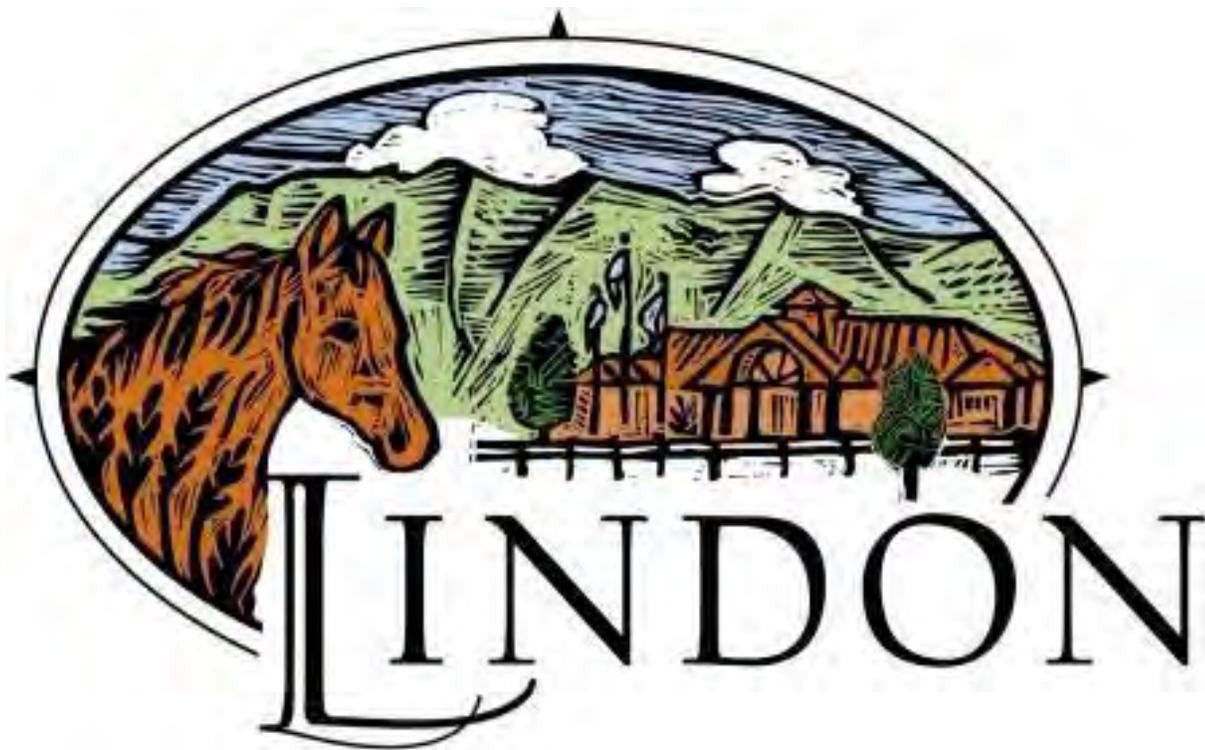


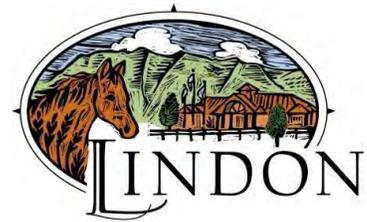
# **Lindon City Planning Commission Staff Report**



December 13, 2016

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 13, 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 11/22/2016;

Joint Work Session City Council and Planning Commission 11/15/2016;

Joint Work Session City Council and Planning Commission 11/01/2016; and

Planning Commission Work Session 10/25/2016

#### 3. Public Comment

(15 minutes)

#### 4. Minor Subdivision — Peters Subdivision, Plat D, ~51 West 600 North

James Peters requests preliminary plan approval of a minor residential subdivision, at 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.

(15 minutes)

#### 5. Minor Subdivision — Ruf East Subdivision, Plat A, ~1810 West 700 North

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

(15 minutes)

#### 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 approximately ~1810 West 700 North in the General Commercial (CG) zone.

(15 minutes)

#### 7. Minor Subdivision — Momberger Subdivision, Plat A, ~81 West 600 North

Glenn Momberger requests preliminary plan approval of a three (3) lot residential minor subdivision, at approximately 81 West 600 North in the Single Family Residential (R1-20) zone.

(15 minutes)

#### 8. Major Subdivision — Gillman Corner Subdivision, Plat A, ~540 West Gillman Lane

Deny Farnworth requests preliminary plan approval of a seven (7) lot residential major subdivision in the Single Family Residential (R1-20) zone. Recommendations will be forwarded to the City Council for final approval.

(15 minutes)

#### 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 street alignments and off-set intersections. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2016-24-O)

(15 minutes)

#### 10. Major Subdivision — Ray's Circle Subdivision, Plat A, ~ 70 North 400 East

Steve Mitchell requests preliminary plan approval of a five (5) lot residential major subdivision in the Single Family Residential (R1-20) zone. Recommendations will be forwarded to the City Council for final approval.

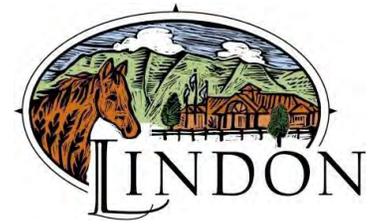
(5 minutes)



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# Notice of Meeting

## Lindon City Planning Commission



### I 1. Review & Action — 2017 Chair and Vice-chair elections

The Planning Commission will hold elections for the positions of Chair and Vice-chair for 2017.

### I 2. New Business from Commissioners

### I 3. 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.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmnl/index.html> and City [www.lindoncity.org](http://www.lindoncity.org) websites.

**Posted By:** Brandon Snyder, Associate Planner

**Date:** December 9, 2016

**Time:** ~3:00 p.m.

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

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

December 13, 2016 Planning Commission meeting.

### **Roll Call:**

Sharon Call  
Steve Johnson  
Rob Kallas  
Charlie Keller  
Mike Marchbanks  
Bob Wily (excused)

## **Item 2: Approval of Minutes**

Planning Commission 11/22/2016;

Joint Work Session City Council and Planning Commission 11/15/2016;

Joint Work Session City Council and Planning Commission 11/01/2016; and

Planning Commission Work Session 10/25/2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **November 22, 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: Steve Johnson, Commissioner  
10 Pledge of Allegiance: Bob Wily, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Sharon Call, Chairperson	Matt McDonald, Commissioner
14 Bob Wily, Commissioner	Rob Kallas, Commissioner
Mike Marchbanks, Commissioner	
16 Charles Keller, Commissioner	
Steven Johnson, Commissioner	
18 Hugh Van Wagenen, Planning Director	
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  
26 meeting of October 25, 2016 were reviewed.

28 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF OCTOBER 25, 2016, AS PRESENTED. COMMISSIONER  
30 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

34 Chairperson Call called for comments from any audience member who wished to  
address any issue not listed as an agenda item. There were no public comments.

36 **CURRENT BUSINESS** –

- 38 4. **Conditional Use Permit — Anderson Farms Subdivision Lift Station, 180**  
40 **North 1500 West.** Lindon City requests conditional use permit approval for a lift  
42 station to be located at 180 North 1500 West, in the Anderson Farms Planned  
Development zone.

44 Hugh Van Wagenen, Planning Director, mentioned that Michael Clark with JUB  
Engineers is in attendance tonight to answer any questions. He then oriented the group by  
46 giving some background stating the applicant, Lindon City, is proposing a pump house  
for a combined ground water, secondary water, and sewer lift station with a building

2 footprint of about 1,824 square feet. He explained the lift station will serve the new  
Anderson Farms residential development as well as other areas of the City. He noted it is  
4 being constructed by Ivory Development, but will be dedicated to and taken over by  
Lindon City. He went on to say when online the lift station will decommission two  
6 existing lift stations in the city and will be at the edge of the planned "City Park" that will  
be part of Anderson Farms. He noted there will be no full time employees at this site but  
8 will be visited about once a day for operation and maintenance purposes. He pointed out  
that traffic to the site will be light and limited primarily to service vehicles. He added that  
10 every couple of years a small crane or drilling rig may be required to do maintenance on  
the pumps.

12 Mr. Van Wagenen pointed out that Lindon City Code (LCC) indicates that site  
plans for installation of public utility facilities (water wells, pump stations, and other  
14 similar uses), are subject to Planning Commission approval as a conditional use. He  
noted that third party notices were mailed on November 11, 2016, to the adjoining  
16 property owners in accordance with city code and staff has received no public comment  
at this time. Mr. Van Wagenen stated this will be a good thing for the city long term and  
18 a nice facility for those who maintain it and will more than just a sewer lift station with  
the additional ground water pumps and secondary water pumps. He added that the  
20 existing facilities are not as modern as this station will be. It will also be a fairly large  
size to service the area (eight pumps) and will run very efficiently.

22 Mr. Van Wagenen explained the property has no public street frontage, therefore,  
the site is not required to install the landscaped strip twenty (20) feet in width. Also, the  
24 site has less than 10 parking stalls and therefore, no interior parking landscaping is  
required either. He noted the structure will be at the corner of the City Park and grass will  
26 be planted up to the security fence.

Mr. Van Wagenen explained the proposal includes a black vinyl coated chain link  
28 security fence with barb wire on the top and around the perimeter of the facility. The  
exterior walls will be constructed of split face CMU block, smooth face CMU block, and  
30 siding with a standing seam roof in earth-tone colors. He then referenced example photos,  
renderings and elevations. Mr. Van Wagenen also referenced the site plan, the location  
32 relative to park concept, the structure elevations, the building renderings and example  
photos followed by discussion. He called for any questions or comments at this time.

34 There was then some general discussion with Mr. Clark explaining the  
functionality of the new facility including Lindon's responsibility and maintenance of the  
36 station. Mr. Clark noted this has also been reviewed and approved by the State  
Department of Water Quality. Mr. Van Wagenen stated the costs came in for the station  
38 at 2.35 million which is a large savings to the city over time as it consolidates three  
stations into one and works out for all parties. Chairperson Call stated she has no  
40 concerns.

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

44 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT FOR A SEWER  
46 LIFT STATION IN THE ANDERSON FARMS PLANNED DEVELOPMENT ZONE

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

4 CHAIRPERSON CALL AYE

COMMISSIONER MARCHBANKS AYE

6 COMMISSIONER WILY AYE

COMMISSIONER KELLER AYE

8 COMMISSIONER JOHNSON AYE

THE MOTION CARRIED UNANIMOUSLY.

10

5. **Conditional Use Permit — Utah Valley Peterbilt, 965 West 325 North.** Joel Memmott requests conditional use permit approval for a general auto/vehicle repair services to be located at 965 West 325 North in the Light Industrial (LI) zone.

14

16

Brandon Snyder, Associate Planner, gave an overview of this agenda item stating the applicant, Joel Memmott is in attendance tonight and requesting approval for general auto/vehicle repairs. Mr. Snyder stated Mr. Memmott is looking to relocate from their existing location at 870 West 410 North. Mr. Memmott indicates that they will provide commercial repair services for Medium and Heavy Duty Trucks (class 5, 6, 7, and 8). He noted the Lindon City Land Use Table indicates that “General auto/vehicle repair” is a conditional use in the LI zone. He pointed out that the present location’s conditional use permit (CUP) was approved by the Planning Commission on March 25, 2014, with conditions. He noted third party public notices representing their proposed location, as required per Lindon City Code and were mailed on November 11, 2016 and no public comments have been received by staff at this time.

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Mr. Snyder went on to explain that any proposed signage or changes to the building will require a building permit and will also need updated business licensing records prior to any business activities. He pointed out that Mr. Memmott is not proposing any changes to the site. He added that the proposed location fronts onto Geneva Road and 325 North (only access) and the proposed location is not adjacent to any residential properties. Mr. Snyder then referenced the conditions required in the 2014 Conditional Use Permit as follows:

34

1. Construct and maintain 8 foot fence, as measured from the operator's side, from north to south on the east boundary within 45 days of April 1, 2014.

36

2. No outdoor storage of vehicle parts.

38

3. Hours of operation - 7:00am to 6:00pm.

40

4. No major outdoor repairs.

5. No street parking of vehicles being serviced.

42

6. Service may only be performed on commercial vehicles, classes 5, 6, 7, and 8.

44

Mr. Snyder went on to say the purpose of the Light Industrial (LI) zoning district is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. He noted the regulations of the district are designed to protect environmental quality of the district and adjacent areas. He then referenced the truck classifications noting they are based on Gross Vehicle Weight Rating. In addition, trucks

46

2 can also be classified based on the broader categories light duty, medium duty, and heavy  
4 duty. Mr. Snyder then referenced for discussion the applicable laws and standards of  
review for a conditional use permit. He also presented the layout information and photos  
followed by discussion. He then turned the time over to the applicant for comment.

6 Mr. Memmott stated they are in need of a larger facility (about 1/3 bigger) stating  
there will be no outdoor storage and there will be no parking or vehicles on the street. He  
8 also explained the layout of the new facility. Mr. Memmott noted they will be doing the  
same business/operation that was approved in 2014 which is general truck and engine  
10 repair with no painting or body work performed at the site. He noted this larger facility  
will also allow them to park all trucks inside the facility. There was then some discussion  
12 regarding the conditions to be placed on the use at this location.

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

16 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S  
18 REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE  
REPAIR, TO BE LOCATED AT 965 WEST 325 NORTH IN THE LIGHT  
INDUSTRIAL (LI) ZONE, WITH THE FOLLOWING CONDITIONS 1. NO  
20 OUTDOOR STORAGE OF VEHICLE PARTS 2. NO MAJOR OUTDOOR REPAIRS  
3. NO STREET PARKING OF VEHICLES BEING SERVICED. COMMISSIONER  
22 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

24 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
26 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
28 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

30 **6. Minor Subdivision — Lindon Tech Subdivision, Plat B, 650 North 1700 West.**

32 Mark Weldon requests approval of a two (2) lot minor subdivision located at 650  
34 North 1700 West in the General Commercial (CG) and Mixed Commercial zones.

36 Mr. Van Wagenen noted that the applicant, Mr. Mark Weldon is in attendance  
tonight along with his Engineer. Mr. Van Wagenen explained this proposed subdivision  
will create two lots with lot 5 along 700 North being in the General Commercial zone and  
38 lot 4 (southerly lot) in the Mixed Commercial zone. He noted the site plan for an  
office/warehouse building on lot 4 will be discussed in the next agenda item (no site plan  
40 application has been received for lot 5). He explained the proposed frontage  
improvements along 1700 West are unique based on the Proctor Ditch. He pointed out  
42 that the minimum lot size in the MC zone is one (1) acre (43,560 sq. ft.) and in the CG  
zone is 0.46 acres (20,000 s.f.). The lots created by this subdivision will be five (5) acres  
44 (lot 4) and 4.7 acres (lot 5) which meets or exceeds the minimum requirements. Lot 5 is  
a corner lot and has 880 feet of frontage with lot 4 having 950 feet. Both lots meet the  
46 required public street frontage of 100 feet. Lot 5 will have improved sidewalk and street  
lights along 700 North per the 700 North specific cross section. Mr. Van Wagenen

2 pointed out that 1700 West along lots 4 and 5 will be a modified cross section because of  
4 the Proctor Ditch storm water facility and 1700 West is planned for a 66 foot right of way  
with 50 feet of asphalt.

