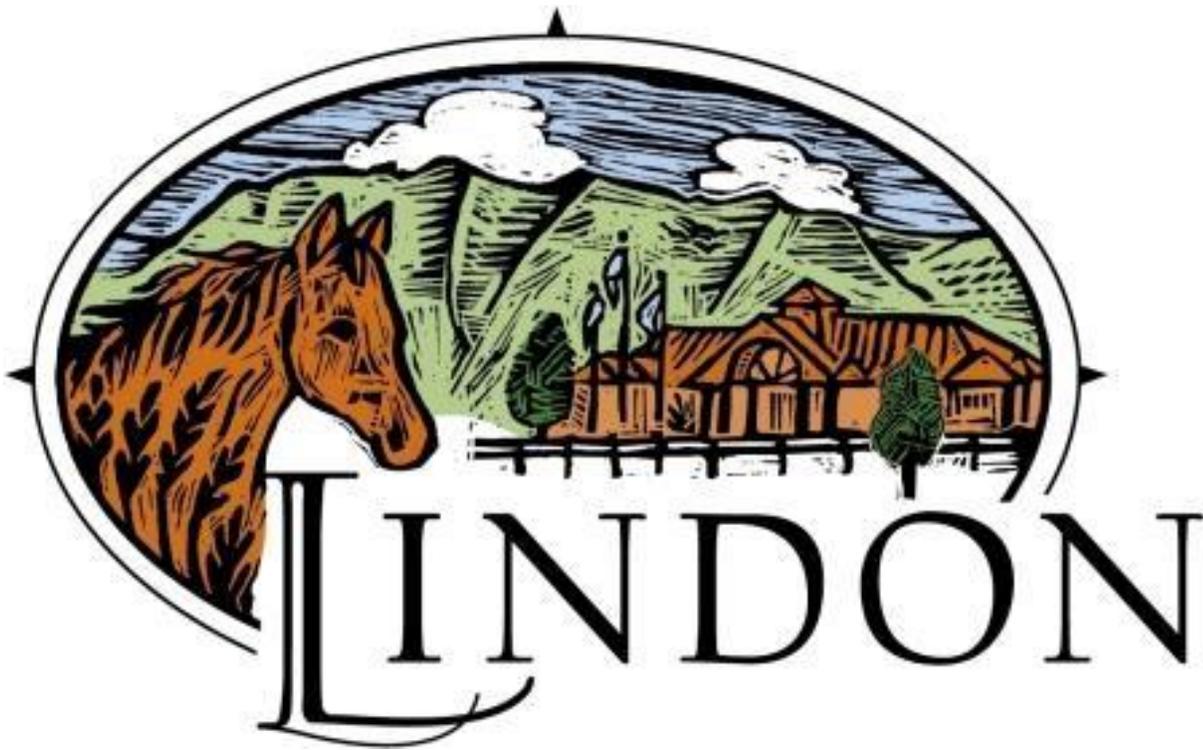


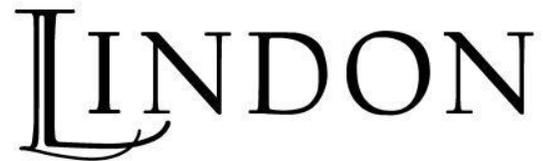
# **Lindon City Planning Commission Staff Report**



March 13, 2018

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 13, 2018**, 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—AMENDED**

Invocation: By Invitation

Pledge of Allegiance: By Invitation

#### **1. Call to Order**

#### **2. Approval of minutes**

Planning Commission 02/27/2018

#### **3. Public Comment**

(20 minutes)

#### **4. Minor Subdivision — Fryer Lane Subdivision, Plat A, ~285 East 200 North**

Gary Fryer requests preliminary plan approval of a two (2) lot minor subdivision plat, which will include dedication of a public street. The subdivision will consist of 1.07 acres (Utah County Parcel #14-071-0244) in the Single Family Residential (R1-20) zone. Lot 2 is a proposed flag lot.

(15 minutes)

#### **5. Concept Review — Premier Building Supply, 40 North Geneva Road**

John Colaizzi requests feedback before applying for a Conditional Use Permit to operate a storage yard for home trusses and, eventually, a building to operate garage door distribution.

#### **6. Discussion Item — Lindon City Street Cross-Sections**

Lindon City Planning & Economic Development Director, Hugh Van Wagenen, will review Lindon City Street Cross-Sections with the Planning Commissioners. This is an informative discussion item only. No motions will be made.

#### **7. New Business from Commissioners**

#### **8. Planning Director Report**

### Adjourn

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

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

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

**Date:** March 8, 2018

**Time:** 3:30 p.m.

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



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

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

Lindon City Planning Commission Meeting March 13, 2018

### **Roll Call:**

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

**Item 2: Approval of Minutes**

Lindon City Planning Commission Meeting February 27, 2018

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **February 27, 2018 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: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Steven Johnson, Commissioner

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

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

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

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

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

38 **CURRENT BUSINESS** –

- 40
4. **Presentation — Recognition for Service to Lindon City.** The Planning  
42 Commission will recognize Bob Wily for his service, time and dedication to  
Lindon City as a member of the Lindon City Planning Commission.

