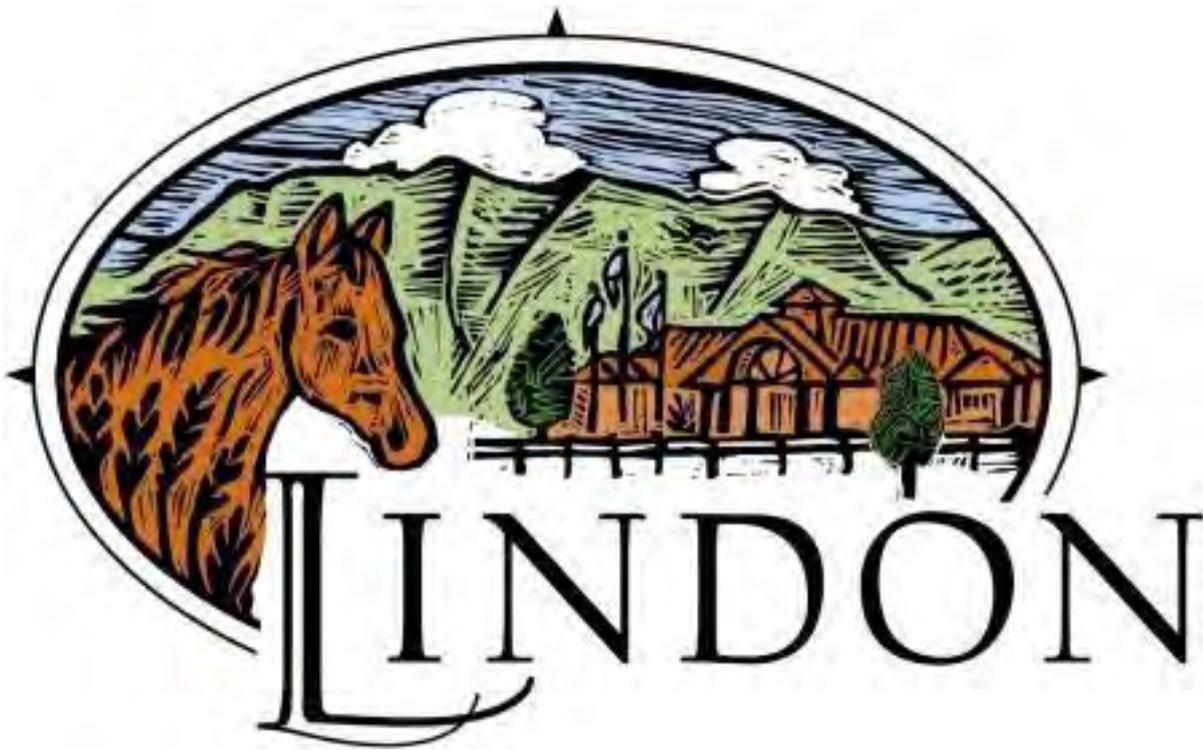
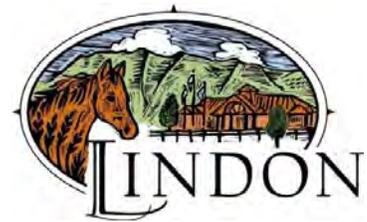


# **Lindon City Planning Commission Staff Report**



June 14, 2016



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, June 14, 2016**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

## AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

### 1. Call to Order

### 2. Approval of minutes

Planning Commission 05/24/2016

### 3. Public Comment



Scan or click here for link to download agenda & staff report materials.

*(Review times are estimates only.)  
(15 minutes)*

### 4. Minor Subdivision — Bar H Ranch Subdivision, Plat B, ~400 West 200 South

Rex and Pamela Harrison request approval of a three (3) lot residential subdivision, at approximately 400 West 200 South in the Single Family Residential (R1-20) zone.

*(15 minutes)*

### 5. Minor Subdivision — Orchard Meadows Subdivision, Plat A, ~650 North Main Street

Jim and Julie Byron request approval of a two (2) lot residential subdivision, at approximately 650 North Main Street in the Single Family Residential (R1-20) zone.

*(15 minutes)*

### 6. Major Subdivision — Anderson Farms Subdivision, Plat A, ~400 North 1700 West

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary 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.

*(15 minutes)*

### 7. New Business from Commissioners

*(10 minutes)*

### 8. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

**Posted By:** Brandon Snyder

**Time:** ~9:00 am

**Date:** June 9, 2016

**Place:** Lindon City Center, Lindon Police Station, Lindon Community Center

## **Item I: Call to Order**

June 14, 2016 Planning Commission meeting.

### **Roll Call:**

Sharon Call  
Rob Kallas  
Mike Marchbanks  
Matt McDonald  
Bob Wily  
Charlie Keller

**Item 2: Approval of Minutes**

Planning Commission Meeting — May 24, 2016



2 in order to increase the primary building site on Lot 7, Plat A, Meadows at Bald  
4 Mountain in the Residential Single Family (R1-12) zone. He noted this is a unique  
6 application and the first request of its kind which and exemption has been applied for  
8 since the code was adopted. He added because of the minimum number of lots left there  
10 have been requests to have some exemptions to the hillside ordinance and the footprints  
12 notated on the plats.

8 Mr. Van Wagenen explained that any lot subject to the Hillside Ordinance has a  
10 restricted primary building area (indicated on the subdivision plat). He went on to say  
12 that recently, the City adopted an ordinance that allows for exemptions from all or part of  
14 the Hillside Ordinance (subject to a geotechnical report) that refers to the specific request.  
16 Mr. Van Wagenen stated Mr. Jones is requesting to increase the primary building  
18 envelope by 10 ft. on both side lot lines and by 10 ft. on the back lot line. He noted the  
primary building site is determined at the time of subdivision and has to meet the  
requirements included in LCC Section 17.57.060 (building site requirements). Mr. Van  
Wagenen then referenced for discussion the applicant's letter of petition, the Meadows at  
Bald Mountain Plat A Lot 7 with primary building area, the HSB Ten Concept Site Plan,  
the finished grades, and the slope analysis.

20 Mr. Van Wagenen commented that Mr. Jones has also provided all the relevant  
22 documentation to support this request. He stated the City Engineer has reviewed this  
24 request and has taken no exception to the geotechnical report provided. Mr. Van  
26 Wagenen explained that Planning Commission approval is required to formally grant the  
exemption and if approved, a document will be recorded on the lot at Utah County stating  
the approved exemption. Mr. Van Wagenen made note that staff recommends approval of  
this request. He then turned the time over to Mr. Jones for comment.