6 Mr. Van Wagenen mentioned where the Proctor drainage ditch that runs adjacent  
to lots 4 and 5 on the west side of 1700 West will be relocated allowing for some  
8 widening of the roadway and will meet both ends. He noted the final asphalt width will  
be expanded to 44 feet, with a right of way of 66 feet and will include bike lanes. Mr.  
10 Van Wagenen stated staff is comfortable with this final cross section as it allows  
appropriate traffic movement and minimizes ditch encroachment on any private property.  
12 He noted that the existing curb and gutter will be relocated and a sidewalk will be  
installed as will the landscaping with the site plan for lot 4 (next agenda item). He noted  
14 the City Engineer is addressing engineering standards and all engineering issues will be  
resolved before final approval is granted.

16 Mr. Van Wagenen then referenced the condition staff recommends be added in  
the motion. Mr. Van Wagenen also referenced an aerial photo of the proposed  
18 subdivision, the preliminary plan and the 1700 West widening plan followed by  
discussion. He then turned the time over to the applicant for comment.

20 Mr. Weldon commented this is has been a very expensive project to do with road  
widening. He mentioned that this may also increase the traffic and speed issues, but this  
22 will be very nice building when complete. They are being very “light conscious” so the  
homes in the area will not be adversely affected. Mr. Weldon stated they have a lot of  
24 money into this project and into improving Lindon roads.

26 Following some additional discussion Chairperson Call asked if there were any  
further questions or comments from the Commission. Hearing none she called for a  
motion.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
30 APPLICANT’S REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE  
KNOWN AS LINDON TECH CENTER PLAT B WITH THE CONDITION THAT  
32 THE APPROPRIATE CROSS ACCESS AND PARKING EASEMENTS BETWEEN  
LOT 4 AND LOT 5 THAT ARE SHOWN ON THE PLAT. COMMISSIONER WILY  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

40  
42 7. **Site Plan — Lindon Tech 4, 635 North 1700 West.** Mark Weldon requests site  
plan approval for an 81,884 square foot office/warehouse building to be located at  
44 635 North 1700 West in the Mixed Commercial zone.

46 Mr. Van Wagenen also led this item explaining the applicant, Mark Weldon,  
proposes to construct an 81,884 square foot office/warehouse building (similar to the  
sister buildings to the west) on what will be lot 4 of Lindon Tech Subdivision Plat B. This

2 is the third office/warehouse building on the Lindon Tech campus and fourth of five  
4 potential buildings and is located in the Mixed Commercial zone. He noted the public  
6 improvements along 1700 West are required for Lindon Tech Plat B approval, including  
8 storm water ditch improvements. He added that vehicular access to the site is available  
10 from 1700 West, although it comes through a shared access agreement with lot 5 Lindon  
12 Tech Plat B. This access is not intended to be truck access to the building. He noted the  
14 trucks will have to access the site from 2000 West via cross access easements from lots 1  
16 and 2 Lindon Tech Plat A to ensure that commercial truck traffic will be limited on 1700  
18 West due to the residential traffic on that road. He then referenced that General Office  
20 requires the following requirements:

- 22 • One (1) space for every 350 square feet; 57 required based on 20,000 s.f.  
24 Warehousing in the MC zone requires one (1) space for every 500 square feet;  
26 124 required based on 61, 884 s.f. (181 total spaces required)
- 28 • Bike parking in the MC zone requires an 8% ratio to required vehicular stalls up  
30 to 16 bike stalls.; 14 bike stalls required based on 181 parking stalls. Provided:
- 32 • Total provided vehicle spaces is 224 which is more than what is required for a  
34 81,884 s.f. building. However, 161 are provided on the lot and 63 are provided  
36 through a shared parking agreement with Lot 4 Lindon Tech Plat B.
- 38 • Bike parking: 16 stalls are being provided on the west side of the building.

40 Mr. Van Wagenen went on to explain the required 20 ft. landscape strip along  
42 1700 West is being modified because of the storm water ditch. He noted from the back of  
44 sidewalk, the width of the landscaping varies, but will not be less than 20 feet. The ditch  
46 itself is being incorporated into the landscaping strip and twenty-three (23) trees are  
being proposed at an average of 30 feet on center. There are three flower beds with  
several plantings proposed along the frontage, one at the entrance, one in the middle of  
the frontage, and one on the southern corner so it will look very nice. Mr. Weldon is  
proposing the remainder of the landscape strip be Native Cabin Grass Mix, which is not  
typical turf grass, but city code states that the landscaping strip may be “planted with  
grass” with the type of grass not being specified.

Mr. Van Wagenen stated on the west side of the strip there is an 8 foot masonry  
wall being erected adjacent to the parking lot which is intended to buffer the residential  
homes across 1700 West from the commercial nature of the site. The interior  
landscaping must be provided at 40 square feet per required stall with one tree per 10  
stalls. With the required 181 stalls, that equates to 7,240 square feet and 18 trees required.  
He noted there are 18 trees provided and 7,595 s.f. of landscaping.

Mr. Van Wagenen pointed out that the MC zone requires a minimum of 15%  
open space on the site. This site requires 33,585 s.f. of open space and 39,997 s.f. is  
provided. The required 5 foot landscape strip around the perimeter of the buildings per  
MC zone standards is being provided except where loading docks are located. He noted  
for the MC zone the architectural design requirement states that concrete tilt-up buildings  
shall comply with the following standards:

- a. Painted or colored concrete exteriors are permitted. The shade of each color  
must be consistent.
- b. Bare concrete exteriors are not permitted.

2 c. The exterior of a concrete tilt-up building shall be finished with additional  
4 architectural details such as entrance canopies, wrought iron railings and finishes,  
6 shutters, multi-level porches, metal shades, and metal awnings. He noted this  
8 office/warehouse will look basically identical to the two existing buildings. The  
same paint scheme, window and awning treatments and entrance features will be  
incorporated here.

10 Mr. Van Wagenen stated the building is within the 48 ft. height limit in the MC  
zone. He mentioned there are some engineering issues that will need to be resolved  
12 before the plans are finalized and staff will ensure all requirements are met. He then  
referenced an aerial photo of the site and surrounding area, photograph of the existing  
14 site, site plan, architectural rendering & elevations, landscaping plan and color palette  
followed by some general discussion. He then turned the time over to Mr. Weldon for  
comment.

16 Mr. Weldon commented the building will only get better and they will enhance  
what is on the plan with the door colors blending (not white) to match the building etc.  
18 He also spoke of the little bit of light on the buildings that will border the area to the east  
and they will adjust the lights dependent on what develops. He noted they will drive some  
20 office space but also flex space as to who they will market to and they already have some  
tenants in line (non-manufacturing). He added with the tight density they will have some  
22 parking issues and they may have to implement speed bumps in the parking lot. Mr. Van  
Wagenen then spoke on the architectural standards in the MC zone noting if Mr. Weldon  
24 modifies the door color to match the rest of the building it will not be a problem noting  
the Commission may choose to add a condition that if the door color changes it must  
26 blend. Following discussion the Council agreed that flexibility will be given to staff to  
ensure that the color applies to the building.

28 Following some additional discussion Chairperson Call asked if there were any  
further questions or comments from the Commission. Hearing none she called for a  
30 motion.

32 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:  
34 1. LINDON TECH PLAT B BE RECORDED AND 2. CROSS ACCESS AND  
PARKING EASEMENTS BE PROVIDED TO THE SITE FROM LOTS 1 & 2 LINDON  
36 TECH PLAT A AND LOT 5 LINDON TECH PLAT B. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
38 FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
42 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
44 THE MOTION CARRIED UNANIMOUSLY.	



2 COMMISSIONER KELLER MOVED TO OPEN THE PUBLIC HEARING.  
4 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
6 VOTED IN FAVOR. THE MOTION CARRIED.

8 Mr. Van Wagenen opened this agenda item by explaining this is a request by  
10 Lindon City to rezone multiple properties per the findings and recommendations of the  
12 700 North Steering Committee. He then referenced the 700 North Committee Mission as  
14 follows:

- 12 • Identify a vision, name, and boundaries for a 700 N Specific Area Plan
- 14 • Define values of Lindon - present and future
- 16 • Create an attractive gateway into Lindon
- 18 • Identify goals for this unique Economic District
- 20 • Recommend standards
- 22 • Establish development strategies

18 He also referenced the supporting items regarding the uses in the Lindon Village  
20 Commercial zone and the creation of the Lindon Village Commercial zone. He clarified  
22 there is no housing proposed along the corridor with this zone change. What they are  
24 requesting tonight with this new zone is a change in a handful of permitted uses (7) in the  
26 general commercial zone as follows:

- 24 1. New and used car dealerships
- 26 2. Used Cars/Trucks – Used Vehicle Sales Lots
- 28 3. Tire shops
- 30 4. Lube and tune-up shops
- 32 5. Light equipment, truck, and car rentals
- 34 6. Indoor gun ranges
- 36 7. Assisted living facilities

30 Mr. Van Wagenen further explained the city is requesting that the General Plan  
32 designation remain unchanged at this time. He noted that Lindon City Code indicates that  
34 the General Commercial (CG) zone provides areas in appropriate locations for retail and  
36 service oriented businesses, and shopping centers which serve community and regional  
38 needs. Lindon City Code indicates that the Mixed Commercial (MC) zone is to provide  
40 areas within the City where low intensity light industrial, research and development,  
42 professional and business services, retail and other commercial related uses may be  
44 located. Mr. Van Wagenen then discussed the parcels that Lindon City is requesting  
approval to reclassify through a Zone Map amendment from General Commercial (CG)  
and Mixed Commercial (MC) to the Lindon Village (LV) zone followed by discussion.

Mr. Van Wagenen then referenced Ordinance 2016-21-O draft followed by  
discussion. Chairperson Call stated this item has been presented previously and discussed  
at length and the Commission is very familiar with it. Chairperson Call then called for  
any comments from audience members at this time. Several in attendance addressed the  
Commission as follows:

2 **Dallas Grew:** Mr. Grew questioned the pumping station in regards to the secondary  
4 water system for the Fieldstone Development area as they live on Geneva Road which  
6 was the dividing line. He asked if the properties along Geneva Road will be able to hook  
8 into the secondary water at that time. Mr. Van Wagenen stated so far there will be  
sufficient capacity to serve the Fieldstone area and it may be a possibility for other areas  
in town and it may be more of a possibility now for Geneva Road.

10 **Janice Grew:** Ms. Grew questioned what will be going in on the 700 North Corridor and  
12 what is the vision for the Geneva Road property. Mr. Van Wagenen then showed the  
14 power point presentation prepared by the 700 North Committee and explained the vision  
16 for the corridor. Chairperson Call commented that the committee's ultimate goal was to  
create a higher standard for the development and types of businesses that will come in;  
that is the main reason for this zone change. Commissioner Wily stated this change will  
also spur and encourage development.

18 **Jenny Lawrence:** Ms. Lawrence asked about the building height limits on 700 North and  
20 asked if there will be a fence that will block their neighborhood from the businesses. Mr.  
22 Van Wagenen stated the building height is 48 ft. and those requirements are already in  
24 place and the standards are on the books along with the setbacks of 40 ft. between  
26 commercial and residential uses along with a required 7 ft. high masonry wall that  
happens when development occurs. Ms. Lawrence also asked if parking on the street will  
be allowed. Chairperson Call stated there will be a lot of parking regulations in place. Mr.  
28 Van Wagenen stated there is no specific site or building plan at this time and they will  
work with the developer to work through those issues; no specific uses have been applied  
for but they will have to meet the parking standards. She also asked if there will be a  
street light installed on 1700 west for safety issues as there are a lot of accidents there.  
30 Commissioner Marchbanks stated UDOT controls street lights and determines and  
32 monitors where they are installed. Commissioner Keller added these ordinances are put  
into place to set the standards higher but there is not a way of predicting what may come  
in. Chairperson Call stated she understands that these proposed changes don't affect  
Geneva Road and will remain commercial with a residential use. Commissioner Johnson  
commented this action only puts more restrictions on this property than what was there  
and it doesn't change anything but the 7 item (uses) that can't come in. He added he  
wants to hear what the property owners feel.

36 **Ron Anderson:** Mr. Anderson commented that there are some concerns about the future.  
38 He noted they gave the land to build 700 North as mixed commercial and now it's  
40 becoming general commercial (Lindon Village). He pointed out that they all want  
something nice there, but feels we need to be realistic of what comes in. As property  
42 owners we worry about the trends as it keeps getting more restrictive (wish list) and  
where do you draw the line. He would suggest keeping that in mind when going down  
this road.

44 Chairperson Call pointed out this will also increase the value of the property  
rather than take away. She noted the intent was not to be too restrictive but to have a  
46 higher standard. There was then some additional discussion regarding this issue  
including the types and sizes of businesses that may come in and the architectural

2 standards. Commissioner Johnson added we need to be careful as to not overstep our  
4 bounds with the property owners and to listen to their concerns as we move forward.

6 Chairperson Call asked if there were any further public comments. Hearing none  
8 she called for a motion to close the public hearing.

10 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.  
12 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN  
14 FAVOR. THE MOTION CARRIED.

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

20 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
22 APPLICANT’S REQUEST TO CHANGE THE ZONING MAP FROM GENERAL  
24 COMMERCIAL (CG) AND MIXED COMMERCIAL (MC) TO LINDON VILLAGE  
26 COMMERCIAL ZONE (LVC), AT APPROXIMATELY 700 NORTH FROM 650  
28 WEST TO 2000 WEST AS PER PENDING ORDINANCE 2016-21-O.

COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

30 **10. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use**  
32 **Table.** Lindon City requests approval of an amendment to the Lindon City  
34 Standard Land Use Table. The proposed amendment would establish the  
36 appropriate uses in the Lindon Village Commercial (LVC) zone.  
38 Recommendations will be forwarded to the City Council for final approval  
(Ordinance 2016- 22-O).

COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED  
IN FAVOR. THE MOTION CARRIED.

40 Mr. Van Wagenen explained this discussion is the second of three parts, the zoning  
42 map, standard land use table and the ordinance. He noted in an effort to not further  
44 “clutter” the Standard Land Use Table, two simple changes were added in order to reflect  
46 the new Lindon Village Commercial Zone. He explained the column with the  
“Commercial” header received an asterisk which is explained at the bottom of each page  
with the words, “Lindon Village Commercial Zone use permissions are found in LCC  
17.48.025.” The language found in LCC 17.48.025 and is reflected in Ordinance 2016-  
23-O (next agenda item) and states the following:

2 Permitted Land Uses: Permitted, conditional, and non-permitted uses in the LVC Zone  
4 mirror those uses as reflected in the Standard Land Use Table for the General  
6 Commercial (CG) Zone with the exception of the following uses which are not permitted  
in the LV Zone.