44

Hugh Van Wagenen, Planning Director recognized outgoing Commissioner Bob  
46 Wily for his service, time and dedication to Lindon City as a member of the Lindon City  
Planning Commission. He noted Commissioner Wily joined the Commission 4 years ago  
48 and served on the 700 North committee and helped steer the city through the

2 Anderson/Ivory Farms Development. The Commission agreed Commissioner Wily has  
brought a lot of candor, good opinions and legal expertise to the Commission and will be  
4 sorely missed. Mr. Van Wagenen then presented Commissioner Wily with a gift of  
appreciation for his service.

6 Commissioner Wily expressed that he has enjoyed his time on the Commission  
and the friendships made, and he has learned a lot over these past 4 years. He also  
8 commended staff for the good job they provide to the city. He noted he has tremendous  
respect for those who are willing to serve to make local government work. He concluded  
10 by thanking the Commission and stating this has been a great experience and everyone  
has been a pleasure to serve with.

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

14  
16 **5. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (D),  
280 North 1610 West.** Ken Watson, on behalf of Ivory Development, LLC,  
18 seeks preliminary approval of a thirty-four (34) lot townhome subdivision plat at  
approximately 240 North 1610 West, in the Anderson Farms Planned  
20 Development (AFPD) zone. Recommendations will be forwarded to the City  
Council for final approval.

22 Hugh Van Wagenen, Planning Director gave a brief background of this item  
noting this is the fourth townhome phase of the Anderson Farms Planned Development  
24 which was approved by Development Agreement between Lindon City and Ivory  
Development, in June of 2016. He noted Parkview Towns Plat D consists of 34  
26 townhome units in what is considered Parcel C of the Anderson Farms concept plan.

28 Mr. Van Wagenen explained the Development of Anderson Farms is governed by  
the Anderson Farms Master Development Agreement. The average lot size of the  
townhomes is 1,410 s.f. with the largest lot being 1,510 s.f. (14 units) and the smallest  
30 being 1,340 s.f. (20 units) and these lots are consistent with the concept plan for the  
townhomes. This is the fourth phase of the townhomes which completes the total unit  
32 count of 125 for the townhome project. He mentioned the parking noting each unit has a  
2-car garage with a total of 57 visitor parking spaces.

34 Mr. Van Wagenen further explained new roads will be built to serve the  
subdivision; however, they will be private roads and or drives. Section 7.4.3 of the  
36 Development Agreement states that development of more than 25% of the townhome  
parcel requires construction of Anderson Blvd. from 500 North to the roundabout, the  
38 roundabout, and 300 North to 1700 West. This plat will put development beyond the 25%  
threshold. These improvements are being constructed as part of Anderson Farms Plat B  
40 (single family home phase).

42 Mr. Van Wagenen noted the offsite secondary water line is required (connects at  
Lakeview Drive and 400 West) but can be installed following one full irrigation season  
per the Development Agreement. He pointed out that no park improvements are required  
44 at this time. Each unit has a two-car garage with a 20-foot driveway with the capability of  
parking two additional vehicles with eight visitor parking stalls being constructed with  
46 this phase. There will be a total of 57 dedicated visitor parking stalls for the entire  
project.

2 Mr. Van Wagenen then presented an Aerial photo of the proposed subdivision,  
3 Preliminary Parkview Towns at Anderson Farms Plat D, Photos of the existing site, the  
4 Overall townhome concept (Parcel C), Street cross sections, Off-site utility maps, and  
5 Sample elevations followed by discussion.

6 Mr. Van Wagenen then turned the time over to Ken Watson for comment. Mr.  
7 Watson stated these are the premium lots as they are the units that will overlook the park  
8 so there is a lot of interest in these units. He noted all of the major utilities come down  
9 through this project for the entire development. They also plan to separate the drainage  
10 in two separate areas because it is so flat and it seems that this will work out well. They  
11 are planning to do all 125 units this year (construction and streets) with paving done in  
12 the summer. There is a total of about 4.5 parking stalls per unit and quite a bit of open  
13 space that they are proud of; this will be ideal for what they are trying to accomplish.

14 Mr. Watson stated he has not heard anything from UDOT since the last meeting  
15 but will try to contact them again. Mr. Van Wagenen stated he will reach out to UDOT  
16 as well. Chairperson Call stated she doesn't have any questions as everything is dictated  
17 by the Development Agreement. She noted this will need to go to the City Council  
18 because it is a major subdivision.

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

21 COMMISSIONER KELLER MOVED TO RECOMMEND APPROVAL TO THE  
22 CITY COUNCIL THE APPLICANT'S REQUEST FOR APPROVAL OF A 34-LOT  
23 RESIDENTIAL TOWNHOME SUBDIVISION WITH THE CONDITION THAT  
24 SECTION 7.4.3 OF THE DEVELOPMENT AGREEMENT BE MET.

25 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
26 RECORDED AS FOLLOWS:

27 CHAIRPERSON CALL	AYE
28 COMMISSIONER KALLAS	AYE
29 COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KELLER	AYE
31 COMMISSIONER JOHNSON	AYE

32 THE MOTION CARRIED UNANIMOUSLY.

- 33
- 34
- 35
- 36 6. **New Business: Reports by Commissioners** – Chairperson Call called for any  
37 new business or reports from the Commissioners. Chairperson Call mentioned  
38 there hasn't been site approval yet for the Jorgensen's development and she has  
39 heard they are buying more property. Mr. Van Wagenen stated he has purchased  
40 Boyd Walker's property (back pasture) but he has not heard what he is choosing  
41 to do at this point and it will be forthcoming and is still in the works. He pointed  
42 out nothing has fundamentally changed from the concept shown to the  
43 Commission and Council. Commissioner Kallas asked for an update on the new  
44 group home on 2000 north. Mr. Van Wagenen gave an update noting it will be  
45 noticed the same as the accessory apartment process. He also asked about the  
46 widening of 1600 north. Mr. Van Wagenen stated it is his understanding UDOT is  
still studying the issue.