26 Mr. Jones explained because of the Hillside Protection Zone there has been a  
28 building envelope created on this parcel that gives a standard front yard setback of 30 ft.,  
30 but has doubled the requirements for the side yard setbacks from the standard 10 ft. on  
each side to 20 ft. on each side. This lot also has power poles situated in the front of the  
property and a right of way that runs with it.

32 Mr. Jones stated he is requesting approval to have the side yard setbacks reduced  
34 to the standard 10 ft. setback requirements and have the envelope extended 10 ft.  
36 towards the East side of the property so that he can construct a single family residence  
without impeding on the Rocky Mountain Power right of way power easement. He noted  
he has provided a site plan that shows the proposed changes to the building envelope as  
well as a study conducted by Earthtec Engineering. He added that he and his wife love  
the area and location and they are excited to get started with building.

38 Commissioner Kallas asked for some background on the purpose behind the  
40 previous hillside ordinance. Mr. Van Wagenen then gave some background on the  
42 reasoning's behind the hillside ordinance. He noted they were trying to minimize the area  
of the hillside and also to keep development separated as much as possible from each  
separate site.

44 Chairperson Call stated her biggest concern would be to make sure that the lots are  
46 safe and also for the lots below them as well. Commissioner Keller inquired about the  
48 neighbors on the north and south sides and if they have been abiding by this ordinance.  
Mr. Jones stated his property and the neighbor to south were the only ones whose  
property applied to the hillside ordinance; the neighbor to the north did not have to abide  
by the same hillside ordinance.

2 Chairperson Call pointed out that the City Engineer has reviewed the  
documentation and he feels comfortable with it and has the ability to make that call. Mr.  
4 Van Wagenen re-iterated this is new but it has been reviewed thoroughly by the  
engineering department and they have no concerns with this request and takes no  
6 exception to it. Chairperson Call expressed her opinion that as long as the city engineer  
has reviewed and evaluated this she is comfortable with approval. Commissioner  
8 McDonald agreed stating as long as we can rely on staff's recommendation he would be  
comfortable with approval. Mr. Van Wagenen noted once approved this document will be  
10 recorded at the County stating the exemption has been granted so the building envelope  
shown on the plat has officially been increased.

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

14  
16 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR APPROVAL OF A HILLSIDE EXEMPTION ON  
18 LOT 7, MEADOWS AT BALD MOUNTAIN PLAT A WITH NO CONDITIONS  
OTHER THAN STAFF REVIEW. COMMISSIONER KELLER SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 CHAIRPERSON CALL AYE  
COMMISSIONER KALLAS AYE  
22 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER MCDONALD AYE  
24 COMMISSIONER KELLER AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

26  
28 **5. Major Subdivision—Lakeview Townhomes Plat A – 531 South 400 West.**

Chris Knapp of Ridgeway Construction seeks subdivision approval for Lakeview  
Townhomes Plat A, a five (5) unit townhome project located in the Planned  
30 Residential Development Overlay (PRD) zone.

32 Mr. Van Wagenen opened this discussion by stating this item is a request by Chris  
Knapp of Ridgeway Construction (who is in attendance) is seeking subdivision approval  
34 for Lakeview Townhomes Plat A, a five (5) unit townhome project located in the Planned  
Residential Development Overlay (PRD) zone (west of Maeser Academy). He noted a  
36 new Planned Residential Development ordinance (PRD) (Lindon City Code 17.76) was  
recently created to govern property within commercial zones that do not accommodate  
38 traditional development patterns. He explained this ordinance and accompanying zoning  
allow for multi-family projects with very specific parameters. He pointed out this  
40 application is the first under which the new ordinance is being applied. He added that the  
next agenda item is the site plan for this project and any additional requirements will be  
42 reviewed with the site plan. Mr. Van Wagenen stated this project meets all requirements.

44 Mr. Van Wagenen further explained there is an access easement on the north end  
of the property that will provide access to Maeser Academy. He noted the property  
owners have worked out an access agreement that is shown on the plat and the site plan  
46 will reflect it also. He noted this subdivision already has improved street frontage, but  
they will be making driveway cuts for the associated driveways. He mentioned that the  
48 City Engineer is addressing engineering standards and issues will be resolved before final

2 approval is granted. He added that Maeser Academy will be coming in to discuss their  
3 site improvements. He also mentioned that the Planning Commission recommendation  
4 will have to go to the City Council. He then turned the time over to Mr. Knapp for  
comment.

6 Chairperson Call commented that another access will help to alleviate some of the  
7 traffic flow issues associated in the area. Commissioner Kallas asked Mr. Knapp if he  
8 plans to sell the townhome units. Mr. Knapp confirmed that statement adding there will  
also be an HOA agreement in place.

10 Commissioner Marchbanks expressed his concerns about the access easement to  
11 Maeser Academy and the traffic problems it may bring to 400 West if this is not designed  
12 as a public street. He agrees this may alleviate some of the traffic congestion but he feels  
the traffic off of 600 South already poses safety issues and he doesn't want to see more  
14 traffic problems created from this proposed access. There was then some additional  
discussion regarding this access easement.

16 Mr. Knapp commented that he has done the research and the cost analysis. Mr.  
17 Van Wagenen then referenced for discussion an aerial photo of the proposed subdivision  
18 and the preliminary plan. He also discussed the site plan showing the areas in question.  
Commissioner Marchbanks expressed that he agrees that there needs to be something in  
20 place to alleviate these traffic issues from the poor initial design work done when the  
school went in; he hopes there is enough input and open mindedness to work it out as to  
22 not make an already bad situation worse.

24 Mr. Van Wagenen noted even with the access easement on the plat, Maeser will  
still have to submit their traffic flow plan for review by the City. He noted these are  
legitimate concerns but it should not be scrutinized in regards to approval of this  
26 subdivision. He noted that staff feels from an engineering and traffic flow standpoint this  
will be better in the long run. He stated this will be an agreement between the two  
28 property owners and is not a public access easement and the city will not have  
responsibility for the easement. Chairperson Call observed as far as this situation with a  
30 major subdivision proposal and the evaluations that staff has done, this appears to meet  
all requirements.