8 A. Motor Vehicles/Trucks/Marine – New Vehicle Dealership

10 B. Used Cars/Trucks – Used Vehicle Sales Lots

12 C. Auto Lube and Tune-up

14 D. Auto Tire Shops/Tire Sales/Tire Services

16 E. Light Equipment Rental & Leasing; Automobile & Light-Truck Rental

18 F. Indoor Gun Ranges

20 G. Assisted Living Facilities, Large or Small

22 Mr. Van Wagenen pointed out these are the only changes to permitted uses for the  
24 new Lindon Village Commercial Zone from the current General Commercial zones and  
26 everything else remains the same. Mr. Van Wagenen then referenced ordinance #2016-  
28 22-O followed by discussion. Chairperson Call asked if there were any further public  
30 comments. Hearing none she called for a motion to close the public hearing.

32 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.  
34 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
36 VOTED IN FAVOR. THE MOTION CARRIED.

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

42 COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY  
44 COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2016-22-O AS  
46 PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL AYE

34 COMMISSIONER WILY AYE

36 COMMISSIONER MARCHBANKS AYE

38 COMMISSIONER KELLER AYE

40 COMMISSIONER JOHNSON AYE

42 THE MOTION CARRIED UNANIMOUSLY.

44 **11. Public Hearing — Ordinance Amendment, 700 North Lindon Village Zone**

46 **Code 17.48.** Lindon City requests approval of an amendment to Lindon City Code  
17.48 to allow for the creation of the Lindon Village (LV) zone. Recommendations  
will be forwarded to the City Council for final approval. (Pending Ordinance 2016-  
23-O)

48 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.  
50 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
52 VOTED IN FAVOR. THE MOTION CARRIED.

2

Mr. Van Wagenen led this agenda item by explaining this item will cover the ordinance amendment noting the wording changes. He added that several property owners have inquired how their properties will be affected by the change. At this point no individual has provided written comment on the Lindon Village Zone.

He noted the Lindon Village Zone builds upon the 700 North Commercial Corridor Districts that were established in 2015. He noted that much of the ordinance reflects the General Commercial Zone, including the previously mentioned non-permitted uses that are in the LVC Zone that are in the CG Zone as follows:

1. New and used car dealerships
2. Used Cars/Trucks – Used Vehicle Sales Lots
3. Tire shops
4. Lube and tune-up shops
5. Light equipment, truck, and car rentals
6. Indoor gun ranges
7. Assisted living facilities

Mr. Van Wagenen pointed out that the ordinance also specifies setbacks and height for the zone as well as emphasizing the Commercial Design Standards. He noted that additionally, several formatting and typographical errors are being corrected within LCC 17.48. For instance, any reference to “Commercial Design Guidelines” has been changed to “Commercial Design Standards.” Mr. Van Wagenen then referenced Ordinance #2016-23-O and the 700 North Steering Committee Presentation followed by some general discussion. Chairperson Call stated she has no questions on the wording changes.

Chairperson Call called for any public comment at this time. Ms. Jenny Lawrence questioned the map where the lots are divided. Mr. Van Wagenen pointed out the purpose of the districts as depicted are not to limit where the buildings go or the minimum lot size but the idea with each of the districts (up to 16) is to show how they will develop so there is some harmony and it is cohesive; there has to be some kind of a plan and be vetted so it doesn’t become piece meal.

Chairperson Call asked if there were any further public comments. Hearing none she called for a motion to close the public hearing.

COMMISSIONER KELLER MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2016-23-O AS PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

2 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
4 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
6 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

8

12 **12. Review and Action — 2017 Lindon City Public Meeting Schedule.** The  
10 Planning Commission will review the proposed 2017 Lindon City Public Meeting  
Schedule.

12

14 Mr. Van Wagenen stated the Planning Commission will be reviewing and approve  
the proposed Lindon City Public Meeting Schedule for 2017. He noted that State law  
16 requires that the City adopt a meeting calendar schedule prior to each calendar year. He  
then referenced the proposed 2017 meeting calendar. He mentioned meetings that fall on  
18 holidays, election dates, or any meetings during Lindon Days have been removed from  
the schedule. He noted that the City Council recently reviewed and approved the schedule  
on November 15, 2016.

20

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

22

24 COMMISSIONER KELLER MOVED TO APPROVE THE LINDON CITY  
PUBLIC MEETING SCHEDULE 2017 AS PRESENTED. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
26 FOLLOWS:

28

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

32

THE MOTION CARRIED UNANIMOUSLY.

34

7. **New Business: Reports by Commissioners** – Chairperson Call called for any new  
36 business or reports from the Commission. Commissioner Keller questioned the  
color scheme on the recently approved Aquatherm building. Mr. Van Wagenen  
38 confirmed the green color scheme was approved. Chairperson Call mentioned she  
would like to have discussion about putting some type of residential landscaping  
standards into place like some neighboring cities require.

40

42

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

44

- Happy Thanksgiving and the Lindon Thanksgiving Dinner
- General Plan meeting schedule update
- Matt McDonald has stepped down from the Commission

46

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 9:30 P.M. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 Approved – December 13, 2016

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14 \_\_\_\_\_  
Sharon Call, Chairperson

16  
18 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director

2 The Lindon City Council and Planning Commission held a Joint Work Session meeting on  
4 **Tuesday, November 15, 2016, beginning at 6:00 p.m.** in the Lindon City Center, City Council  
Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

10 **COUNCILMEMBERS PRESENT**                      **ABSENT**

Jeff Acerson, Mayor  
12 Matt Bean, Councilmember  
Carolyn Lundberg, Councilmember  
14 Van Broderick, Councilmember  
Jacob Hoyt, Councilmember  
16 Dustin Sweeten, Councilmember

18 **PLANNING COMMISSION PRESENT**

Sharon Call, Chairperson  
20 Rob Kallas, Commissioner  
Bob Wily, Commissioner  
22 Mike Marchbanks, Commissioner  
Matt McDonald, Commissioner  
24 Steve Johnson, Commissioner  
Charlie Keller, Commissioner

26

**STAFF PRESENT**

28 Adam Cowie, City Administrator  
Cody Cullimore, Chief of Police  
30 Hugh Van Wagenen, Planning Director  
Brandon Snyder, Associate Planner  
32 Kathy Moosman, City Recorder

34 **DISCUSSION: Discussion of General Plan Update with the Lindon City Planning**  
**Commission.** The Lindon City Council met with the Lindon City Planning Commission to  
36 discuss a comprehensive review of the Lindon City General Plan. No motions will be made as  
this is for discussion only.

38

Hugh Van Wagenen, Planning Director, opened the discussion by welcoming the Council  
40 and Planning Commission members to the meeting. He explained the survey in its current form  
(draft) includes feedback/comments incorporated from the Councilmembers. He noted the  
42 General Plan consists of several sections including the introduction, land use, moderate income  
housing, public facilities, recreation, parks and trails, environmental planning, streets and  
44 transportation etc. He explained the General Plan was last comprehensively adopted in 2011 with  
the idea that the city would review it by section every couple of years. The overview tonight is  
46 to obtain directional changes from the existing document that needs to be updated in the last five  
years i.e., visions, goals etc. Mr. Van Wagenen inquired if there is enough of a change to warrant

2 a “General Plan Committee” to help “massage” and direct this document moving forward. He  
then referenced the timeline and survey questions and questioned the group if open houses and  
4 neighborhood meetings may be beneficial to introduce the plan to the public. Mr. Van Wagenen  
then asked the group if any section stands out that needs attention.

6 Mr. Van Wagenen then referenced the land use map. He mentioned another thing that  
has come up that may need more discussion is the infill requests. He noted based on the groups  
8 feedback it appears there is not one particular section that pops out that needs to be looked at.  
Mayor Acerson stated he would like the number of ordinances decreased by 1/3 (take away or  
10 consolidate) as to be more business friendly. Mr. Van Wagenen stated there could be a new  
vision or goal, outside to the actual general plan update.

12 Chairperson Call pointed out more approaches for infill or requests for changing the ½  
acre lots to less are coming in and as these requests come in we need to decide where we are  
14 going to allow this because in some situations developers may get mixed messages so it’s not  
arbitrary. Councilmember Sweeten commented developers want to build in the infill as they  
16 make more money but from the city’s point of view he doesn’t see the benefit as more services  
have to be provided and will cost the city more. Councilmember Lundberg pointed out there are  
18 a few instances where twin homes were allowed in little pockets of smaller density and moving  
forward her concern is unless we have strategic reasoning where we allow these types of infill it  
20 will feel arbitrary.

22 Mr. Van Wagenen then explained the reason for the R2 overlay (duplexes, triplexes and  
twin homes) and referenced the map showing where the existing overlay areas are in the city.  
There was then some general discussion regarding the R2 overlay. Councilmember Sweeten  
24 commented that it is hard to say yes to one request and no to the other and it can be arbitrary.  
Councilmember Lundberg commented that this issue is something that would be worth further  
26 discussion but we want to be careful where we allow this and base it on the adjacent zone.  
Commissioner McDonald thinks the public should be involved and to possibly get a committee  
28 together to go through the general plan; he agreed it would be worthwhile to take the time to do  
this. There was then some additional discussion on density issues.

30 Mr. Cowie asked if there is there enough interest, generally, from the Planning  
Commission and the Council for staff to take the time to look at the map and look at different  
32 densities in certain, specific areas in the city. He noted this would not be re-zoning the property  
in between commercial and residential, it is a legislative decision. Is it worth staff’s time to go  
34 through and identify and evaluate those areas? Chairperson Call stated she would be open to  
looking at those areas. Councilmember Hoyt stated he would want stringent criteria so it doesn’t  
36 look arbitrary. Councilmember Lundberg commented if this discussion is opened and we  
identify some areas where it makes sense to allow this would there be a minimum on the  
38 density? Mr. Van Wagenen said this would be a process to identify the criteria where it makes  
sense to refine what is right for Lindon.

40 Commissioner Kallas commented he thinks it would be nice to know what the residents  
feel and to do a survey and make an effort to get a high percentage of return. He noted the  
42 Planning Commission has had some concerns, because the community is aging, more flag lots  
will be seen and they would like to avoid that as aging residents are having a hard time keeping  
44 up with the large lots. Councilmember Sweeten stated he is hesitant as he is hearing that the  
residents don’t want higher density. He would like to wait for buildout before doing the infill; he  
46 is personally not opposed to flag lots.

2 Mr. Cowie asked for a straw poll at this time questioning if it is worth more discussion on  
the higher density areas in the city.

4 Councilmember Hoyt stated he likes the large lots and feels it sets Lindon apart from  
other cities but he worries about infill lots, however, he wants us to be reasonable and open  
6 minded but to have strict criteria with very good reasons but to not “give away the farm.” He’s  
happy to be forward thinking but he doesn’t want developers to get the impression we are open  
8 for high density; he is comfortable with our zoning and fine with having segmented areas.

10 Commissioner Marchbanks commented that some want the smaller lots to transition but  
building affordable housing on ½ acre lots is just not feasible; the trend line is much different  
now and there is a changing demographic. Commissioner Johnson pointed out the problem with  
12 surveys is they are dependent on how it is worded and you will get a whole different feel and  
outcome dependent on that; he would like to look at this and have more discussion. Mayor  
14 Acerson asked if the state can come back and mandate lot size in a community. Mr. Cowie said  
they could but it is highly unlikely. Mayor Acerson expressed that having a healthy discussion  
16 on how we utilize our land and how we provide affordable housing is good but we should also  
get a good feel from our citizens.

18 Councilmember Bean commented he feels this is worth looking at to see if there are some  
infill areas that can be identified, but feels we are not establishing any precedent or heading  
20 down a slippery slope; we are just being wise and forward looking. He noted he would rather see  
infill done in a more responsible way rather than having a lot of flag lots, however, Lindon has  
22 been more open to flag lots than some other cities. Mayor Acerson commented that the balance  
here is to not legislate so strictly that we lose common sense.

24 Mr. Van Wagenen commented he is hearing the group is a little mixed. He doesn’t feel  
there will be a lot of infill pieces that aren’t in the heart of the R1-20 zone. He noted that staff  
26 will take a look at the concerns and get something together to bring back. Mr. Van Wagenen then  
referenced the General Plan Document, page #4, the Community Vision. He noted this vision  
28 drives everything the plan and the ordinances do. He then read the ten objectives in the  
community vision document followed by some general discussion.

30 At this time Mayor Acerson posed three questions to the group to consider as follows:

- 32 1. Is there anything about Lindon that you dislike?
- 34 2. Is there anything you don’t want to see change in Lindon?
- 36 3. Is there anyone you know who has lived in Lindon and left? If so, discern what  
pushed them out or caused them to leave and identify those elements that may need to  
change.

38 Mayor Acerson asked the group to think about these questions and forward their answers  
on to Mr. Van Wagenen. There was then some general discussion on objective number #9  
(animals) following which the group felt more discussion is needed on this objective. Mayor  
40 Acerson suggested inviting any Commissioners or Councilmembers who feel passionate about  
the General Plan update to volunteer to spearhead the project and be very involved as this would  
42 be one step in the process. Councilmember Lundberg mentioned she spent the past year working  
with the 700 North Corridor Committee and feels it was worth the time and effort because  
44 anytime we are looking to vision things out involvement is important to gather different opinions  
to come up with a reasonable conclusion that stays true to the values of Lindon. She also pointed  
46 out we don’t have to be like other cities, but we want to be forward thinking. Commissioner  
Kallas suggested having committee members who are not on the city council or planning

2 commission and to perhaps have a committee chairman be a resident and then have the  
committee present their findings to the Council and Commission. Commissioner Lundberg  
4 agreed that a “seasoned” member of the community who has maybe served on the planning  
commission and who has a good perspective would be helpful on the committee.

6 Mr. Van Wagenen concluded by stating he is not hearing there any major concerns but  
the document may need a little updating and “tweaking”. He noted staff will look at some  
8 housing options and the industrial areas on the General Plan, but this doesn’t need to be a full-  
fledged overhaul of the plan at this time.

10 Mayor Acerson called for any further discussion or comments from the Council or  
Commission. Hearing none he moved on to the regular City Council session at 7:00 pm.