2 7. **Planning Director Report** – Mr. Van Wagenen reported on the following items  
4 followed by discussion.

- 6 • American Planning Association-Utah Spring Conference, Hurricane, UT  
April 12-13, 2018
- 8 • Utah Bike Summit, March 13, 2018, West Valley, UT
- 8 • Legislative Updates

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

14 **ADJOURN** –

16 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE  
18 MEETING AT 7:45 PM. COMMISSIONER KELLER SECONDED THE MOTION.  
20 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Approved – March 13, 2018

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

26 \_\_\_\_\_  
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 — Fryer Lane Subdivision, Plat A ~285 East 200 North

Gary Fryer requests preliminary plan approval of a two (2) lot minor residential subdivision plat to be located at approximately 285 East 200 North, which will include dedication of a public street. The subdivision will consist of 1.07 acres (Utah County Parcel #14-071-0244) in the Single Family Residential (R1-20) zone. Lot 2 is a proposed flag lot.

<p><b>Applicant:</b> Gary Fryer  <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owner:</b> Fryer, Gary L. and Karma J.  <b>Address:</b> ~285 East 200 North  <b>Parcel ID:</b> 14-071-0244  <b>Subdivision Acreage:</b> 1.07 acres</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 approve a two (2) lot residential subdivision in the Single Family Residential (R1-20) zone based on its compliance with requirements of the zone and 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 two (2) lot residential subdivision, to be known as Fryer Lane Subdivision, Plat A, with the following condition(s) (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> <li></li> </ol>
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### **BACKGROUND**

- This is a request to create two lots in the Single Family Residential (R1-20) zone.
- The Lindon City Street Master Plan Map (September 2016), indicates 200 North is a Local Street. The local street cross-section is 50’ in width (34’ of asphalt).
- Lindon City Code (LCC) 17.44.010 Purposes and Objectives. The Single Family Residential Zones (R1) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non- residential uses found to be inconsistent with traditional residential lifestyles customarily found within Lindon City’s single-family neighborhoods.
- Public improvements (curb, gutter, and sidewalk) already exist along the south side of 200 North (Browns Homestead Subdivision, Plat A). The proposal includes the installation of the public improvements on the north side.
- Flag lot regulations are found in LCC 17.32.320 Flag Lots.
- The Planning Director and City Attorney are currently working with the property owners to address all code violations.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements*

- Minimum lot size in the R1-20 zone is 20,000 square feet. (Lot 1) 20,114 square feet

- Minimum lot size in the R1-20 zone for a flag lot is 20,000 square feet (building area) which does not include the area of any driveway access (flag pole) for the flag lot. (Lot 2) total 23,468 square feet with a building area of 20,153 square feet
- Minimum lot frontage along a public street is 50 feet. (Lot 1) 152 feet
- Minimum lot frontage along a public street for a flag lot is 25 feet in order to provide access. (Lot 2) 25 feet
- Minimum lot width of one hundred (100) feet (measured at front yard setback). (Lot 1) 152 feet
- Minimum lot depth is 100 feet. Lot 1 is 132 feet and Lot 2 is 113 feet
- Maximum lot width/depth ratio is no more than three times as long as it is wide. (Both lots comply)

#### *Other Requirements*

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

#### **APPLICABLE CODES**

##### *LCC 17.32.320 Flag Lots.*

1. Purpose. Flag lots are intended to allow reasonable utilization of property that has sufficient acreage for development but lacks the required street frontage. Flag lots may be considered on parcels where the extension of public streets cannot or should not be extended due to the disruption of sensitive lands and natural features, or potential of significant impacts to the surrounding neighborhood that would be caused by a public street. Although standard frontage requirements and public roadways are encouraged, the intent of this ordinance is to allow flag lots if the development is the most harmonious to the existing subdivision layout and/or is the least disruptive configuration for the neighborhood. Additionally, flag lots may be considered for properties that have topographic constraints, off lot configuration, constraints caused by the built environment, etc. for which access by a public road is not feasible. It is not the intent of this ordinance to promote flat lots in order to merely ‘maximize’ the number of potential lots within a subdivision or to alleviate subdividing hardships that are self-imposed.

2. Flag lots are only permitted when one of the following two circumstances exists:

a. At the time of application, development using standard public streets is not possible. The property has specific constraints that limit access, public street frontage, and/or construction of a standard public roadway. These abnormal constraints may be restrictive topography, constraints caused by built environment, irregular lot configuration, ownership limitations, environmental constraints such as wetlands, springs, ditches, or canals, etc.

b. Development using standard public streets is possible, but not in the best interest of the public.

3. In order to demonstrate that this circumstance exists, the applicant shall provide conceptual development plans showing the development with and without the proposed flag lot that demonstrate that each of the following characteristics is present:

a. The design of the flag lot is harmonious and compatible with the configuration of the overall subdivision and/or neighborhood and will not adversely affect the living environment of the surrounding area.

b. Standard public street construction would cause disruption to the neighborhood in a significant physical or aesthetic manner, therefore making the flag lot access preferable to a public street.

c. Development of the flag lot will decrease public infrastructure while still providing in-fill development and efficient use of the land that is compatible with Lindon City development standards.