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

34  
36 COMMISSIONER MCDONALD MOVED TO RECOMMEND TO THE CITY  
COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR A FIVE UNIT  
TOWNHOME PLAT TO BE KNOWN AS LAKEVIEW TOWNHOMES PLAT A  
38 WITH NO CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION.  
THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
42 COMMISSIONER MARCHBANKS	NAY
COMMISSIONER MCDONALD	AYE
44 COMMISSIONER KELLER	AYE

THE MOTION CARRIED FOUR TO ONE WITH ONE ABSENT.

46

48 *Commissioner Marchbanks stated he voted no because of his concerns with the  
access easement to Maeser Academy and the traffic and safety issues it would bring to*

2 400 West and he wants to make sure this new access won't create more traffic problems.  
4 He would also like to see Maeser Academy's proposed site improvements first.

6 6. **Site Plan — Lakeview Townhomes Site, 531 South 400 West.** Chris Knapp of  
8 Ridgeway Construction seeks subdivision approval for Lakeview Townhomes Plat  
A, a five (5) unit townhome project located in the Planned Residential  
Development Overlay (PRD) zone.

10 Mr. Van Wagenen also led this discussion by stating Mr. Knapp is now seeking  
12 site plan approval for the Lakeview Townhomes Site a five unit townhome project  
located in the Planned Residential Development Overlay (PRD) zone to be located at  
14 approximately 531 South 400 West. This application is the first under which the new  
ordinance is being applied. The previous agenda item just approved was the subdivision  
16 plat associated with the project. He noted this project meets all requirements including  
minimum area, elevations, footprint, setbacks, landscaping, lighting, and parking  
18 (including guest parking). He pointed out the project must also conform to the Lindon  
City Commercial Design Guidelines. He then turned the time over to Mr. Knapp for  
comment.

20 Mr. Knapp distributed handouts showing the elevations and the townhome exterior  
22 finishes noting they followed the design guidelines in the code. Chairperson Call stated  
the colors certainly fit the color palette and this appears to be a nice looking project.  
24 There was then some additional discussion regarding the site plan including fencing and  
landscaping.

26 Commissioner Kallas questioned staff why site plans are reviewed before the city  
council has approved the subdivision. Mr. Van Wagenen stated that can certainly be  
28 included as a condition in the motion. Mr. Van Wagenen stated this site already has  
improved street frontage, but they will be making driveway cuts for the associated  
30 driveways. He noted a street light will also be installed on 400 West near the parking lot  
entrance. He added that the City Engineer is addressing the engineering standards and all  
32 engineering issues will be resolved before final approval is granted. Mr. Van Wagenen  
then presented an aerial photo of the proposed subdivision, the site plan, landscaping and  
lighting plans and elevations followed by some general discussion.

34 Chairperson Call observed that the fencing and building materials meet the color  
36 palette so she has no problem with approval of this site plan application. Chairperson Call  
asked if there were any further questions or comments from the Commission. Hearing  
none she called for a motion.

38  
40 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR A FIVE UNIT TOWNHOME PRD PROJECT TO BE KNOWN AS  
42 LAKEVIEW TOWNHOMES WITH THE CONDITION THAT THE SUBDIVISION IS  
APPROVED BY THE CITY COUNCIL. COMMISSIONER MCDONALD  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

44 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
46 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER MCDONALD	AYE
48 COMMISSIONER KELLER	AYE

2 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

4 7. **Site Plan – Lakeview North Holdings, 13986 West 200 South.** Joel Pilling,  
6 Cowie Construction, on behalf of Lakeview Holding North LLC, requests site plan  
8 approval of offices/warehouse at approximately 71,936 sq. ft., to be located at  
10 1396 West 200 South in the Light Industrial (LI) zone.

12 Brandon Snyder, Associate Planner, led this agenda by stating Joel Pilling is in  
14 attendance tonight representing this application. Mr. Pilling is proposing to construct two  
16 office/warehouse buildings, approximately 71,936 sq. ft. total. Mr. Snyder explained the  
18 intent of the Light Industrial (LI) zone is to provide areas in appropriate locations where  
20 light manufacturing, industrial processes and warehousing not producing objectionable  
22 effects may be established, maintained, and protected. He noted the regulations of this  
24 district are designed to protect the environmental quality of the district and all adjacent  
26 areas. He added that site plan review is required for all new developments within a non-  
28 residential zone per Lindon City code.

30 Mr. Snyder went on to say that the planning staff, city engineer and the applicant  
32 are working through the technical issues related to the site and City Staff will ensure all  
34 issues are resolved before final engineering approval is granted. He added that third party  
36 notices were provided on May 13, 2016 to the adjoining property owners in accordance  
38 with Lindon City Code and staff has received no public comment at this time. Mr. Snyder  
40 then referenced the Table including Property Information in the Light Industrial (LI) zone  
42 noting all requirements are met.

44 Mr. Snyder explained the LI zone requires that a landscaped strip twenty (20) feet  
46 in width shall be planted with grass, and trees planted every thirty (30') feet on center  
48 along all public street frontages. The required landscape strip along 200 South is being  
provided with the requisite trees. Interior landscaping must be provided at 40 square feet  
per required stall with one tree per 10 stalls. With the proposed 102 stalls, that equates to  
4,080 square feet and 10 trees required. Mr. Snyder stated the required amount of interior  
landscaping and trees are provided.

Mr. Snyder went on to say that no fencing regulations apply as the site is not  
adjacent to a residential use or residential zone. He noted the building exterior is to be  
entirely of decorative block (split face CMU), which complies with Lindon City Code  
materials and percentages requirements (min. 25% brick, decorative block, stucco, or  
wood). He added that the applicant has provided photos of an identical existing  
office/warehouse (located in Vineyard) indicating the building colors will be earth tones  
(gray). He stated the elevations will also include aluminum window systems, a smooth  
face CMU band, a decorative roof trim and steel canopies. He mentioned the dumpster  
will be enclosed in CMU block walls with metal sight obscuring gates. He then  
referenced for discussion the landscape plan and elevation plan. He then turned the time  
over to Mr. Pilling for comment.

Mr. Pilling commented that this will be a good looking building and they will try  
to make it look residential even though it is commercial and it will have a lot of curb  
appeal. He added they already have tenants arranged with some additional potential  
tenants on a waiting list. There was then some general discussion regarding this site plan  
application.

Chairperson Call observed this appears to meet all requirements and sees no

2 reason not to approve this site plan. Chairperson Call asked if there were any further  
4 questions or comments from the Commission, hearing none she called for a motion.