12 **Adjourn** – The meeting was adjourned at 7:00

14 Approved – December 13, 2016

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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Sharon Call, Chairperson

2 The Lindon City Council and Planning Commission held a Joint Work Session on **Tuesday,**  
4 **November 1, 2016, beginning 6:00 p.m.** in the Lindon City Center, City Council Chambers,  
100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Jeff Acerson, Mayor

10 **COUNCILMEMBERS PRESENT**                      **ABSENT**

10 Jeff Acerson, Mayor  
12 Matt Bean, Councilmember  
12 Carolyn Lundberg, Councilmember  
14 Van Broderick, Councilmember  
14 Jacob Hoyt, Councilmember  
16 Dustin Sweeten, Councilmember

18 **PLANNING COMMISSION PRESENT**

18 Sharon Call, Chairperson  
20 Rob Kallas, Commissioner  
20 Bob Wily, Commissioner  
22 Mike Marchbanks, Commissioner  
22 Matt McDonald, Commissioner  
24 Steve Johnson, Commissioner

26 **STAFF PRESENT**

26 Adam Cowie, City Administrator  
28 Cody Cullimore, Chief of Police  
28 Hugh Van Wagenen, Planning Director  
30 Brandon Snyder, Associate Planner  
30 Kathryn Moosman, City Recorder

32 **DISCUSSION: Discussion of Sign Ordinance with Lindon Planning Commission.**

34 The Lindon City Council met with the Lindon City Planning Commission to discuss possible  
36 amendments to the sign ordinance (LCC Title 18). No motions will be made.

38 Hugh Van Wagenen, Planning Director, opened the discussion by welcoming the Council  
40 and Planning Commission members to the meeting. He explained that recently, the Planning  
42 Commission has been reviewing an ordinance amendment to allow electronic message centers  
44 (EMCs) in all non-residential zones in Lindon. Currently, EMCs are only allowed in the T-zone  
46 along Interstate 15. During the discussion, several Commissioners and Councilmember Bean  
thought it may be beneficial to have a joint work session to discuss signage generally in addition  
to EMCs. One topic that came up several times was allowing pole signs in all non-residential  
zones rather than just the T-zone. Mr. Van Wagenen showed the area where billboards are  
allowed with off premise advertising that has distance requirements with a capped number of  
billboards in the city and where no new billboards are allowed. He noted they also had  
discussion about not allowing any additional off premise advertising but some with permission

2 within commercial zones He noted the discussion tonight will focus primarily on the desirability  
of pole signs and EMCs in the City. Mr. Van Wagenen then showed some size examples of  
4 monument signs that are currently allowed in all non-residential zones, size examples of  
currently permitted EMCs in the T-zone that are currently permitted and a map of the T-zone.  
6 There was then some general discussion by the group of allowing pole signs, monument signs  
and sizes and comparisons and what other cities allow.

8 Chairperson Call suggested starting with the Planning Commission recommendations and  
questioned if pole signs are something the Council even wants to consider. Councilmember  
10 Broderick asked if there have been any inquiries from businesses at this point. Mr. Van  
Wagenen stated there are several businesses that are waiting to see what happens with the city's  
12 sign request. Mayor Acerson asked how many businesses are currently in compliance (non-  
conforming signs) as there was a lot of discussion on this topic years ago as businesses want to  
14 attract business and the challenge is to be consistent with the enforcement.

16 Mr. Van Wagenen stated the Planning Department is in the process of looking at the  
entire code because of a recent Supreme Court case (sign code). Mr. Cowie mentioned there are  
a handful of businesses that are non-conforming with temporary signage. Commissioner Kallas  
18 commented that electronic signs can improve the look of the sign by being more structured and  
organized and color coordinated. He also pointed out that more cities are going towards  
20 electronic signage and they can also be cost prohibitive. Councilmember Lundberg commented  
that past councils felt the pole signs looked cluttered. She also mentioned some other cities that  
22 allow pole signs.

24 Councilmember Bean mentioned that billboards is a term used only on the t-zone and  
currently billboards are allowed in the commercial zone. He added that the purpose of a  
billboard is to disseminate information and if changeable copy signs are allowed in the  
26 commercial zones are we then allowing businesses to advertise anything they choose unless we  
regulated the content. He worries about turning the commercial zones into a potential freeway-  
28 like zone. Mr. Van Wagenen stated we can regulate content of signs and prohibit off premise  
messaging but it comes down to enforcement.

30 Councilmember Lundberg asked the Planning Commission their thoughts about obvious  
things they discussed. Commissioner Wily mentioned that a representative from Young Electric  
32 Signs came to a meeting and had discussion to convince them that these types of signs okay. The  
Commission also spent a lot of time discussing the size of signs. He noted he personally likes  
34 monument signs but would prefer keeping pole signs out. He also likes the monument sign  
ordinance and the size and feels that fitting electronic signage into that scale would fit very well  
36 in Lindon and it would not prohibit businesses from advertising. Councilmember Hoyt pointed  
out that it is hard for businesses to stay competitive in Lindon because of its size. He would like  
38 to see more research done on this regarding electronic and pole signs but he is open to both.

40 Mayor Acerson commented if we are going to change the ordinance the businesses  
should be invited to weigh in on the conversation. Councilmember Lundberg feels there needs to  
be a balance with the people who live here and it needs to be compatible. Commissioner  
42 Sweeten commented that we are pretty constrictive in Lindon and a businesses need to be able to  
advertise properly but he is open to electronic signs generally but feels pole signs are up for  
44 debate. Councilmember Broderick stated he is hesitant for pole signs until he hears a valid  
argument.

46 Mr. Cowie reminded the group that the sign ordinance was reviewed thoroughly in 2008  
and at that time they invited many businesses to come to the meeting and he would suggest doing

2 that again. The group was in agreement to reach out to businesses about their feelings of pole  
4 signs and to also use the Chamber of Commerce. Mr. Van Wagenen stated he is hearing that the  
6 group is generally open to electronic signs and asked for clarification of what kind of research  
8 the group is wanting on the pole signs. He added they will reach out to businesses and residents  
10 through other means to inform the general population and to also work with the Chamber of  
Commerce. Mayor Acerson suggested another joint session may be needed for further  
discussion. Councilmember Bean also asked staff to look into the extent to which content can be  
regulated. Councilmember Broderick suggested checking with the sign manufacturers for their  
recommendations to make the signs look nicer etc.

12 Mayor Acerson called for any further discussion or comments from the Council or  
Commission. Hearing none he adjourned the meeting at 7:00 pm.

14 **Adjourn** – The meeting was adjourned at 7:00

16 Approved – December 13, 2016

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20 Kathryn Moosman, City Recorder

22 \_\_\_\_\_  
Jeff Acerson, Mayor

24 \_\_\_\_\_  
26 Sharon Call, Chairperson

2 The Lindon City Planning Commission held a work session meeting on **Tuesday,**  
4 **October 25, 2016, beginning at 6:00 p.m.,** at Spring Gardens Assisted Living Center,  
815 West 700 North, Lindon, Utah.

6 **WORK SESSION TOUR** – 6:00 P.M.

8 Conducting: Hugh Van Wagenen, Planning Director

10 **PRESENT**

Sharon Call, Chairperson  
12 Bob Wily, Commissioner  
Mike Marchbanks, Commissioner  
14 Steven Johnson, Commissioner  
Charles Keller, Commissioner  
16 Hugh Van Wagenen, Planning Director  
Brandon Snyder, Associate Planner

**ABSENT**

Rob Kallas, Commissioner (Excused)  
Matt McDonald, Commissioner (Excused)  
Matt Bean, Councilmember (Excused)  
Kathy Moosman, City Recorder (Excused)

18 **Other Attendee(s):**

20 Russ Watts, Spring Gardens  
Jay Morgan, Spring Gardens  
22 Connie Marchbanks

- 24 1. **WORK SESSION TOUR** – The Planning Commission will tour the Spring  
26 Gardens Assisted Living Center, 815 West 700 North, Lindon, Utah.

28 The Planning Commission met with Russ Watts and Jay Morgan to discuss the services  
30 provided and to tour the facility. The Planning Commission complemented Mr. Watts  
and Mr. Morgan on the quality of the facility and services, and thanked them for the  
tour.

32 **ADJOURN** – the work session tour was adjourned at 6:45 p.m.

34 Approved – November 22, 2016

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38 \_\_\_\_\_  
Sharon Call, Chairperson

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42 \_\_\_\_\_  
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 — Peters Subdivision, Plat D ~51 West 600 North

James Peters requests preliminary plan approval of a minor residential subdivision, at 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.

<p><b>Applicant:</b> James Peters  <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 Owners:</b> Carl and Laurie Nielson (Lot 2, Plat B, Peters Subdivision), Peters Properties-Provo LC (James Peters), Shawn and Vanessa Rapier (Lot 3, Plat B, Peters Subdivision)</p> <p><b>Address:</b> ~51 West 600 North  <b>Parcel ID:</b> 14:049:0257 (Peters), 49:519:0002 (Nielson), and 49:519:0003 (Rapier)  <b>Size:</b> 2.95 acres  <b>Proposed Lot Sizes:</b> 21,000+ sq. ft.  <b>Lot Width(s):</b> ~114'+  <b>Lot Depth(s):</b> ~249'</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>Whether to grant preliminary plan approval of the proposal based on its compliance with requirements of the zone and other applicable development regulations.</li> </ol> <p><b><u>MOTION</u></b>  I move to (<i>approve, deny, continue</i>) the applicant's request for preliminary plan approval of a residential minor subdivision, including the lot line adjustments, to be known as Peters Subdivision, Plat D, with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> <li></li> </ol>
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### BACKGROUND

- The proposed subdivision/lot line adjustments create two new residential building lots. Existing homes are located on proposed lots 7 and 8.
- The back yards of the existing homes will be extended with this proposal.
- Sidewalk, curb and gutter improvements already exist along both street frontages.



**DISCUSSION & ANALYSIS**

**Lot Requirements (R1-20 zone)**

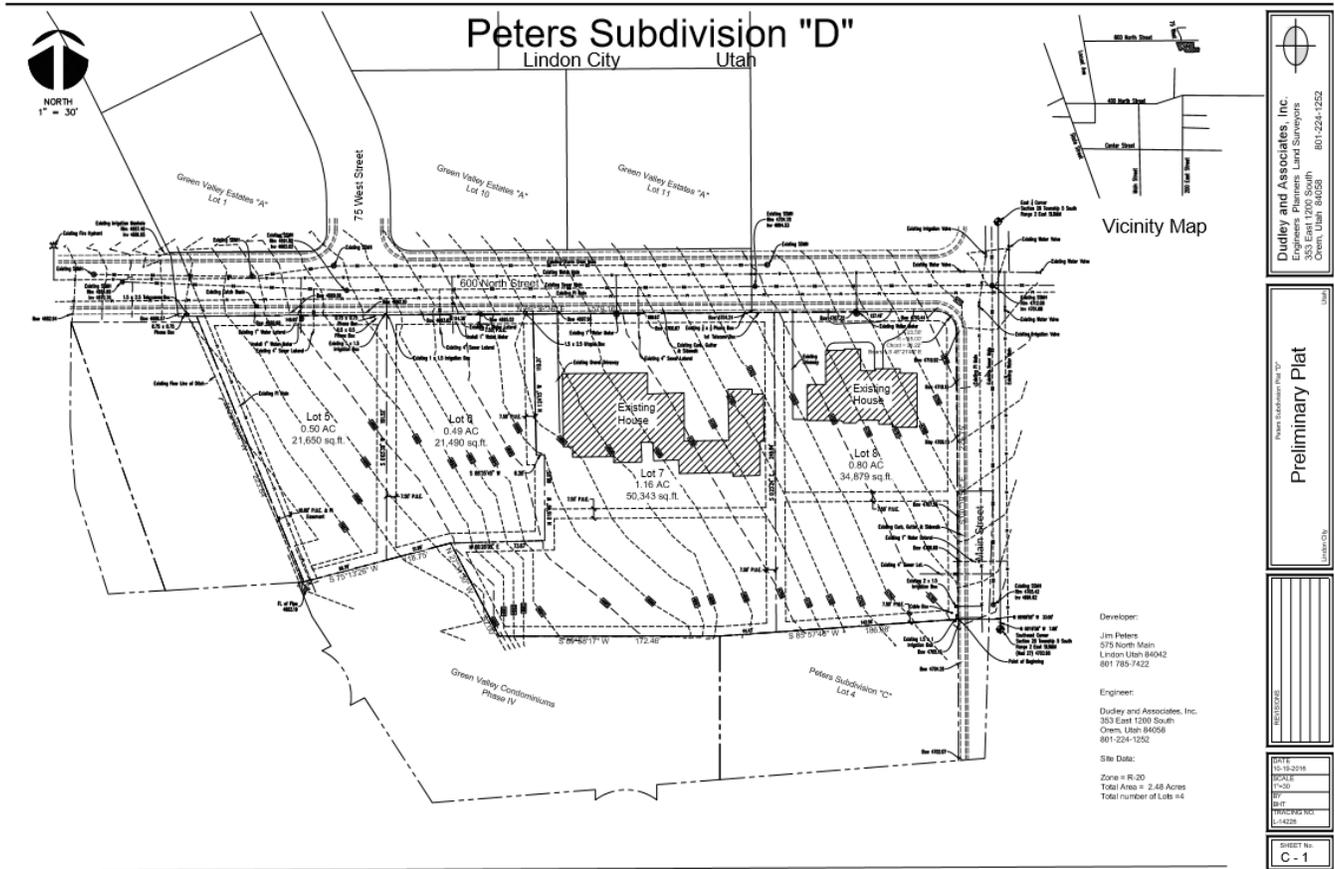
- Minimum lot size is 20,000 square feet.
- Minimum lot width is one hundred (100) feet (measured at front yard setback).
- Minimum lot depth is one hundred (100) feet.
- Minimum public street frontage is fifty (50) feet for standard lots.
- Maximum lot width/depth ratio is no more than three times as long as it is wide.