...

6. Frontage, driveway and development procedures apply as follows:

...

b. Prior to recording the subdivision plat, the developer shall post a bond with the City to cover installation of the driveway and utilities to the end of the 'flag pole' portion of the lot.

c. Prior to issuance of a building permit for a dwelling on the flag lot, installation of road base for the driveway and utilities shall be installed to at least the end of the 'flag pole' portion of the lot.

d. The driveway serving the flag lot must have a surface traversable by a fire truck that is at least twenty (20) feet wide, of which 16 feet must be paved with a hard surface prior to the issuance of a Certificate of Occupancy for the proposed dwelling. Where a fire hydrant is located along the 'flag pole' portion of the lot the width of the lot adjacent to the fire hydrant must be thirty-one (31) feet wide (rather than 25 feet wide), and the surface traversable by a fire truck must be at least 26 feet wide (rather than twenty (20) feet wide).

e. Prior to issuance of a Certificate of Occupancy for a dwelling on a flag lot, the edges of the driveway area (flag pole) that are not paved shall be landscaped and properly maintained. Such landscaping shall not hinder emergency vehicle access to the property.

...

g. No parking or storage of any kind shall be allowed on the designated driveway.

h. A flag lot driveway shall not serve more than one lot and shall have no more than one dwelling unit and an accessory apartment per lot. Other than accessory apartments, R2 Overlay projects are not permitted on flag lots.

...

10. Setbacks for the residence on the flag lot shall be defined as follows: Front yard setback shall be 30 feet, rear yard setback shall be 30 feet, and side yard setbacks shall be 15 feet on each side yard of the dwelling unit. Minimum setbacks shall be noted on the subdivision plat.

...

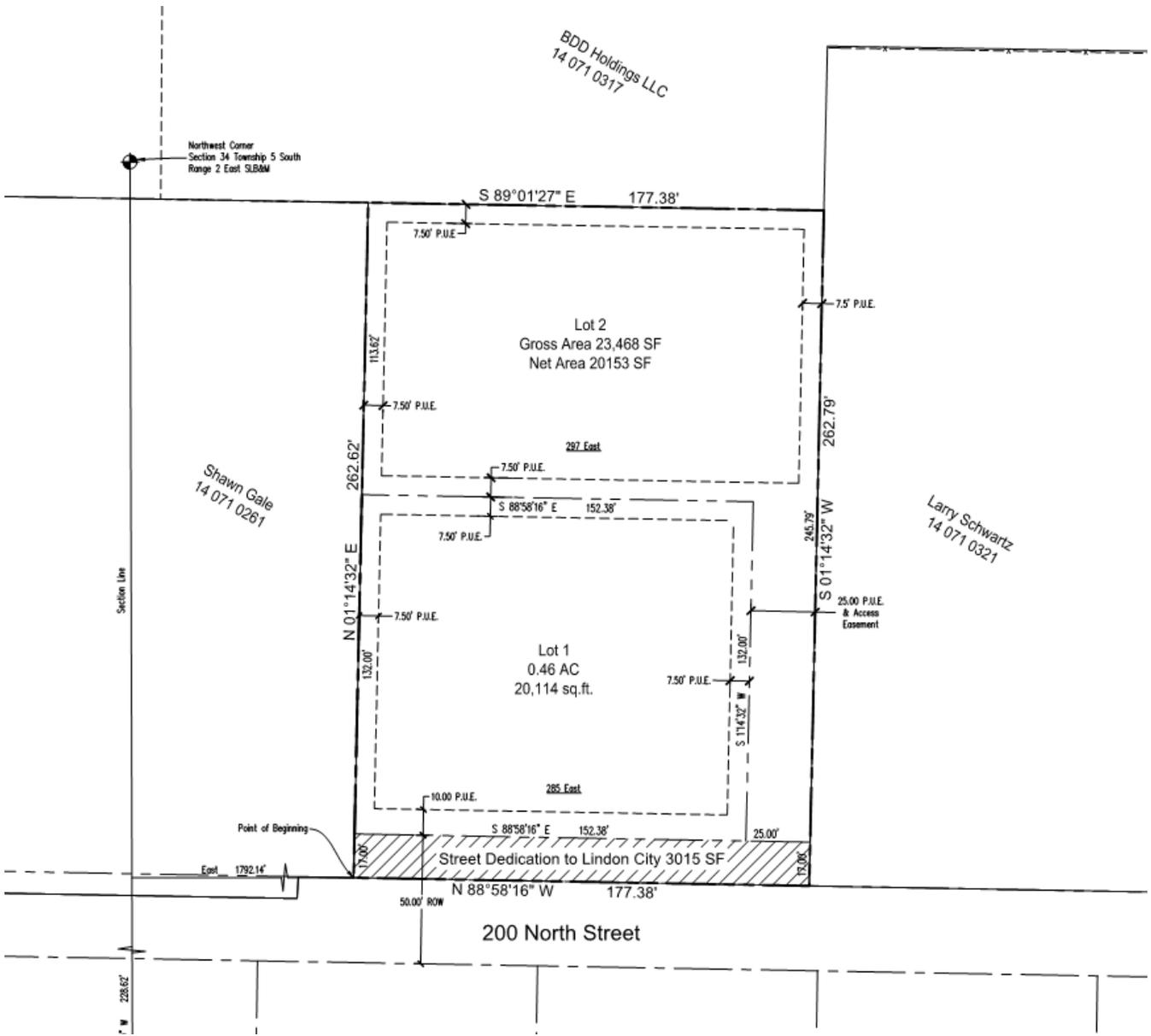
15. In addition to the minimum requirements above, the Planning Commission and City Council may impose additional conditions on flag lots including, but not limited to, the following;