6 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
8 APPLICANT’S REQUEST FOR SITE APPROVAL OF AN OFFICE/WAREHOUSE  
10 LOCATED AT APPROXIMATELY 71,936 SQUARE FEET TO BE LOCATED AT  
12 1396 WEST 200 SOUTH IN THE LIGHT INDUSTRIAL (LI) ZONE WITH NO  
14 CONDITIONS. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE  
16 WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
12 COMMISSIONER KALLAS	AYE
14 COMMISSIONER MARCHBANKS	AYE
16 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE

16 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

18 8. **New Business: Reports by Commissioners** – Chairperson Call called for any new  
20 business or reports from the Commission. There were no reports from the  
Commission.

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

- 24 • June 30<sup>th</sup> is the employee pool party.
- 26 • Four applications received for the vacant councilmember position.
- 28 • Update on projects underway in the city.
- Tour of the Spring Gardens assisted living facility.

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

32 **ADJOURN** –

34 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
36 MEETING AT 8:37 P.M. COMMISSIONER KALLAS SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – June 14, 2016

40

42 \_\_\_\_\_  
Sharon Call, Chairperson

44

46 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director

**Item 3: Public Comment**

**1 - Subject** \_\_\_\_\_  
**Discussion**

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**2 - Subject** \_\_\_\_\_  
**Discussion**

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**3 - Subject** \_\_\_\_\_  
**Discussion**

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## Item 4: Minor Subdivision — Bar H Ranch Subdivision, Plat B, ~400 West 200 South

Rex and Pamela Harrison request approval of a three (3) lot residential subdivision, at approximately 400 West 200 South in the Single Family Residential (R1-20) zone.

**Applicant:** Rex and Pamela Harrison  
**Presenting Staff:** Brandon Snyder

**General Plan:** Residential Low  
**Current Zone:** Single Family Residential (R1-20)

**Property Owner:** Rex and Pamela Harrison  
**Address:** ~400 West 200 South  
**Parcel ID:** 17-015-0137  
**Lot Size:** 1.799 acres  
**Proposed Lot Sizes:** 24,922 sq. ft. up to 27,575 sq. ft.  
**Lot Width(s):** 120-131'  
**Lot Depth(s):** 207-208'

**Type of Decision:** Administrative  
**Council Action Required:** No

### SUMMARY OF KEY ISSUES

1. Whether to approve a three (3) lot residential subdivision in the Single Family Residential (R1-20) zone based on its compliance with requirements of the zone and other applicable development regulations.

### MOTION

I move to (*approve, deny, continue*) the applicant's request for approval of a three (3) lot residential subdivision, to be known as the Bar H Ranch Subdivision, Plat B, with the following conditions (if any):

- 1.
- 2.
- 3.

### BACKGROUND

1. This subdivision creates three residential lots from one existing vacant parcel.
2. The proposal is east of the Bar H Ranch Subdivision, Plat A, and north of the Lott Subdivision, Plat A.







## Item 5: Minor Subdivision — Orchard Meadows Subdivision, Plat A, ~650 North Main Street

Jim and Julie Byron request approval of a two (2) lot residential subdivision, at approximately 650 North Main Street in the Single Family Residential (R1-20) zone.

<p><b>Applicant:</b> Jim and Julie Byron <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Residential Low <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owner:</b> Jim and Julie Byron <b>Address:</b> ~650 North Main Street <b>Parcel ID:</b> 40-166-0012 <b>Lot Size:</b> 0.92 acres <b>Proposed Lot Sizes:</b> 20,000 sq. ft. <b>Lot Width(s):</b> ~124' <b>Lot Depth(s):</b> 160'</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to approve a two (2) lot residential subdivision in the Single Family Residential (R1-20) zone based on its compliance with requirements of the zone and all other applicable development regulations.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a two (2) lot residential subdivision, to be known as the Orchard Meadows Subdivision, Plat A, with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol>
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### **BACKGROUND**

1. This subdivision creates two residential lots.
2. The proposal is east of the Green Valley Estates, Plat A.



**DISCUSSION & ANALYSIS**

***Lot Requirements***

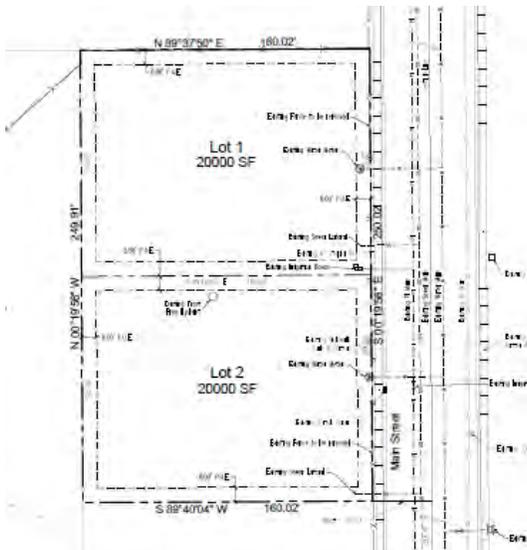
- Minimum lot size in the R1-20 zone is 20,000 square feet.
- Minimum lot width one hundred (100) feet (measured at front yard setback).
- Maximum lot width/depth ratio is no more than three times as long as it is wide.
- Sidewalk, curb and gutter improvements already exist along the Main Street frontage.

***Other Requirements***

- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

**ATTACHMENTS**

1. Proposed subdivision.
2. Picture of the site.



## Item : 6 Major Subdivision — Anderson Farms Plat A approx. 400 North 1700 West

<p><b>Applicant:</b> Ivory Development, LLC <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential High <b>Current Zone:</b> Anderson Farms Planned Development zone</p> <p><b>Property Owners:</b> Anderson Boyd and Sons Inc <b>Address:</b> ~400 North 1700 West <b>Parcel IDs:</b> portion of 14:063:0068 <b>Subdivision Acreage:</b> 7.73 acres</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to approve a 30 lot residential subdivision in the Anderson Farms Planned Development zone.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant's request for approval of a 30 lot residential subdivision to be known as Anderson Farms Plat A with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1. Address storm drainage concerns of the City Engineer.</li><li>2. Developer be responsible to pump groundwater collected by the land drain system until the groundwater pump station is operational.</li><li>3. Off-site sewer, ground water, and pressure irrigation system pump station and off-site sewer force main and pressure irrigation line shall be constructed and functional before any homes can be occupied or culinary water service is provided to any homes.</li><li>4. Any easements necessary for the construction of off-site utilities be obtained prior to recordation of the plat.</li></ol>
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### **BACKGROUND**

1. This is the first phase of the Anderson Farms Planned Development which was recently approved by Development Agreement between Lindon City and Ivory Development, LLC. Plat A consists of 30 units in what is considered Parcel B of the Anderson Farms concept plan.