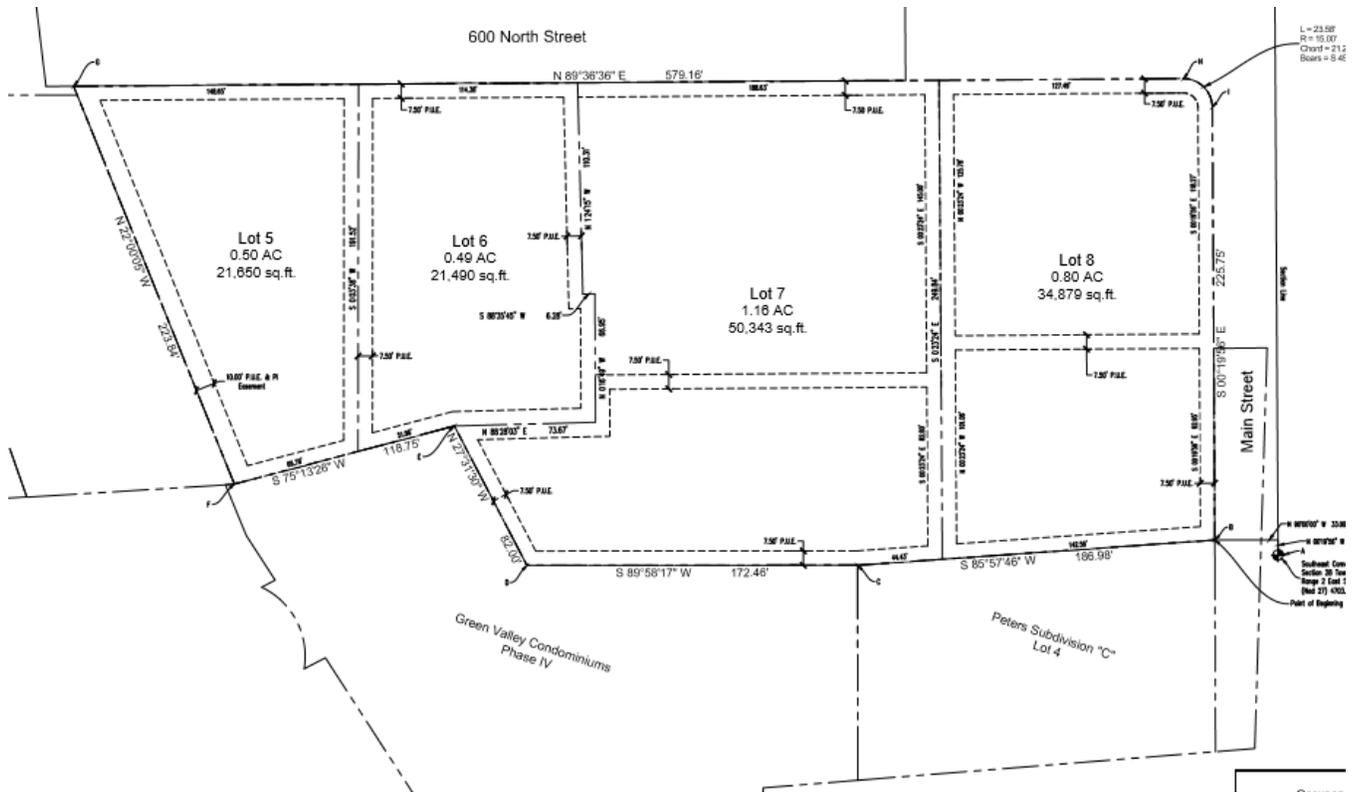
**Other Requirements**

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

**ATTACHMENTS**

1. Preliminary Plan
2. Subdivision Plat





## Item 5: Minor Subdivision — Ruf East Subdivision, Plat A ~1810 West 700 North

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

**Applicant:** Steve Ruf  
**Presenting Staff:** Brandon Snyder  
**General Plan:** Commercial  
**Current Zone:** General Commercial (CG)  
**Property Owner:** Harold and Steven Ruf  
**Address:** ~1810 West 700 North  
**Parcel ID:** 14-057-0088  
**Lot Size:** 1.25 acres  
**Proposed Lot Sizes:** 23,640 and 31,063 sq. ft.  
**Type of Decision:** Administrative  
**Council Action Required:** No

### SUMMARY OF KEY ISSUES

1. Whether to grant preliminary plan approval of the proposal based on its compliance with requirements of the zone and other applicable development regulations.

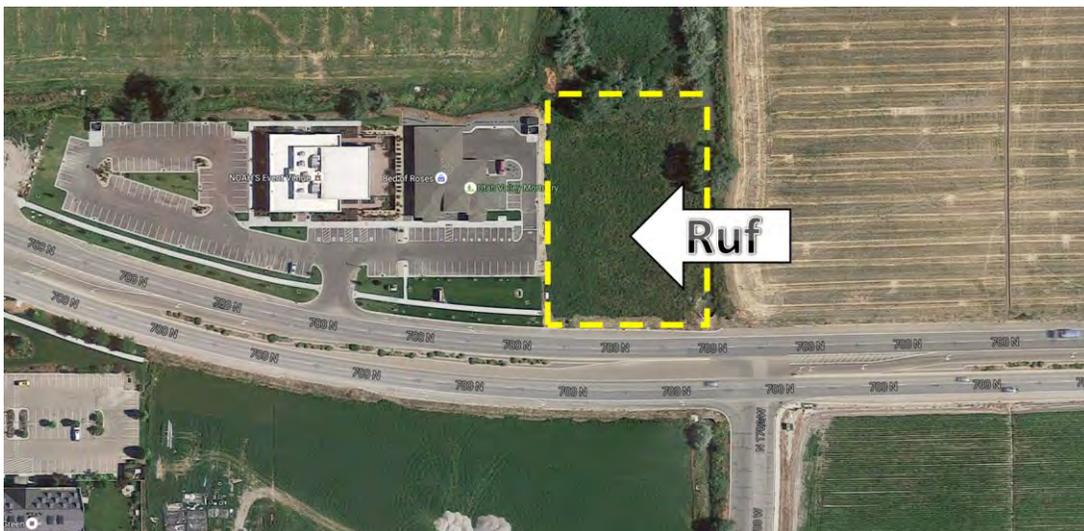
### MOTION

I move to (*approve, deny, continue*) the applicant's request for preliminary plan approval of a two (2) lot commercial minor subdivision, to be known as the Ruf East Subdivision, Plat A, with the following conditions (if any):

- 1.
- 2.

### BACKGROUND

1. This subdivision creates two commercial lots fronting onto 700 North. The Lindon City Street Master Plan Map (September 2016), indicates 700 North street is an arterial.
2. The property is currently vacant and was last used for agricultural purposes.
3. Some of the public improvements (curb and gutter) already exist along 700 North.
4. The property is bordered on the west by the Ruf Subdivision, Plat A, and by Pleasant Grove City on the north. Presently access will be provided via the west (access easement).





## Item 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 approximately ~1810 West 700 North in the General Commercial (CG) zone.

<p><b>Applicant:</b> Steve Ruf <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Commercial <b>Zone:</b> General Commercial (CG)</p> <p><b>Property Owner:</b> Harold and Steven Ruf <b>Address:</b> ~1810 West 700 North <b>Parcel ID:</b> 14-057-0088 <b>Lot Size:</b> 1.25 acres <b>Proposed Lot Size:</b> 31,063 sq. ft.</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 the request for site plan approval complies with the land use requirements of the General Commercial (CG) zone and other applicable development regulations.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the site plan for the Ruf Building Office to be located at 1810 West 700 North in the General Commercial (CG) zone approval with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1. Recording of the proposed subdivision plat and associated easements;</li><li>2. Comply with berm standards;</li><li>3. Comply with bicycle parking standards;</li><li>4. Comply with water share requirements.</li></ol>
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### **BACKGROUND**

1. The applicant proposes to construct a two-story professional office, which is a permitted use.
2. The intent of the zone is to provide areas where commercial and service uses may be located.
3. Site plan review is required for all new development within a non-residential zone per Lindon City code Section 17.17.110.
4. The property is proposed to be subdivided into two lots. The applicant is requesting site plan approval for lot 2.
5. The proposal precedes the Lindon Village Commercial (LVC) zone and any associated changes.
6. Lot 1 will be reviewed in association with a separate future submittal. Staff has asked the applicant to verify the construction and phasing boundaries between the lots in association with any detention and landscaping requirements.

### **REVIEW PROCESS**

#### **DRC Review**

Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

#### **Public Comment**

Third party notices were provided on December 2, 2016, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has not received any responses at this time.

Table 1. Property Information (LCC Commercial 17.48)

	<b>Minimum Requirement</b>	<b>Proposed Site (Lot 2)</b>
<b>Lot area</b>	20,000 sq. ft.	31,063 sq. ft. (0.71 acres)
<b>Building height</b>	Maximum 48'	Height: <b>33'</b>
<b>Onsite parking stalls and bicycle stalls</b>	Vehicle: 33 stalls (1/350 sq. ft.) Bicycle: 4 ADA: 2	Vehicle: 47 Bicycle: <b>3 proposed</b> ADA: 2
<b>Building setbacks</b>		
<b>Front</b>	20 feet	36 feet
<b>Rear</b>	0 feet (However, plans indicate a 20' storm water easement.)	29.2 feet
<b>Side (east)</b>	0 feet (However, plans indicate a 10' PUE and SD easement.)	20.8 feet
<b>Side (west)</b>	0 feet (parking lot)	70+ feet

**DISCUSSION & ANALYSIS**

**Water Shares**

Lindon City records indicate that no water shares have been tendered for this property. The parcel is 1.25 acres in area. Water shares or fees in lieu of will be required for the associated proposed subdivision. It appears that 0.6 shares of N.U. is required at this time. The water requirements are found in Lindon City Code (LCC) 17.32.270 and 17.66.010. The applicant has indicated he will pay the fees in lieu of tendering water shares.

**Landscaping Standards**

Landscaping The applicant will be installing the park strip landscaping (trees and grass) as well as the site and interior parking lot landscaping. The proposed site (lot 2) shall be a min. of 20% in landscaping (site = 34%). Interior parking lot landscaping required is 1,920 sq. ft. (site = 1,944).

Berm The Lindon City 700 North Street Cross-section requires that the park strip include a 2' berm. **The site plan indicates that the park strip along 700 North narrows from 14' in width down to 9.4'** (going from the west to the east). It appears the width reduces due to the existing culvert. Staff has asked the applicant to provide the berm on the plans. Staff has also indicated that the applicant can request the Planning Commission to alter the berm height.

**Staff recommends installing the 2' berm on the west half, and slowly reducing it to a 1' berm on the east by the culvert.** This would need to be approved by the Planning Commission.

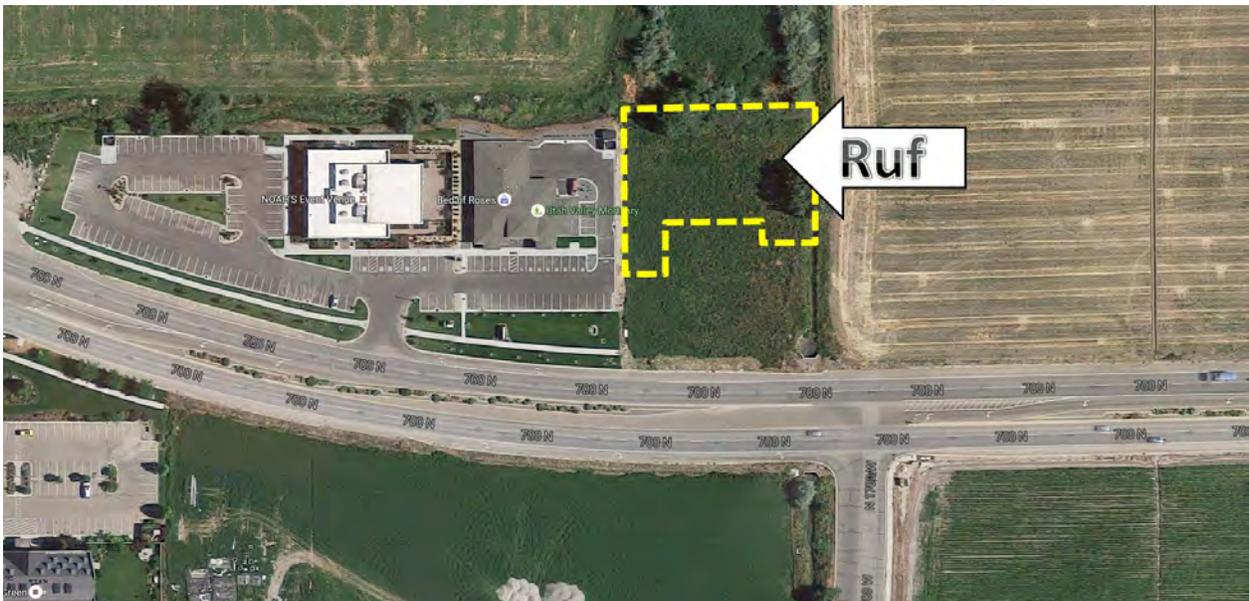
**Architectural Standards**

**Building Materials and Color**

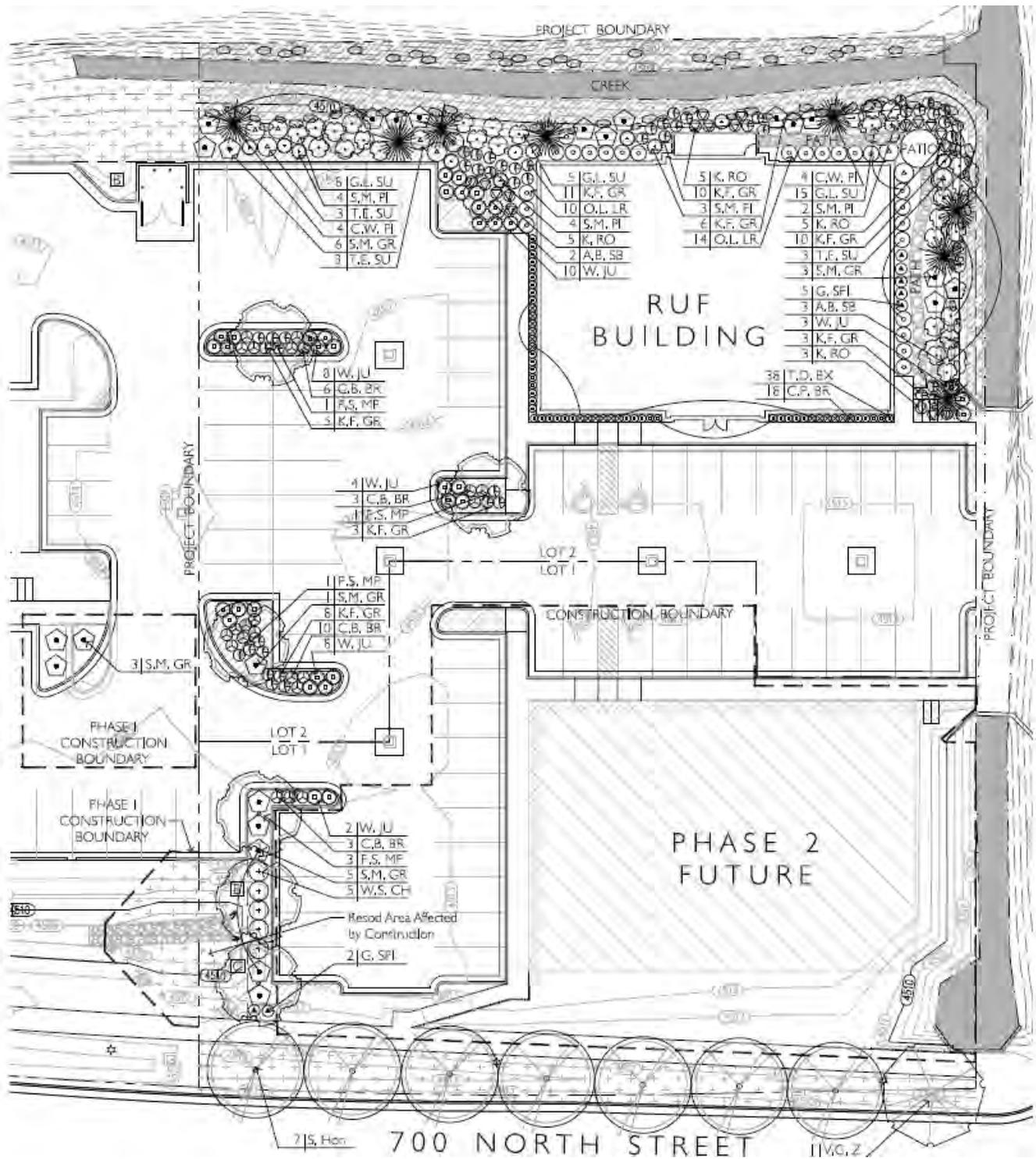
Lindon City code requires that architectural character, street scape, site design and other amenities in the CG zone shall be consistent with the Lindon City Commercial Design Guidelines. All sides of the buildings shall receive design consideration consistent with the Commercial Design Guidelines (LCC 17.48.080). The building exterior is to be brick with stucco bands and trim. The proposed building color scheme is included below and will need to be reviewed and approved by the Planning Commission.