- a. Fencing and screening requirements.
- b. Installation of one or more fire hydrants or other safety related items.
- c. Installation of curb and/or gutter along private drives.
- d. Other conditions that increase the compatibility of the proposed project with existing conditions and surroundings.

**ATTACHMENTS**

- 1. Aerial (site).
- 2. Proposed subdivision.
- 3. Pictures











## Item 5: Concept Review — Premier Building Supply 40 North Geneva Road

<p><b>Applicant:</b> John Colaizzi <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> None <b>Council Action Required:</b> No</p>	<p style="text-align: center;"><b><u>SUMMARY OF KEY ITEMS</u></b></p> <p>1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.</p> <p style="text-align: center;"><b><u>MOTION</u></b></p> <p>No motion necessary.</p>
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### **OVERVIEW**

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.

The proposal is located at approximately 40 North Geneva Road (see map attachment). Premier Building Supply is currently operating a truss plant on the property to the south across Center Street. That location is not large enough to meet current business demand and they would like to expand to the property in question, using it as storage for the trusses. No building would be erected at this time. Outdoor storage is a conditionally permitted use in the Light Industrial zone.

At some point in the future, the company would like to locate their garage door distribution operation to this site as well. That would involve a new site plan and building and require additional approvals from the City.

The applicant would like feedback on how an Conditional Use Permit application would be received by the Planning Commission.

### **Conditional Use Permits**

#### *Applicable laws and standards of review*

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.

- Lindon City Code Section 17.20.060 provides that a conditional use may be denied when:
  - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,

"[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

**ATTACHMENTS**

1. Map of current location of Premier Building Supply and 40 N. Geneva Rd.
2. Applicant's comments and concept sketch



Property for Concept Review

Premier Building Supply

① Premier would like to Relocate our garage Door location from American fork to Lindon.

The Garage Door Division buys Door Panels and Hardware That is Delivered to our warehouse and we assemble it and Install Complete Garage Doors to Residential and Commercial Projects.

We will operate from 6:30 AM to approx. 6:00 PM. with 15 employees.

There will be very little Increase in Traffic as our salesman meet with Customers on Their Jobsites, most of The time,

The only water usage will be for Rest rooms after Building is Built.

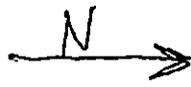
We would like a conditional use Permit To Store Trusses That would be overflow from our Truss plant in Lindon when Needed.

COMMUNITY DEVELOPMENT  
LINDON CITY

MAR 9 2018

RECEIVED

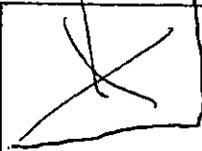
Thabry  
John Colezzi  
Premier Building Supply  
Page 1 of 38



London City  
Pump House

Geneva Road

Center Street



store overflow  
trusses on south  
end of property

40 North Geneva Road

Future Premier  
Building Supply Garage  
Door Division

COMMUNITY DEVELOPMENT  
LINDON CITY

MAR 9 2018

**RECEIVED**

## Item 6: Discussion Item — Street Cross Sections and Improvements

### OVERVIEW

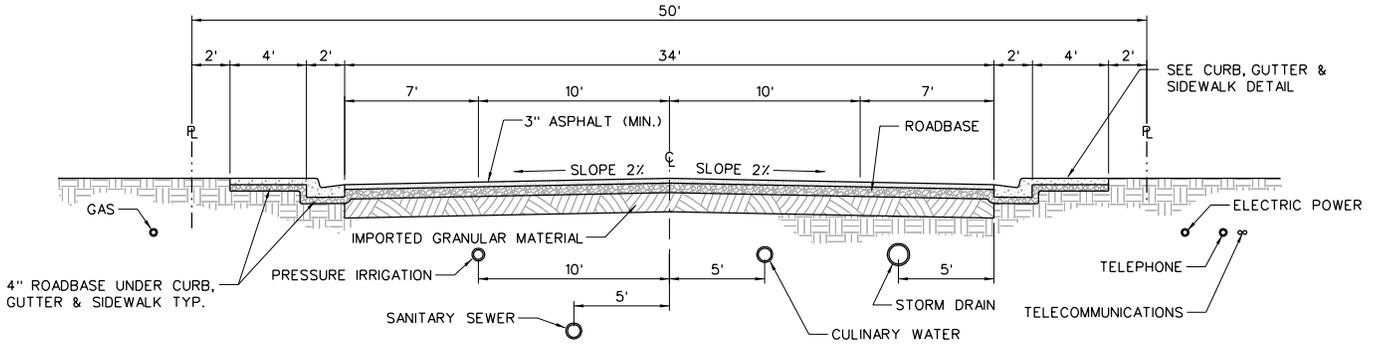
For several decades, Lindon City has had a local street standard that has a combination pavement/curb/gutter/sidewalk. From time to time, development in Lindon have requested a modification to that standard to include a parkstrip between the curb and the sidewalk.