### **DISCUSSION & ANALYSIS**

Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement. All standards are referred to here are a part of that Agreement.

#### *Lot Requirements*

- The average lot size of Plat A is 7,637 s.f. with the largest lot being 8,514 s.f. and the smallest being 5,669 s.f. These lots are consistent with the concept plan.
- Parcel A is an area for the Proctor Ditch and is a non-buildable parcel.

### *Street Improvements*

- New roads will be built to serve the subdivision including an extension of the existing 1700 West street. Curb, gutter and sidewalk will be installed along the new streets in addition to six foot planter strips. Please refer to the attached cross sections for details.

### *Utility Requirements*

- This first phase will require a combination sewer, ground water, and pressure irrigation system pump station with associated off-site lines to be built. Once built, this infrastructure will serve the remainder of the development. These systems will need to be operational before any certificates of occupancy are approved. Please see the motion above for recommended conditions of approval.

### *Other Requirements*

- Easements for the sewer and pressure irrigation systems need to be acquired before recordation of the plat. Please see recommended conditions of approval.
- No park improvements are required at this time.

### **MOTION**

1. See above

### **ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Concept plan
3. Preliminary Anderson Farms Plat A
4. Street cross sections
5. Off-site utility maps



2000 WEST

1790 West

500 North

540 North

500 North

450 North

480 North

1620 West

1510 West

1670 West

430 North

1700 West

410 North

1400 WEST

I-15

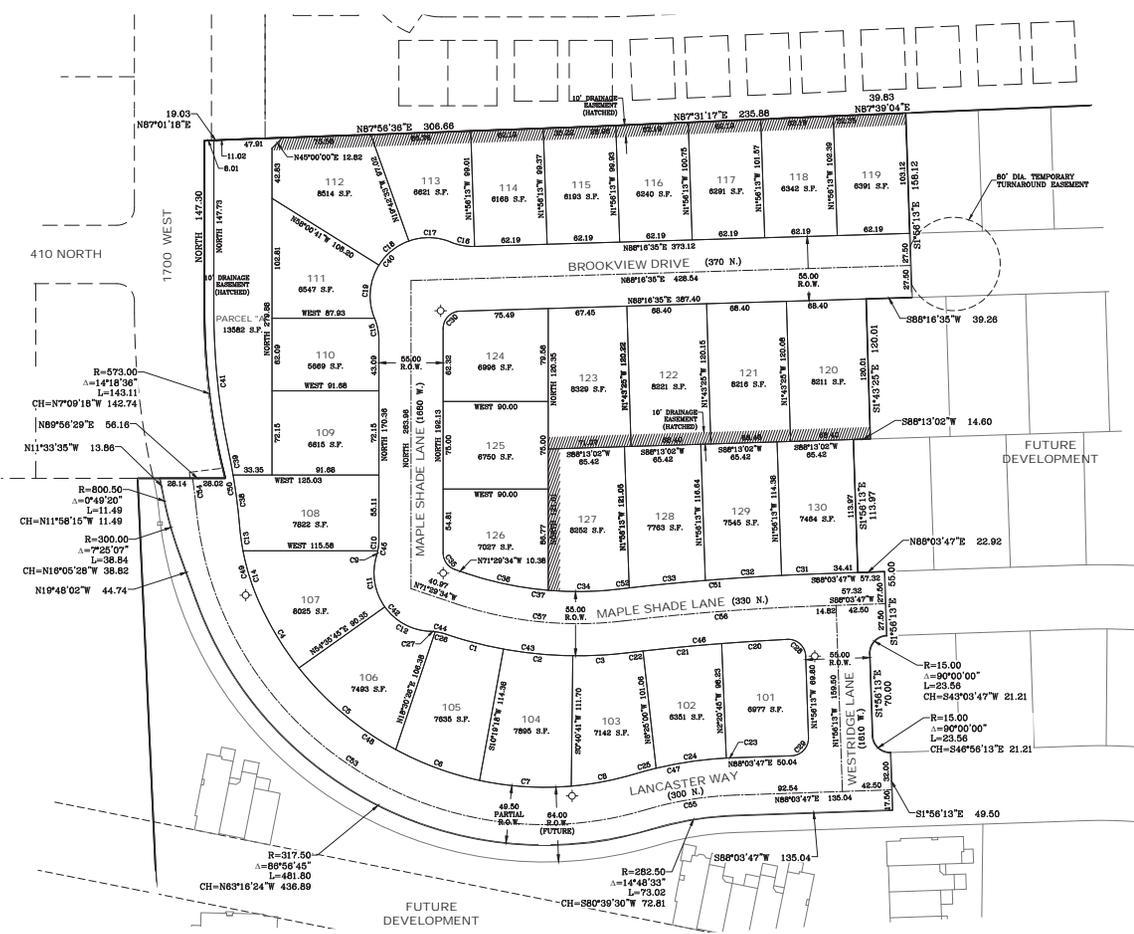
I-15



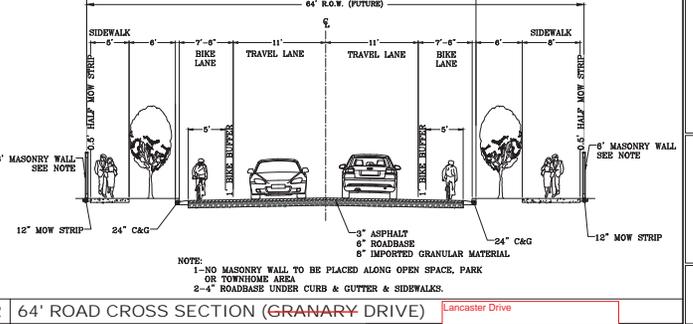
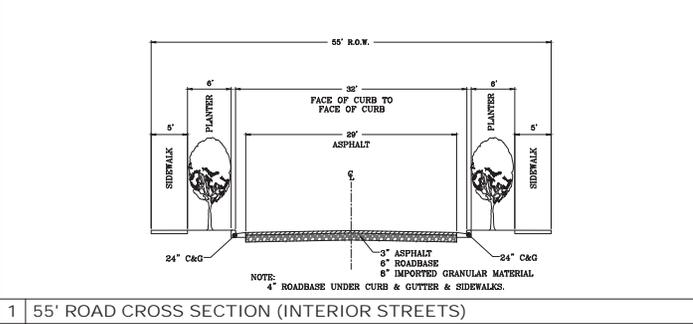
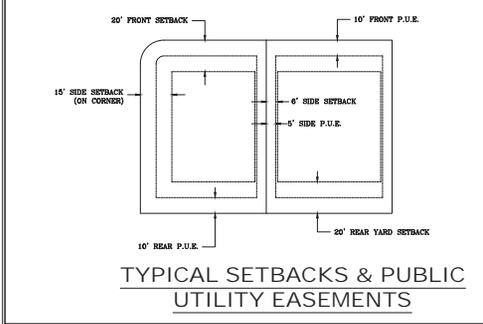
PARCEL	
PARCEL "A"	18.3
PARCEL "A" LOT AREA	
PARCEL "A" STORAGE	
PARCEL "A" ACCESS ROAD	
PARCEL "B"	22.1
PARCEL "C"	12.6
REGIONAL PARK "D"	10.0
PARCEL "E"	17.0
PARCEL "F"	12.9
PARCEL "G"	10.1
PARCEL "G1"	0.91