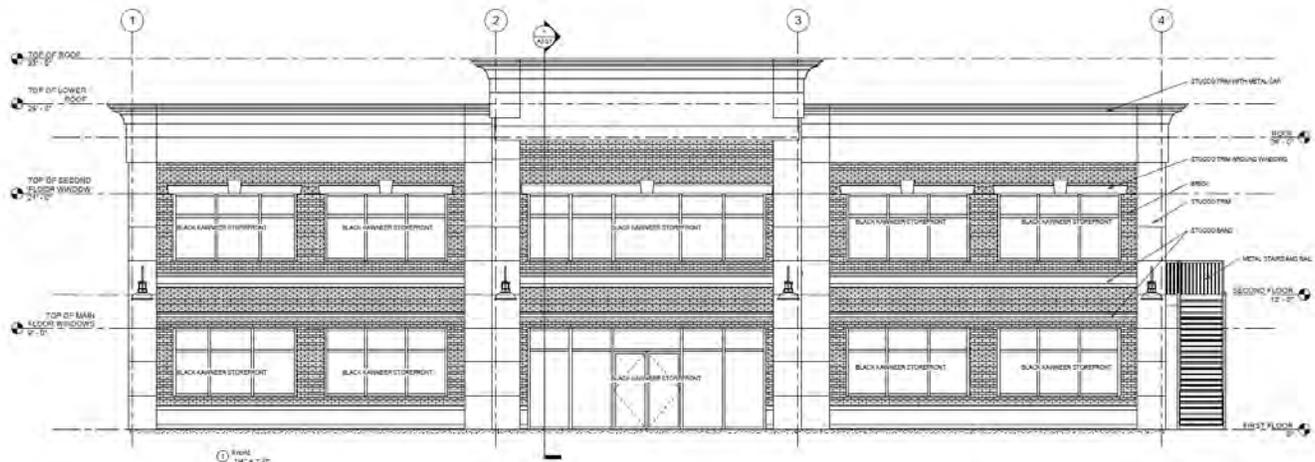
**ATTACHMENTS**

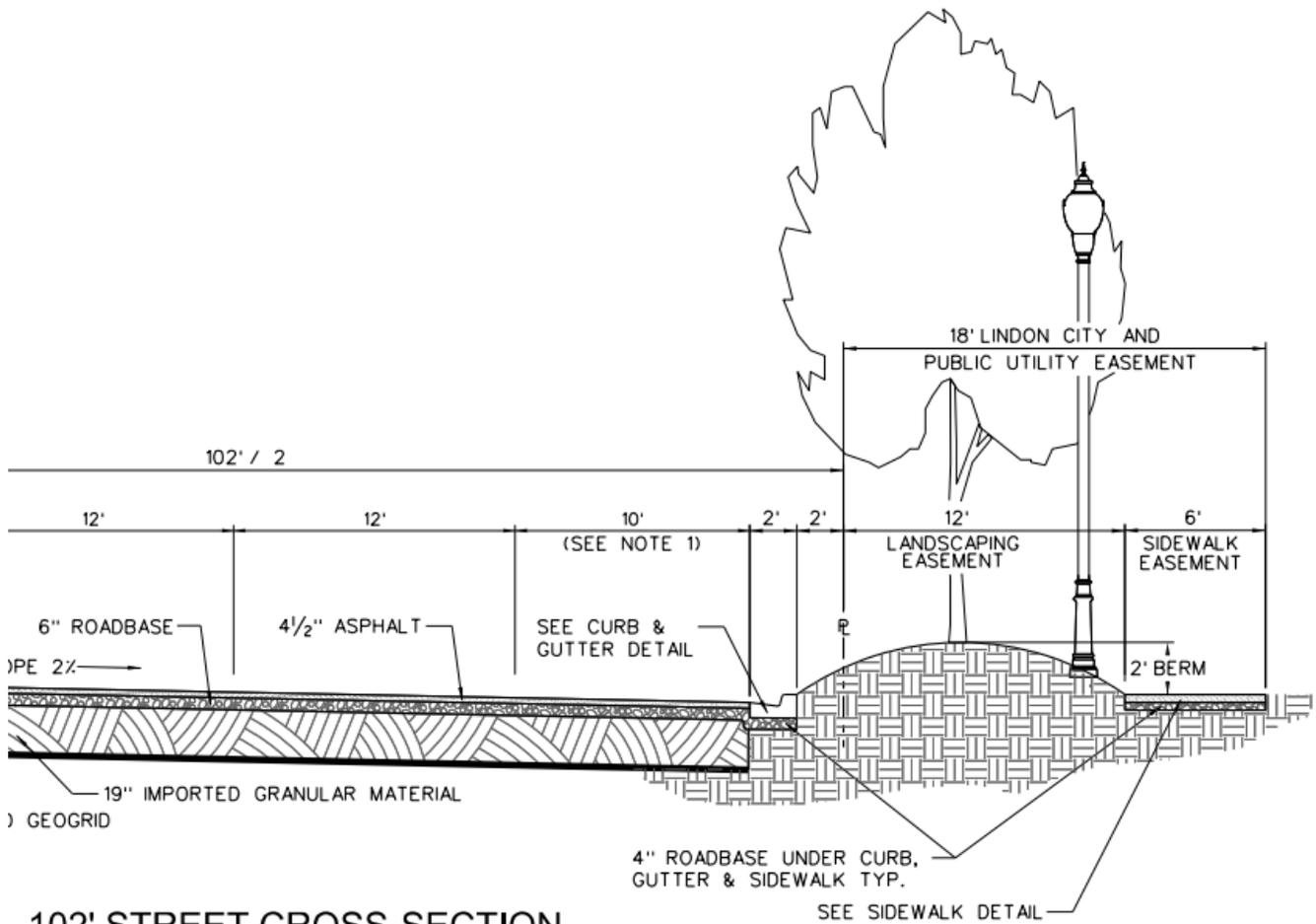
1. Aerial
2. Site Plan
3. Landscape Plan
4. Elevations
5. Street cross-section
6. Proposed subdivision plat











**102' STREET CROSS-SECTION**  
 (700 NORTH STREET - WEST OF GENEVA ROAD)



## Item 7: Minor Subdivision — Momberger Subdivision, Plat A ~81 West 600 North

Glenn Momberger requests preliminary plan approval of a three (3) lot residential minor subdivision, at approximately 81 West 600 North in the Single Family Residential (R1-20) zone.

**Applicant:** Glenn Momberger  
**Presenting Staff:** Brandon Snyder

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

**Property Owners:** Kathryn Bowman, Glenn Momberger, and Glenn L. Momberger

**Address:** ~81 West 600 North  
**Parcel ID:** 14:049:0301 (Glenn Momberger), 14:049:0314 (Glenn L. Momberger), 14:049:0316 (Kathryn Bowman)  
**Size:** 1.59 acres  
**Proposed Lot Sizes:** 20,100+ sq. ft.  
**Lot Width(s):** ~100'+  
**Lot Depth(s):** ~234

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

### SUMMARY OF KEY ISSUES

1. Whether to grant preliminary plan approval of the proposal based on its compliance with requirements of the zone and other applicable development regulations.

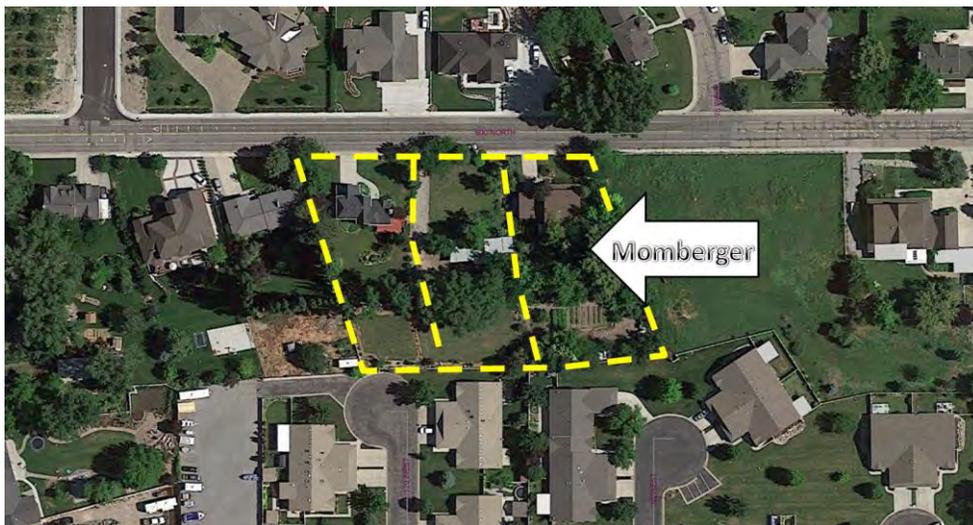
### MOTION

I move to (*approve, deny, continue*) the applicant's request for preliminary plan approval of a residential minor subdivision, to be known as the Momberger Subdivision, Plat A, with the following conditions (if any):

- 1.
- 2.
- 3.

### BACKGROUND

1. Existing homes are located on proposed lots 1 and 3.
2. Sidewalk, curb and gutter improvements already exist along the street frontage.



## **DISCUSSION & ANALYSIS**

### ***Lot Requirements (R1-20 zone)***

- Minimum lot size is 20,000 square feet.
- Minimum lot width is one hundred (100) feet (measured at front yard **30'** setback).
- Minimum lot depth is one hundred (100) feet.
- Minimum public street frontage is fifty (50) feet for standard lots.
- Maximum lot width/depth ratio is no more than three times as long as it is wide.

### ***Other Requirements***

- Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining land use standards.
- Staff will verify that any remaining structures will be removed or comply with setback standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.
- The City Engineer has requested that the Planning Commission discuss the existing irrigation ditch that runs along the eastern edge of the subdivision. The Lindon City Development Manual indicates that as part of the preliminary plan review that the applicant show on the plans: Location and dimensions of existing and proposed irrigation system consisting of open ditches located on, adjacent to, or within 100 feet of the proposed subdivision, as well as plans for relocation, covering, or other safety precautions. When an irrigation ditch is to be crossed, piped or modified, approval of the owner/operator should be documented.
  - The City Engineer has indicated that the ditch on the east side of the subdivision is an irrigation company ditch. Staff has requested to receive correspondence from the irrigation company. Staff would like to be aware of any minimum requirements of the irrigation company or that they approve of whatever is done with the ditch (easements, relocation, covering, safety precautions, etc.). The City Engineer has indicated that the plan to relocate, cover or provide other safety precautions for the open ditch should be brought up with the Planning Commission. (12/9/2016 - The applicant brought to staff's attention that there is also an earthen ditch that runs east/west in the rear yards. Staff also requested that the irrigation company address this ditch as well).

Lindon City Code: 17.32.290 Irrigation System.

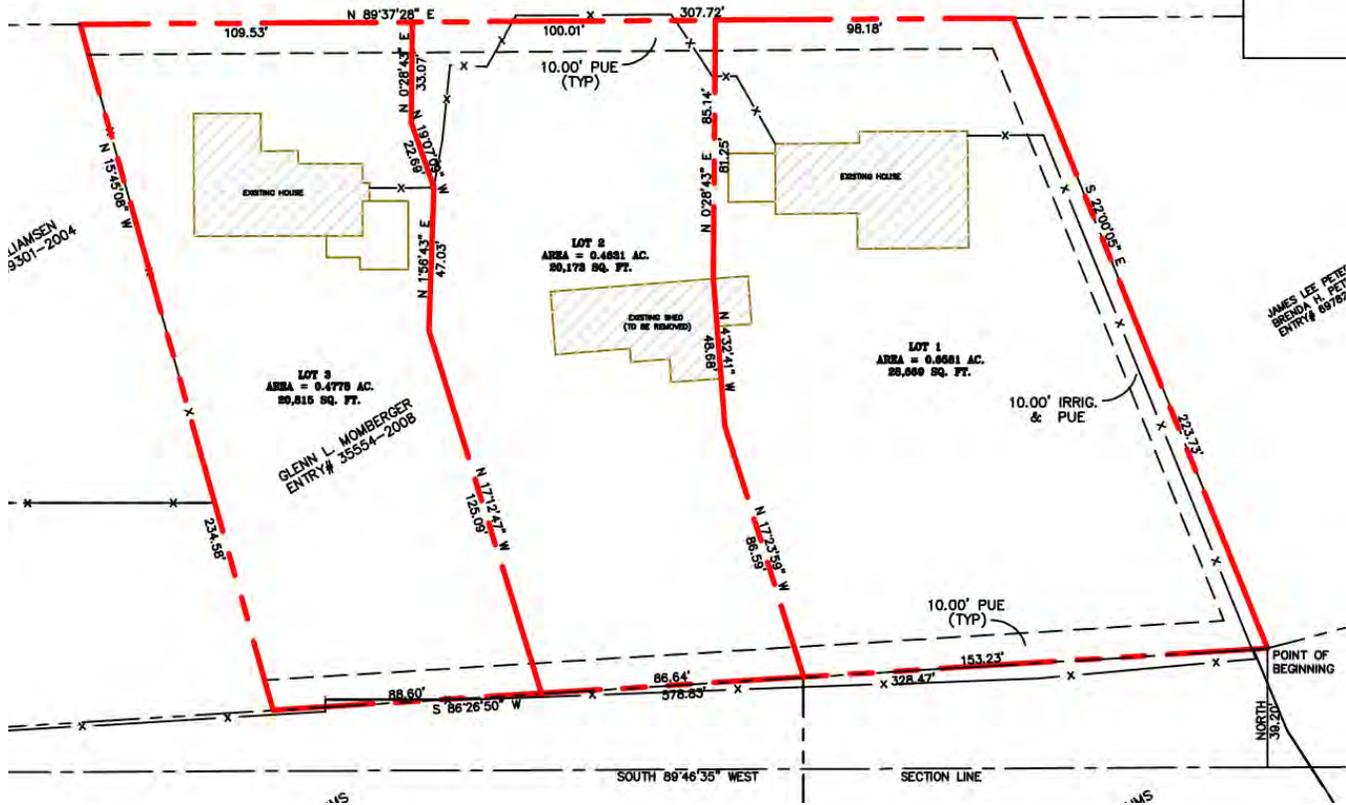
1. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred feet (100') of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
2. All pressure irrigation systems in or within one hundred feet (100') of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.