*Staff would like Planning Commission feedback on a possible adoption of a standard cross section that does include a parkstrip.* For discussion purposes examples of different cities' local street cross sections are included in the attachments.

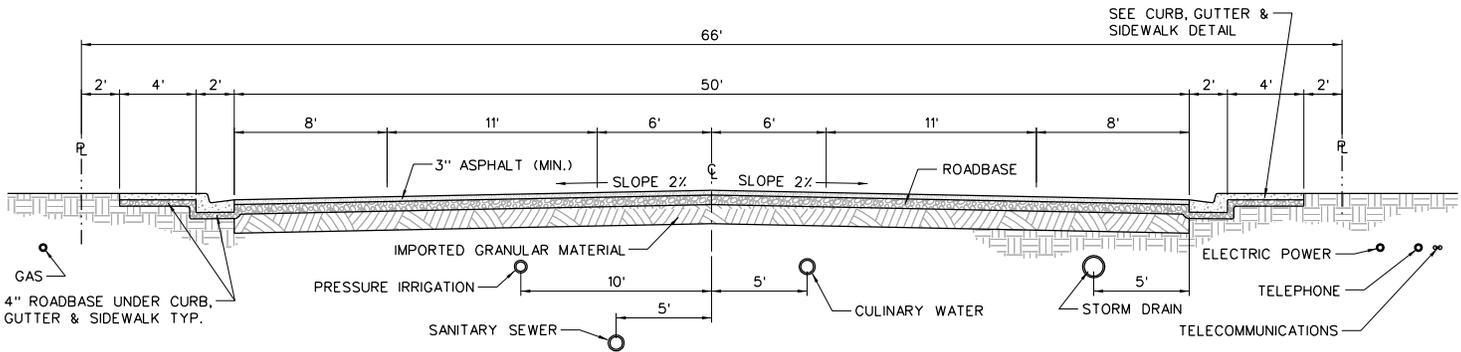
Currently, every street in the City is intended to be built out with full improvements on both sides of the road. *Staff is requesting feedback on certain streets within Lindon that may be candidates to **not** install full street improvements, ever.* Examples are 135 West, 150 East, 300 West, Lakeview Road (north side), and Main Street between Center Street and 400 North. See images below.

### ATTACHMENTS

1. Local street standard widths
  - a. Lindon
  - b. Anderson Farms (Lindon)
  - c. Bluffdale
  - d. Provo
  - e. Sandy
  - f. Spanish Fork
  - g. Springville
2. Lindon examples of existing parkstrips
  - a. 10 South
  - b. 200 South
  - c. 550 North
  - d. 850 East
3. Candidates for no future improvements?
  - a. 135 West
  - b. 150 East
  - c. 300 West
  - d. Lakeview Road
  - e. Main Street
4. Lindon Street Master Plan



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



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

- NOTES:
1. WHEREVER POSSIBLE, CULINARY WATER LINES SHALL BE INSTALLED ON THE NORTH AND EAST SIDE OF THE STREET
  2. FIRE HYDRANTS SHALL BE LOCATED EVERY 400 FEET AND ON THE SAME SIDE AS THE CULINARY WATER LINES OR AS APPROVED BY THE CITY.
  3. WATER VALVES SHALL BE ALIGNED WITH PROPERTY LINES WHERE POSSIBLE.
  4. NO CULINARY WATER LINE SMALLER THAN 8" DIA. SHALL BE INSTALLED WITHOUT APPROVAL OF PUBLIC WORKS.
  5. NO PRESSURE IRRIGATION LINE SMALLER THAN 4" DIA. SHALL BE INSTALLED WITHOUT APPROVAL OF PUBLIC WORKS.
  6. IMPORTED GRANULAR MATERIAL, ROADBASE AND WHERE NECESSARY ASPHALT THICKNESS WILL BE DETERMINED BY PAVEMENT DESIGN.
  7. TELECOMMUNICATIONS CONDUIT SHALL BE LAID WHERE TELEPHONE CONDUIT IS LAID.
  8. REQUIRED COVER OVER UTILITY LINES ARE AS FOLLOWS:
    - CULINARY WATER - 48" MINIMUM
    - PRESSURE IRRIGATION - 24" MINIMUM
    - SANITARY SEWER - PER DESIGN
    - STORM DRAIN - PER DESIGN
    - TELECOMMUNICATIONS - 24" MINIMUM
    - ALL OTHERS - PER UTILITY REQUIREMENTS
  9. SIDEWALK NOT REQUIRED IN INDUSTRIAL ZONES WEST OF GENEVA ROAD.