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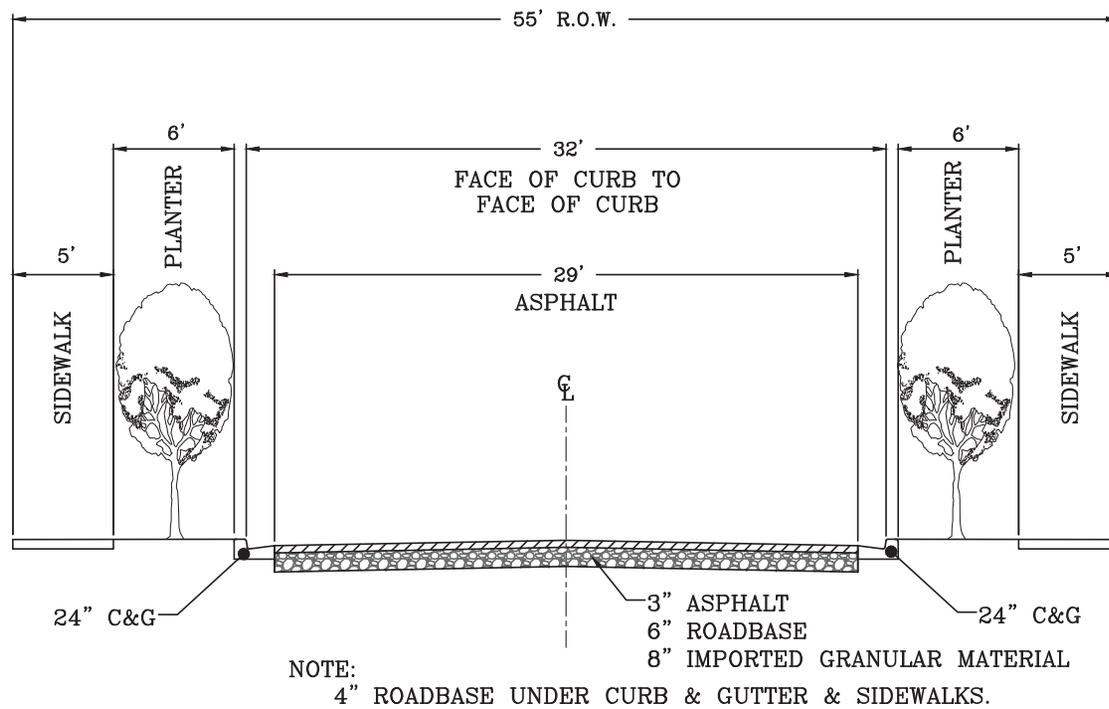
CURVE	RADIUS	DELTA	120TH	130TH	
C1	355.00	8°11'08"	50.72	87°52'00"	50.87
C2	355.00	9°38'37"	59.78	94°02'00"	59.88
C3	355.00	7°35'09"	46.40	83°55'37"	46.45
C4	288.00	19°58'35"	65.22	231°14'54"	65.06
C5	288.00	23°21'31"	109.36	249°53'59"	108.50
C6	288.00	18°25'24"	76.82	289°47'25"	76.56
C7	288.00	18°53'33"	79.01	289°25'53"	78.73
C8	288.00	11°51'08"	55.44	177°10'47"	55.34
C9	50.00	8°31'12"	4.83	81°38'38"	4.82
C10	50.00	11°12'56"	6.79	87°38'28"	6.77
C11	50.00	5°08'23"	45.50	58°28'03"	43.95
C12	50.00	5°01'40"	45.84	58°13'04"	44.07
C13	200.00	9°54'10"	20.80	57°50'44"	20.80
C14	200.00	19°28'48"	47.05	217°32'13"	46.95
C15	50.00	22°19'54"	12.48	211°19'37"	12.38
C16	50.00	24°02'17"	20.28	219°42'17"	20.23
C17	50.00	42°01'30"	36.57	183°41'50"	35.85
C18	50.00	38°18'08"	33.42	251°08'23"	32.81
C19	50.00	54°17'13"	47.40	244°43'13"	45.85
C20	1945.00	1°39'43"	56.41	289°24'38"	56.41
C21	1945.00	1°59'47"	67.77	289°34'03"	67.77
C22	1945.00	0°34'27"	13.84	287°22'46"	13.84
C23	332.00	1°00'48"	5.86	287°33'28"	5.86
C24	332.00	1°03'34"	60.90	281°47'48"	60.81
C25	332.00	2°17'17"	19.05	274°53'38"	19.05
C26	50.00	11°10'40"	9.75	177°04'54"	9.74
C27	50.00	8°01'40"	4.39	185°11'04"	4.39
C28	15.00	8°04'18"	25.78	147°20'52"	21.38
C29	15.00	8°00'00"	25.56	142°03'47"	21.21
C30	15.00	8°18'35"	25.11	244°08'17"	20.89
C31	1298.00	1°03'18"	51.01	287°07'08"	51.01
C32	2000.00	1°52'30"	65.45	288°41'14"	65.45
C33	2000.00	1°58'41"	65.56	288°21'38"	65.55
C34	200.00	11°39'48"	61.07	189°00'38"	60.98
C35	15.00	7°12'34"	18.72	230°44'48"	17.53
C36	300.00	13°40'07"	71.57	278°19'37"	71.40
C37	300.00	28°19'54"	132.64	284°09'31"	131.56
C38	533.98	4°48'30"	44.81	187°17'54"	44.80
C39	533.98	2°19'14"	21.83	181°05'46"	21.82
C40	50.00	134°38'41"	117.50	244°59'27"	82.27
C41	565.00	1°01'28"	118.56	287°00'41"	118.34
C42	50.00	104°28'02"	91.14	232°28'53"	79.03
C43	300.00	28°19'54"	166.95	284°09'31"	155.86
C44	50.00	18°12'20"	14.14	170°35'44"	14.10
C45	50.00	18°44'08"	14.80	182°24'04"	14.65
C46	1343.00	1°03'57"	138.02	289°12'36"	137.99
C47	332.00	1°48'37"	65.81	289°28'26"	65.57
C48	288.00	8°28'09"	385.73	289°30'44"	353.30
C49	200.00	19°22'58"	87.86	214°35'06"	87.34
C50	533.98	7°07'44"	68.44	182°27'31"	68.40
C51	2000.00	4°23'15"	170.81	289°37'10"	170.55
C52	2000.00	0°14'45"	8.58	289°17'54"	8.58
C53	300.00	101°20'35"	530.83	250°04'28"	484.11
C54	500.00	2°58'42"	25.12	181°50'33"	25.12
C55	300.00	14°48'33"	77.54	289°39'30"	77.23
C56	1972.50	4°53'15"	168.28	288°37'16"	168.21
C57	327.50	28°19'54"	144.79	284°09'31"	143.82



ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN  
 LINDON, UTAH  
 LOT LAYOUT

REVISIONS
1
2
3
4
5
6
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9
10

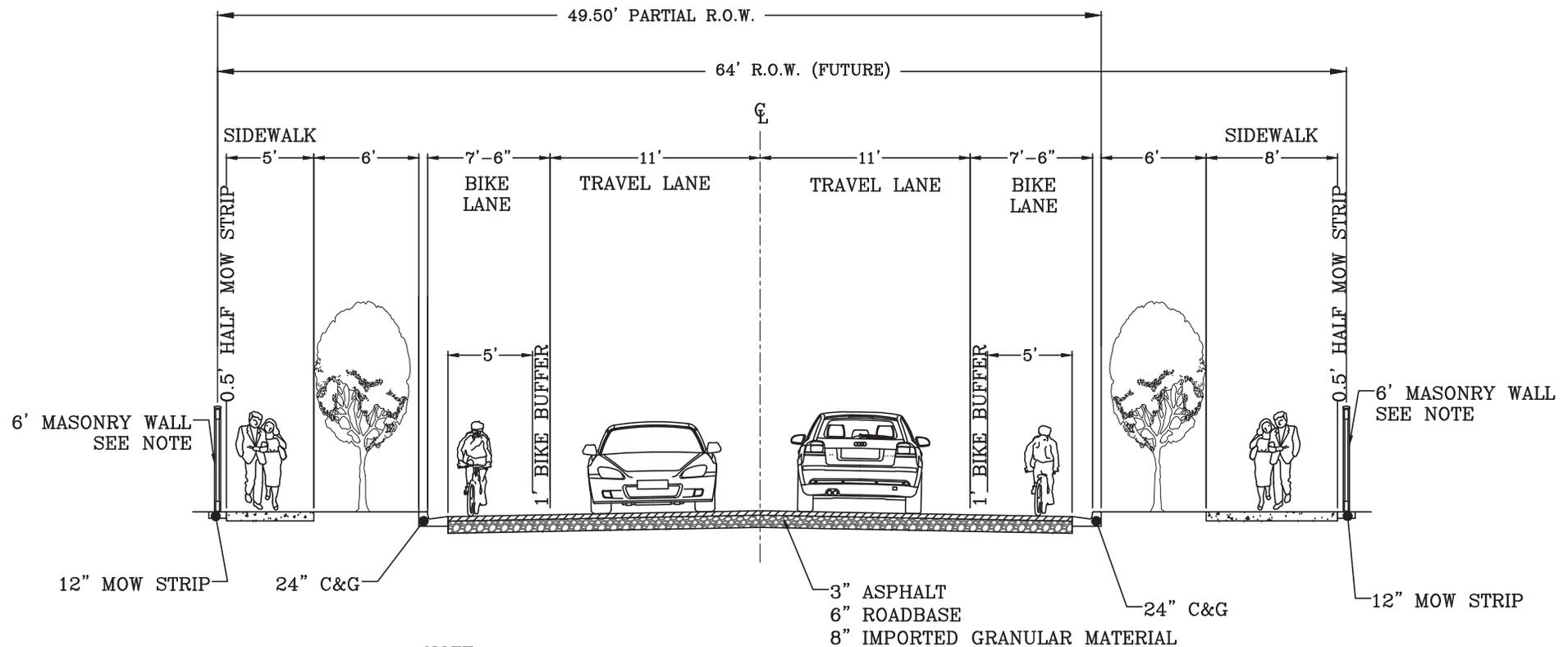
LEI PROJECT # 2013-1845  
 DRAWN BY: BLS  
 CHECKED BY: GDM  
 SCALE: 1" = 50'  
 DATE: 6/3/2016  
 SHEET: 2



1 55' ROAD CROSS SECTION (INTERIOR STREETS)

6'

2



NOTE:  
 1-NO MASONRY WALL TO BE PLACED ALONG OPEN SPACE, PARK OR TOWNHOME AREA  
 2-4" ROADBASE UNDER CURB & GUTTER & SIDEWALKS.