## **ATTACHMENTS**

1. Preliminary Plan
2. Subdivision Plat



600 NORTH STREET



JAMSEN  
9301-2004

LOT 3  
AREA = 0.4778 AC.  
20,815 SQ. FT.  
GLENN L. MOMBARGER  
ENTRY# 35554-2008

LOT 2  
AREA = 0.4831 AC.  
20,178 SQ. FT.  
EXISTING SHED  
(TO BE REMOVED)

LOT 1  
AREA = 0.6681 AC.  
28,660 SQ. FT.

JAMES LEE PETE  
BRENDA H. PETE  
ENTRY# 89787

## Item 8: Major Subdivision — Gillman Corner Plat A 540 West Gillman Lane

<p><b>Applicant:</b> Deny Farnwoth  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owners:</b> Kenneth Gillman  <b>Address:</b> 540 West Gillman Lane  <b>Parcel IDs:</b> 14:067:0018  <b>Subdivision Acreage:</b> 3.64 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> <p>1. Whether to approve a 7 lot residential subdivision in the Single Family Residential (R1-20) zone.</p> <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 7 lot residential subdivision to be known as Gillman Corner Plat A with the following conditions (if any):</p> <p>1. Street and Trail Cross Section be amended from 6 foot asphalt trail (Standard Detail 2b) to 4 foot concrete trail (Standard Detail 2a).</p>
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### **BACKGROUND**

1. This is a request to create five lots and dedicate a new public street (70 North) in the Single Family Residential (R1-20) zone.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements*

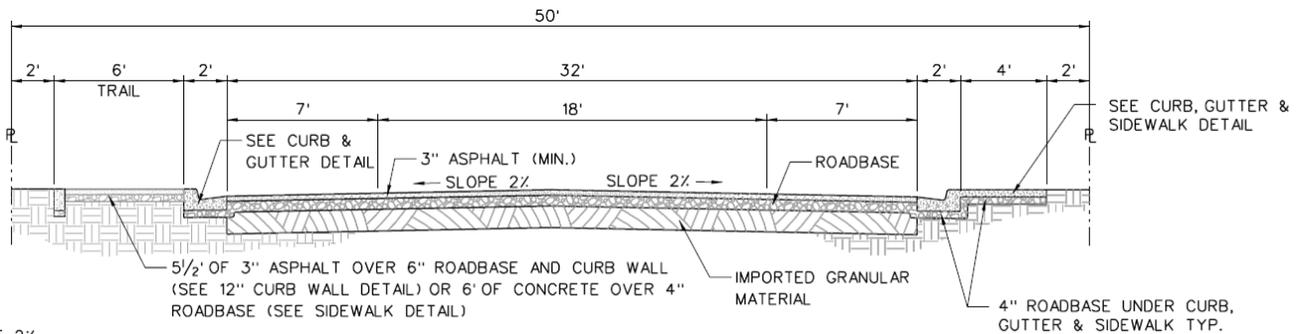
	<b>Minimum Lot Size 20,000 square feet</b>	<b>Minimum Street Frontage 50 feet</b>	<b>Minimum lot width at front setback line 100 feet</b>
Lot 1	20,002	over 161	over 100
Lot 2	20,028	over 253	over 100
Lot 3	21,306	over 114	over 100
Lot 4	20,095	over 52	over 100
Lot 5	20,025	over 52	over 100
Lot 6	20,000	over 137	over 100
Lot 7	20,000	over 259	over 100

#### *Street Improvements*

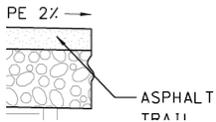
- Curb and gutter will be installed along 540 West in addition to Gillman Lane along Lots 1, 2 and 7.
- An Esplanade Street Light will be installed at the intersection of 540 West Gillman Lane and a Granville Street Light will be installed at the end of the cul-de-sac.

#### *Trails Master Plan*

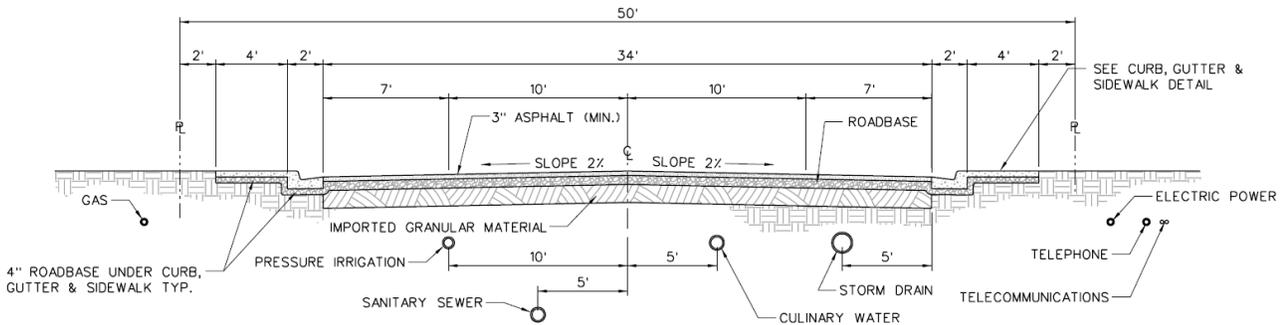
- 6 foot asphalt trail is shown on south side of Gillman Lane as shown on the Parks and Trails Master Plan Map and applicable cross section below:



**TRAIL-TYPE STREET CROSS-SECTION  
6' TRAIL IN 50' R/W**



- The applicant is proposing to not construct the trail as shown but rather have a four foot concrete trail instead. This would match Lindon's typical cross section as shown below:



**50' STREET CROSS-SECTION  
LOOKING NORTH OR WEST**

- The City Council can make adjustments to standard cross sections after a recommendation has been made from the Planning Commission and Development Review Committee (DRC). The **DRC takes no exception to the applicant's proposal to install a four foot concrete sidewalk** rather than a six foot asphalt trail.

#### *Ditch Improvements*

- The “main ditch” runs along the eastern portion of this property and acts as both irrigation and storm water conveyance. The applicant has proposed to install a 48” pipe to replace the ditch if the City will purchase the pipe. If the ditch were to remain open, there would be a potential maintenance access problem as lot owners would like to fence their yards. Piped or not, there is a 25 foot irrigation easement being provided along the ditch.

#### *Other Requirements*

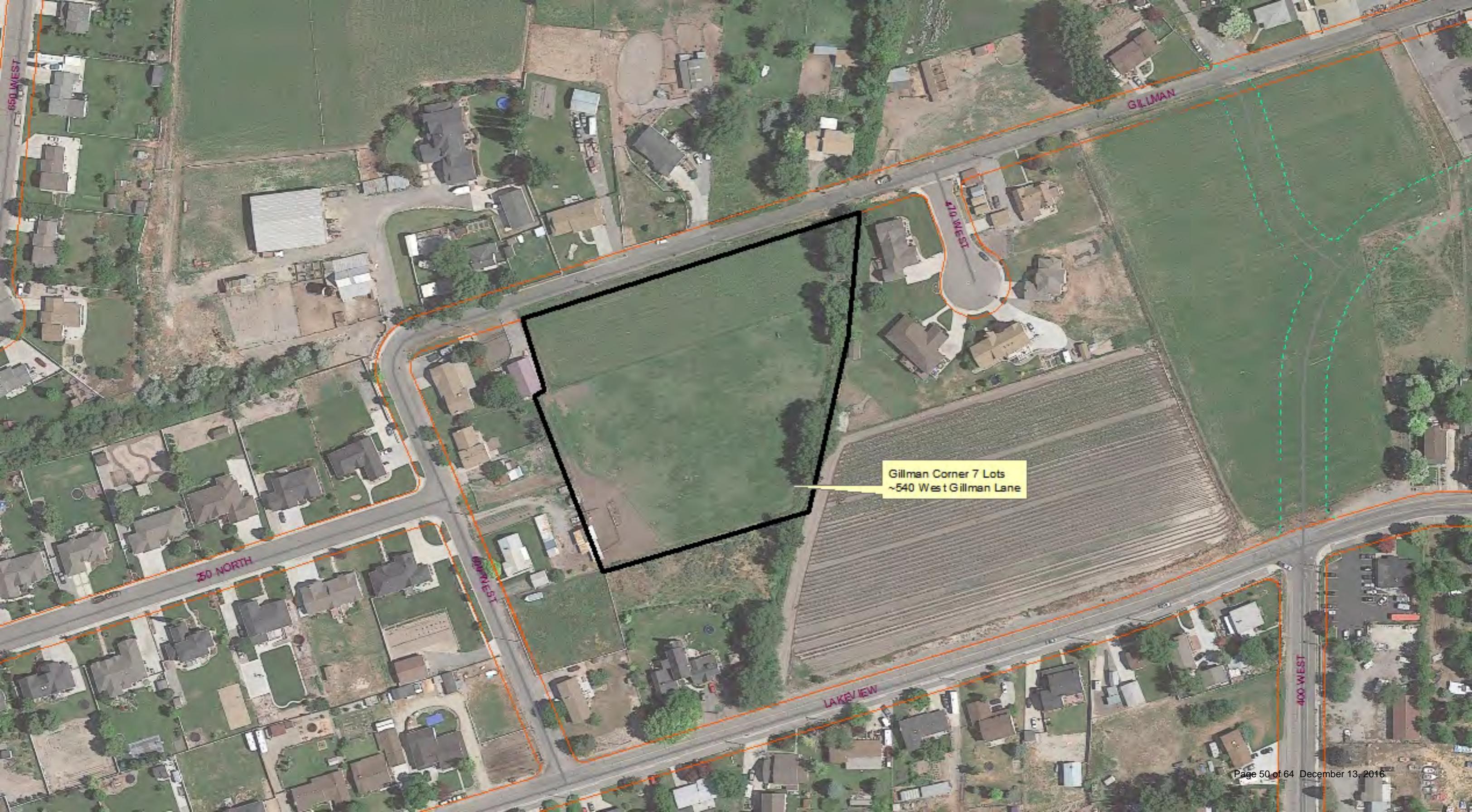
- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

#### **MOTION**

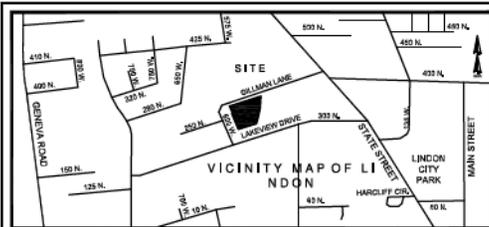
1. See above

#### **ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



Gillman Corner 7 Lots  
~540 West Gillman Lane



# Gillman Corner Plat "A"

Located in the Northwest Quarter of Section 33,  
Township 5 South, Range 2 East,  
Salt Lake Base & Meridian

SERIAL NUMBER:  
14:067:0133  
JONATHAN W. BAYLESS  
500 W. GILLMAN LANE

ESTEBAN ESTATES  
PLAT "A", LOT 2  
38:293:0002

CLARK T. & LORIA A. ESTEBAN  
550 W. GILLMAN

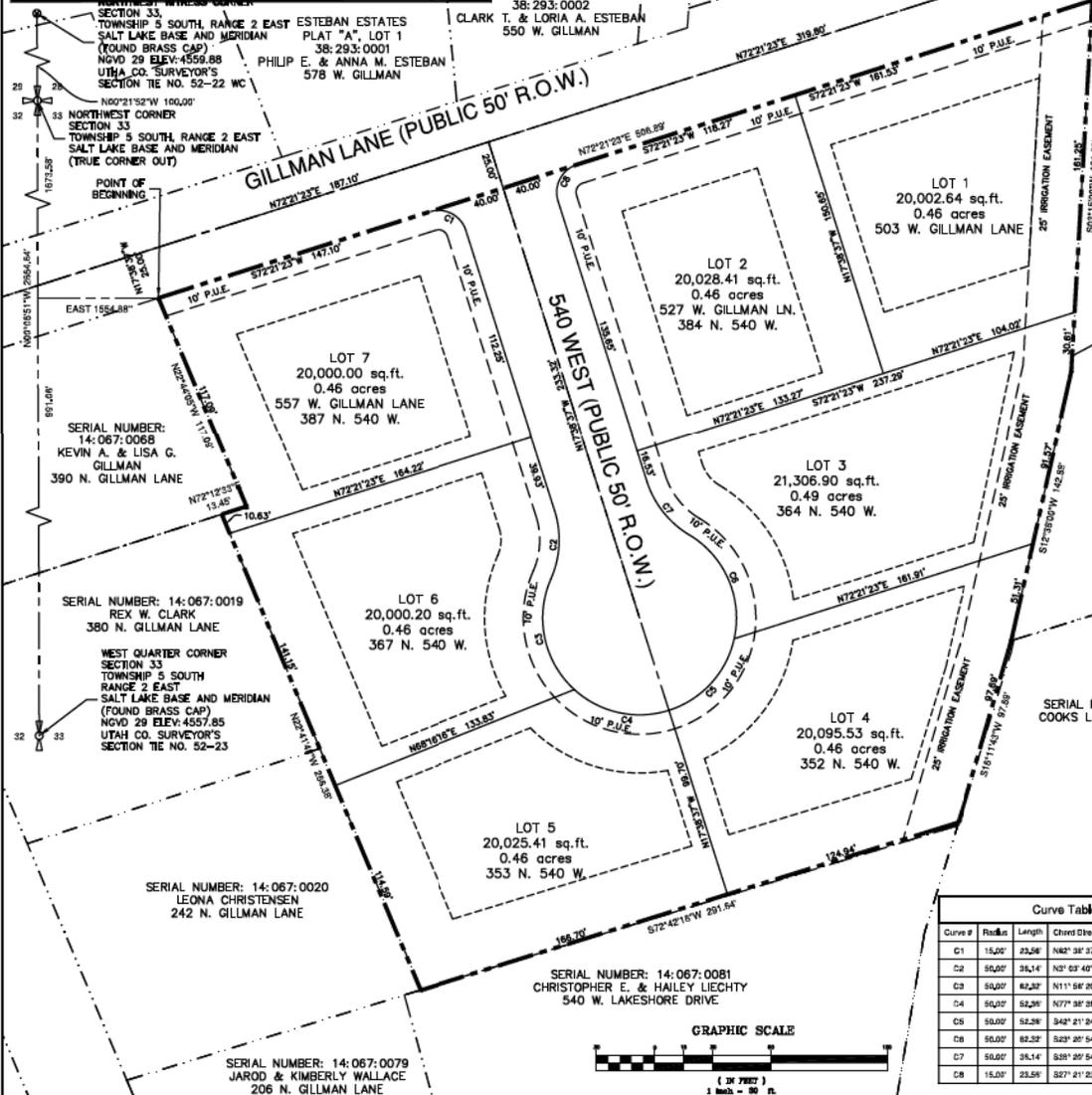
GILLMAN LANE (PUBLIC 50' R.O.W.)