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY, LINDON CITY CORPORATION AND J-U-B ENGINEERS CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APPR.	DATE
2	REVISE 100' STREET CROSS SECTION	CAF	M.C.	1/22/04
3	ADDED TELECOMMUNICATION CONDUIT	EEA	M.C.	1/11/05
4	REVISED 100' STREET CROSS SECTION	CZE	M.C.	12/15/06
5	ADDED NOTE 3	TRG	M.C.	1/09/08

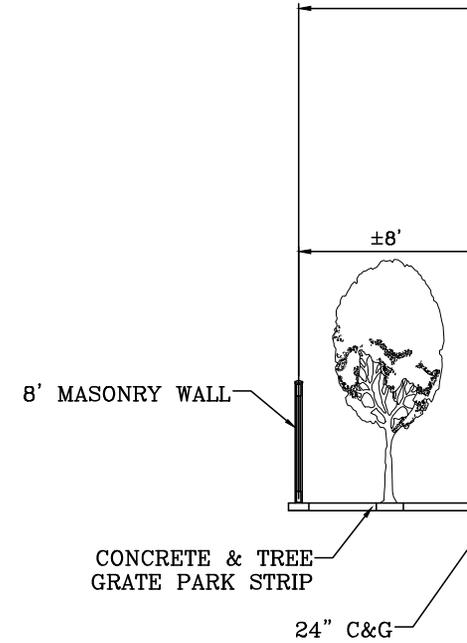
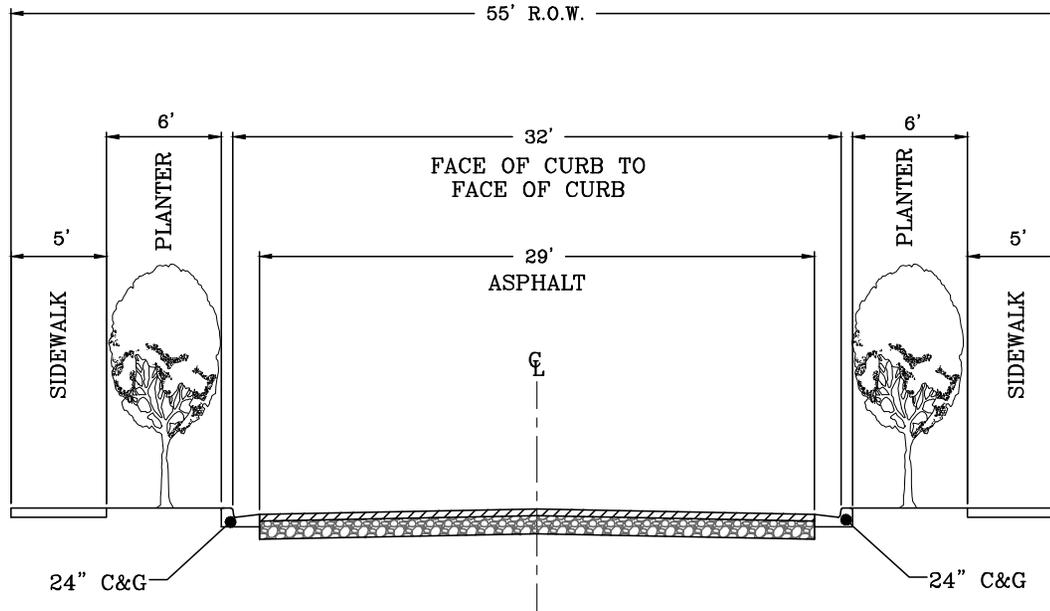
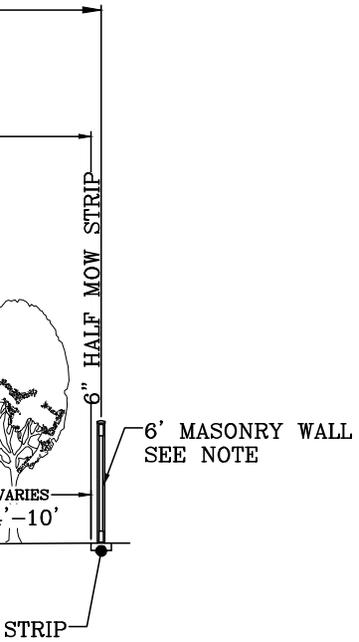


STANDARD STREET CROSS SECTIONS  
AND UTILITY LOCATIONS

LINDON CITY  
100 NORTH STATE

STANDARD DRAWING NUMBER:	2a
CAD DWG: LC StdDwg.dgn	
PLOT SCALE:	1:000
DRAWN BY:	MJ
DESIGN BY:	DCI
CHECKED BY:	MLC
ADOPTED DATE:	15 JAN 08

