then turned the time over to Mr. Thorsen for comment.

16 Mr. Thorsen commented that this is a pretty straightforward request. He stated it  
is a 9.5 acre parcel that is being subdivided into two lots. Mr. Thorsen explained the  
18 parcel is being split because the owner would like flexibility going forward if he wants to  
sell the buildings and also for the financing aspect. He added that the owner intends to  
use both buildings. Mr. Van Wagenen stated that staff has no concerns or issues with this  
20 plat.

22 Chairperson Call commented she had no further questions and agrees this is a  
pretty straightforward subdivision. She then asked if there were any further questions or  
comments from the Commission. Hearing none she called for a motion.

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26 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE  
KNOWN AS MOUNTAIN TECH PLAT A WITH NO CONDITIONS.  
28 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

30 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
32 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER JOHNSON AYE  
34 COMMISSIONER KELLER AYE

THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

36  
38 6. **New Business: Reports by Commissioners** – At this time Chairperson Call asked  
the newly appointed Commissioner, Steve Johnson to introduce himself.  
Following introductions the Commissioners welcomed Commissioner Johnson to  
40 the Commission noting they are looking forward to serving with him.

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

- 44 • Monument Sign Interpretation
- 46 • Lindon Tech paint Update
- Tour of the Spring Gardens assisted living facility
- 48 • Lindon Days – General Plan Update

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

4 **ADJOURN** –

6 COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING  
8 AT 7:50 P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 Approved – July 26, 2016

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director