SERIAL NUMBER:  
14:067:0066  
MARIE A. THORNTON  
500 W. GILLMAN LANE

ROYAL COURT  
PLAT "A", LOT 1  
51:443:0001  
FENG YU  
387 N. 470 W.

ROYAL COURT  
PLAT "A", LOT 2  
51:443:0002  
JOHN & RACHELLE ELLIS  
363 N. 470 W.

SERIAL NUMBER: 14:067:0170  
COOKS LAND & INVESTMENT LP



### SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312278 IN ACCORDANCE WITH UTAH CODE, TITLE 84, CHAPTER 20, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW-DISSEMINATED LAND, I PERFORMED A SURVEY OF SAID LAND IN ACCORDANCE WITH SECTION 14-25 OF THE UTAH CODE THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED SAID SUBDIVISION PLAT. I HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE REFERENCE MARKERS SHOWN ON SAID PLAT ARE LOCATED AS SHOWN AND ARE SUBJECT TO READY REINSTATE OR REESTABLISH THE SURVEY.

**BOUNDARY DESCRIPTION**  
COMMENCING AT A POINT LOCATED NORTH 07°04'11" WEST ALONG THE SECTION LINE 61.00 FEET AND EAST 184.65 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 72°23'29" EAST ALONG THE SOUTHERLY BENT-GO-FORWAY OF GILLMAN LANE 50.68 FEET TO THE NORTHWEST CORNER OF ROYAL COURT PLAT "A", LOT 1; THENCE SOUTH 03°19'32" WEST 19.04 FEET; THENCE SOUTH 12°39'20" WEST 14.64 FEET; THENCE SOUTH 86°11'48" WEST 29.88 FEET; THENCE SOUTH 72°42'18" WEST 29.84 FEET; THENCE NORTH 22°41'48" WEST 29.88 FEET; THENCE NORTH 72°12'33" EAST 13.43 FEET; THENCE NORTH 22°41'48" WEST 117.23 FEET TO THE POINT OF BEGINNING.

AREA: 5.04 ACRES  
BASE OF BEARINGS IS NORTH 50°00'00" WEST FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 33, T15S, R2E, S13.00M. SECTION BEARINGS SHOWN ARE BASED ON THE UTAH STATE COORDINATE SYSTEM, DATUM BASED ON NAD27.

SURVEYOR: SEAN A. FERNANDEZ, DATE: \_\_\_\_\_

### OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOWN BY ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF ALL THE PROPERTY OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATE HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.  
I, WITNESS HEREOF, HAVE HEREunto SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2016.

BY LOT 25 (FARNWORTH GILLMAN FARMS LLC - DENNY FARNWORTH),  
BY LOT 28 (CAMERON TERRY & JESSICA LARSEN),

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2016, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2016, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES AND ACCEPTS THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2016.

MAYOR: \_\_\_\_\_

PLANNING COMMISSION CHAIR: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_

**GENERAL NOTES:**  
1. ONLY A 10' PUBLIC UTILITY EASEMENTS (P.U.E.) ALONG STREET FRONTAGE UNLESS NOTED OTHERWISE.  
2. REGULAR LOT SETBACKS REQUIREMENTS: FRONT & BACK= 30.00', SIDE= 10.00'

**SYMBOL LEGEND:**

- SECTION LINE
- BOUNDARY
- EASEMENT LINE
- ADJACENT PROPERTY OWNER
- SECTION MONUMENT

**Curve Table**

Curve #	Radius	Length	Chord	Chord	Delta
C1	15.00	23.26	N82°38'27"W	21.21	90°00'00"
C2	50.00	35.14	N03°03'40"E	35.39	41°24'38"
C3	50.00	42.20	N11°54'26"W	58.38	71°24'38"
C4	50.00	52.20	N77°38'28"W	50.00	98°59'58"
C5	50.00	52.20	S42°21'24"W	50.00	98°59'58"
C6	50.00	65.32	S23°20'54"E	58.39	71°24'38"
C7	50.00	35.14	S38°20'54"E	35.39	41°24'38"
C8	15.00	23.25	S27°21'23"W	21.21	90°00'00"



**OCCUPANCY RESTRICTION NOTICE**  
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

**CONDITIONS OF APPROVAL**

SHEET 1 OF 1

## PLAT "A"

# GILLMAN CORNER

LINDON CITY, \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 20 FEET

**A.L.M. & Associates, Inc.**  
Engineering - Planning - Surveying  
2230 North University Parkway, Suite 60  
Provo, Utah 84604  
(801) 374-6262  
fax: (801) 374-3088  
mg@almsurvey.com

SURVEYOR'S SEAL: SEAN A. FERNANDEZ, LICENSE NO. 312278  
NOTARY PUBLIC SEAL: \_\_\_\_\_  
CITY ENGINEER SEAL: \_\_\_\_\_  
CLERK-RECORDER SEAL: \_\_\_\_\_  
P:\389-1714\dwg\1714-Plat A r2.dwg 12/02/2016

## Item 9: Ordinance Amendment, Lindon City Code 17.32.120 Streets

**Applicant:** Lindon City  
**Presenting Staff:** Hugh Van Wagenen

**Type of Decision:** Legislative  
**Council Action Required:** Yes

### **SUMMARY OF KEY ISSUES**

1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.

### **MOTION**

I move to recommend (*approval, denial, continuation*) of ordinance amendment 2016-24-O (*as presented, with changes*).

### **BACKGROUND**

Street layouts benefit from centerlines being continuous across intersections or far enough apart that conflict zones are minimized for vehicular traffic. The current code stipulates that, “*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.*” An example of a continuous centerline for two subordinate streets is where Canal Drive crosses 400 North as shown below. An example of an offset centerline as shown at 780 E/800 E as the meet 400 North follows.





The second example show a situation that the code is trying to avoid when a center left turn lane is present. These centerlines are about 57 feet apart. Imagine two vehicles headed opposite directions on 400 North. Each vehicle wants to make a left turn, one onto 780 East (westbound) and one onto 800 East (eastbound). If both vehicles wanted to make their respective maneuver at the same time, they would find themselves in a conflicting left turn lane. If spaced far enough apart, the centerlines of the subordinate roads wouldn't create this conflict. Or if continuous, as in the first picture above, the conflict can also be avoided.

There are times when an offset less than 150 feet does not create this traffic problem. For example, the image below shows 60 S/90 S as they meet at 1200 East. The centerlines for these two roads is 107 feet, short of the standard 150. Imagine a similar left turn scenario for drivers on 1200 East as described above. In this instance, the offset is not a problem despite the offset only being 107 feet.



The difficulty with the current code is that it does not allow for any discretion in the standards.

A recent subdivision application for Ray's Circle Plat A is an example of a proposed road that will have an offset less than 150 feet from a future road across a through street. The design is such that traffic safety is not a concern. This ordinance revision will allow some discretion on the standards as applied by the City Engineer.

#### **ANALYSIS**

The code revision reads as follows:

**10.** 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.

- a. **The City Engineer may grant a variance to the above standards upon findings that such a variance will not be contrary to the safety of vehicular or other forms of transportation. For instance, if the centerline offset is less than one hundred and fifty (150) feet and will not result in increased conflict zones for left turning vehicles from the major street onto the subordinate streets, a variance may be granted. Notwithstanding this paragraph, a continuous centerline or offset of 150 feet are the preferred standards.**

#### **ATTACHMENTS**

1. 2016-24-0

#### **MOTION**

See above

ORDINANCE NO. 2016-24-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.32.120 OF THE LINDON CITY CODE TO ADDRESS CENTERLINES OF SUBORDINATE STREETS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to ensure that streets in developing areas provide for the free flow of traffic when the construction is complete; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to section 17.32.120 of the Lindon City Code; and

WHEREAS, a public hearing was held on December 13, 2016, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on December 20, 2016 to consider the recommendation and no adverse comments were received.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

**SECTION I:** LCC section 17.32.120 of the Lindon City Code are hereby amended to read as follows

Section 17.32.120 Streets.

- 2 1. The street layout shall conform to the master plan and official map adopted by the Planning Commission and City Council.
- 4 2. Minor streets shall be laid out to discourage through traffic.
- 6 3. Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivisions.
- 8 4. Intersections of minor streets with major streets shall be kept to a minimum.
- 10 5. Minimum right-of-way widths for public streets shall be determined by resolution of the City Council for various categories of streets, but shall in no case be less than the following:
  - 12 a. Use Street Category Minimum Right- of-way Width (in feet)
  - 14 b. Major street -- 82'
  - 16 c. Collector street -- 66'
  - 18 d. Minor street -- 50'
- 20 6. Public streets shall have roadway widths as approved by the City Council, but shall in no case be less than the following and meet the following requirements:
  - a. Major street, fifty-six feet (56');
  - b. Collector street, forty-four feet (44');
  - c. Minor street or frontage road, twenty- eight feet (28').

LINDON CITY CODE

- 22 d. Minimum roadway widths for private streets shall be determined by use, and  
shall meet public street standards.
- 24 e. The Lindon City Standard Street Cross Sections and Utility Locations (Drawing  
26 2a - Lindon City Policies, Standard Specifications and Drawings Manual) and  
Street & Trail Cross Sections and Utility Locations (Drawing 2b - Lindon City  
28 Policies, Standard Specifications and Drawings Manual) may be amended,  
changed, altered, and/or revised by the Lindon City Council for new development  
30 and/or reconstruction of existing improvements when deemed in the best interest  
of the general public to resolve or assist in resolving present or anticipated future  
32 conflicts with storm drainage improvements, trail and/or pathway access,  
aesthetics of the community, public safety, and/or other reasons when clearly  
34 identified by the City Council. Before such time as the City Council amends,  
revises, alters, or changes the above mentioned cross sections they shall receive  
36 a recommendation from the Development Review Committee (DRC) and if  
deemed necessary by the DRC and/or the City Council, the Planning  
Commission shall also made a recommendation.
- 38 f. No partial width streets are permitted, except if required to complete a partial  
width street already existing or unless the City Council, after review by the  
40 Planning Commission, determines a partial width street is necessary to resolve  
problems with future road alignments of streets and/or intersections, or future  
development.
- 42 g. Stub streets shall be permitted or required by the Planning Commission and City  
44 Council only to provide future road access to adjoining property where such  
access would serve as a future second access. The Planning Commission and  
46 City Council shall determine if stubbed streets, existing or proposed, have  
through access to planned future or existing public streets before such streets  
shall be extended or approved for construction.
- 48 7. Permanent cul-de-sac streets serving no more than fourteen (14) lots, and not more than  
six hundred fifty (650) feet long, whichever is more restrictive, may be permitted and  
50 shall be provided with a right-of-way at the turnaround of fifty (50) feet radius or more.
- 52 8. No more than four (4) streets shall enter an intersection.
- 54 9. Streets shall intersect at ninety (90) degrees, except where otherwise approved as  
necessary by the Planning Commission.
- 56 10. 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.
- 58 a. The City Engineer may grant a variance to the above standards upon findings  
that such a variance will not be contrary to the safety of vehicular or other forms  
60 of transportation. For instance, if the centerline offset is less than one hundred  
and fifty (150) feet and will not result in increased conflict zones for left turning  
62 vehicles from the major street onto the subordinate streets, a variance may be  
granted. Notwithstanding this paragraph, a continuous centerline or offset of 150  
feet are the preferred standards.
- 64 (Ord. 2016-24-O, 12/20/2016; Ord. No. 2002-8, 4/16/2002; Ord. No. 2001-8, 2001; No. 2000-11,  
2000; No. 99-18, 1999; No.111 §1(part), 1985; prior code §12-107-7(H)(3))

LINDON CITY CODE

**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

**SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jeff Acerson, Mayor

ATTEST:

\_\_\_\_\_  
Kathryn A. Moosman,  
Lindon City Recorder  
SEAL

# Item 10: Major Subdivision — Ray’s Circle Plat A 70 N 400 East

<p><b>Applicant:</b> Steve Mitchell  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owners:</b> Larry &amp; Dorothy Walker  <b>Address:</b> 70 North 400 East  <b>Parcel IDs:</b> 14:073:0020  <b>Subdivision Acreage:</b> 2.9 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>Whether to approve a 5 lot residential subdivision in the Single Family Residential (R1-20) 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 5 lot residential subdivision to be known as Ray’s Circle Plat A with the following conditions (if any):</p> <ol style="list-style-type: none"> <li>Ordinance 2016-24-O regarding street centerline offsets be approved by the City Council.</li> </ol>
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**BACKGROUND**

- This is a request to create five lots and dedicate a new public street (70 North) in the Single Family Residential (R1-20) zone.

**DISCUSSION & ANALYSIS**

*Lot Requirements*

	<b>Minimum Lot Size 20,000 square feet</b>	<b>Minimum Street Frontage 50 feet</b>	<b>Minimum lot width at front setback line 100 feet</b>
Lot 1	20,000	over 254	over 100
Lot 2	25,470	over 116	over 100
Lot 3	27,100	over 71	over 100
Lot 4	20,107	over 114	over 100
Lot 5	20,018	Over 251	over 100

- All lots meet the minimum lot size requirements for the zone.

*Street Improvements*

- The 70 North centerline will be offset from the future 60 North centerline across 400 East less about 108 feet. Currently, LCC 17.32.120 requires that the minimum street centerline offset be 150 feet. This is a safety measure to prevent conflicts among left turning vehicles headed opposing directions. In this situation, the City Engineer is not concerned about the offset of the two streets being less than 150 feet. Ordinance 2016-24-O is being proposed to allow such offsets to be less than 150 feet if there is no traffic safety concern as documented by the City Engineer. If that ordinance is not recommended and approved by the City Council, the applicant will have to design a different subdivision layout.

- Curb, gutter and sidewalk will be installed along 70 North in addition to 400 East along 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-sac.

*Other Requirements*

- The existing home on the site will need to be demolished to develop the subdivision.
- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

**MOTION**

1. See above

**ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



Ray's Circle 5 Lot Subdivision  
70 N 400 E

400 EAST

40 NORTH

500 EAST

100 North

500 EAST

CENTER



## **Item 11: Review & Action — 2017 Chair and Vice-chair elections**

The Planning Commission will hold elections for the positions of Chair and Vice-chair for 2017.

## Item 12: 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 13: Planning Director Report**

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**Adjourn**