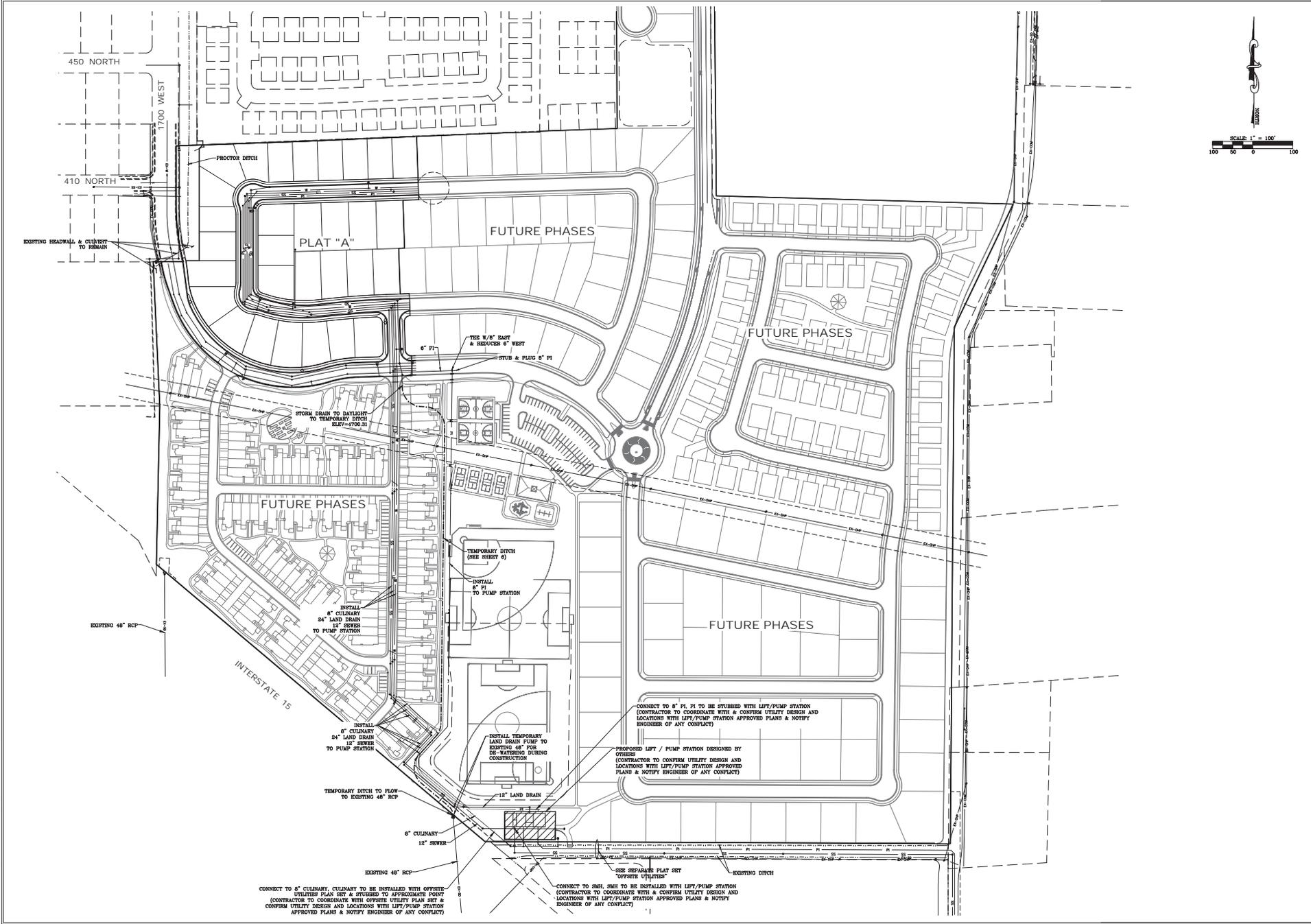
2 64' ROAD CROSS SECTION (~~GRANARY DRIVE~~)

Lancaster Drive



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**ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN**  
 LINDON, UTAH  
**UTILITIES TO PUMP STATION PLAN**

REVISIONS	
1.	
2.	
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4.	
5.	

LEI PROJECT #  
**2013-1845**  
 DRAWN BY:  
**ELS**  
 CHECKED BY:  
**GDM**  
 SCALE:  
**1" = 100'**  
 DATE:  
**6/3/2016**

SHEET  
**4**



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**ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN**  
 LINDON, UTAH  
**OFFSITE SEWER PLAN**

**LEGEND**

<span style="color: blue;">—</span>	EX. 8" PRESSURE SEWER LINE
<span style="color: green;">—</span>	8" GRAVITY SEWER LINE
<span style="color: yellow;">—</span>	10" PRESSURE SEWER LINE
<span style="color: red;">—</span>	EX. 18" GRAVITY SEWER LINE
<span style="color: purple;">—</span>	EX. GRAVITY SEWER LINE
<span style="color: magenta;">—</span>	PROPOSED GRAVITY SEWER LINE (SIZE TO BE DETERMINED)

REVISIONS	
1.	
2.	
3.	
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5.	

**IVORY HOMES**  
 3340 NORTH CENTER STREET  
 LINDON, UT, 84043  
 (801) 497-9800

LEI PROJECT #  
**2013-1845**  
 DRAWN BY:  
 BLS  
 CHECKED BY:  
 GDM  
 SCALE:  
**1" = 300'**  
 DATE:  
**6/3/2016**

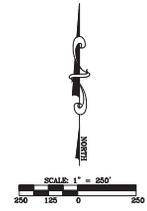
SHEET  
**7**

U:\LAND DESKTOP PROJECTS\13-HAS ANDERSON FARMS\DWG\13-HAS OFFSITE S-100-REV-001.DWG 6/3/2016 8:47 AM



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LEGEND	
	4" PROPOSED PI LINE
	6" EXISTING PI LINE
	6" PROPOSED PI LINE
	8" PROPOSED PI LINE
	10" PROPOSED PI LINE

- NOTES**
1. VALVES ARE NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES. AS PRELIMINARY PLANS ARE COMPLETED, VALVES, AND OTHER REQUIRED INFRASTRUCTURE WILL BE SHOWN ACCORDING TO LINDON CITY STANDARDS.
  2. EXISTING IRRIGATION WELLS TO BE ABANDONED PER DEVELOPMENT FRASING.
  3. OFFSITE PI CONNECTION TO BE COMPLETED ACCORDING TO SCHEDULE WITHIN MASTER DEVELOPMENT AGREEMENT.

ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN  
LINDON, UTAH  
OFFSITE PRESSURE IRRIGATION PLAN

REVISIONS	
1.	
2.	
3.	
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5.	

LEI PROJECT #  
2013-1845  
DRAWN BY:  
BLS  
CHECKED BY:  
GDM  
SCALE:  
1" = 200'  
DATE:  
6/3/2016

SHEET  
**8**

U:\LAND DESIG\PROJECTS\13-1845 ANDERSON FARMS\DWG\PIR\13-1845-PIR-01.dwg 6/3/2016 12:17 PM

## Item 7: New Business (Planning Commissioner Reports)

Item 1 – Subject \_\_\_\_\_

Discussion

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Item 2 – Subject \_\_\_\_\_

Discussion

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Item 3 – Subject \_\_\_\_\_

Discussion

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## **Item 8: Planning Director Report**

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**Adjourn**