Anderson Farms Local Road

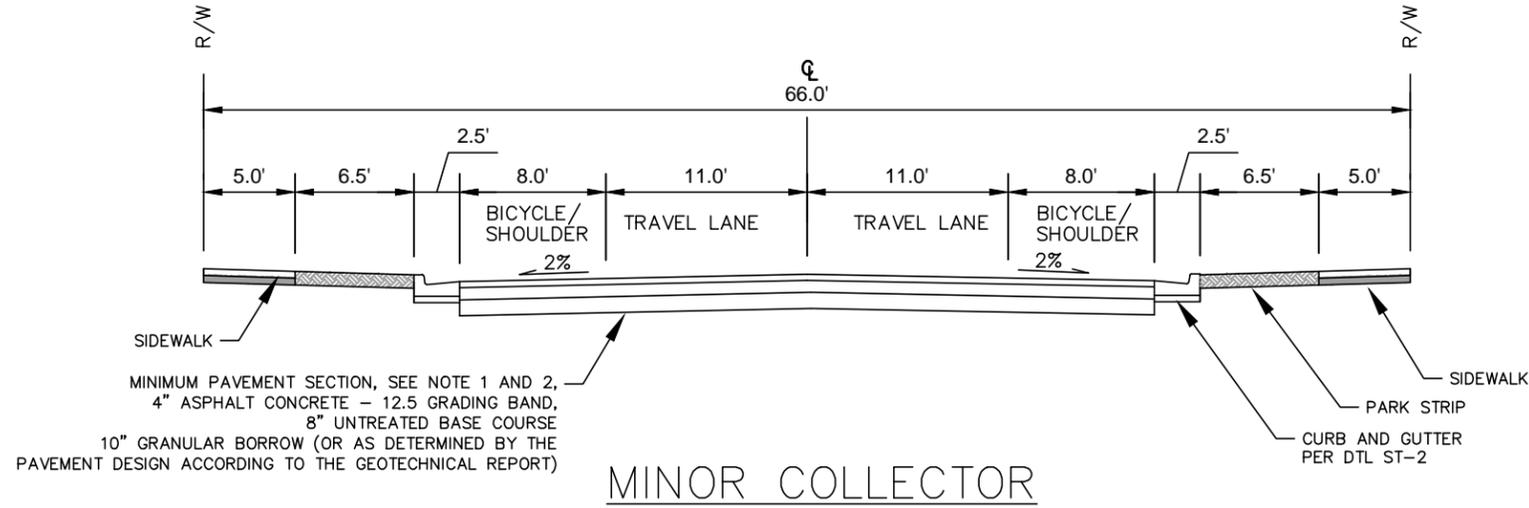


8

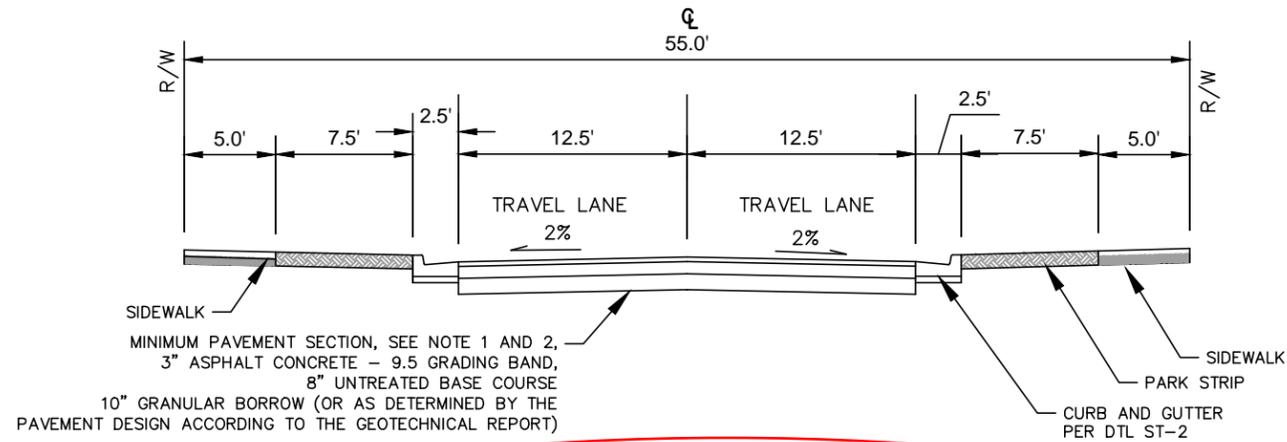
**55' ROAD CROSS SECTION  
INTERIOR ROADS**

9

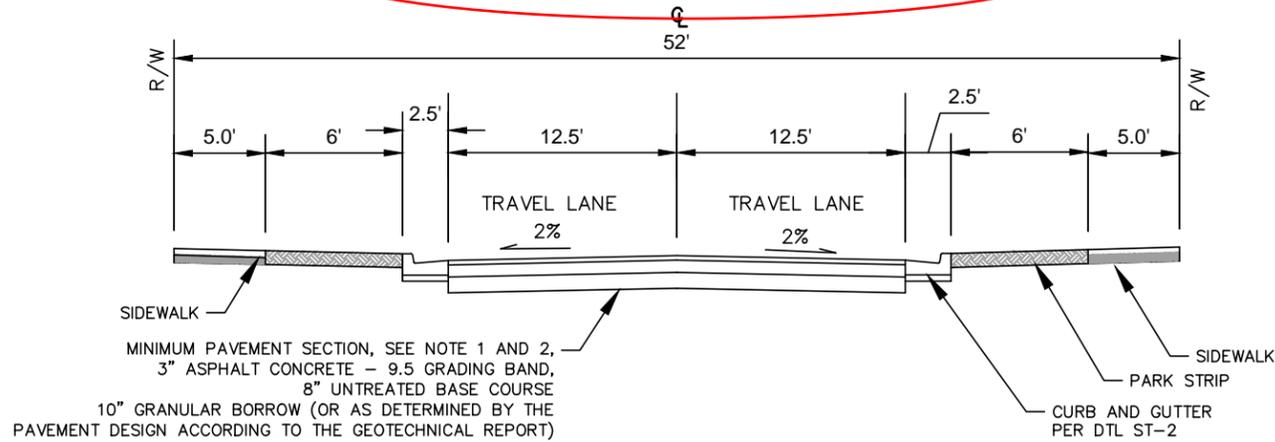
**54' ROAD CROSS  
500 NORTH IND**



MINOR COLLECTOR



STANDARD RESIDENTIAL A



STANDARD RESIDENTIAL B—ONLY ALLOWED IN ZONE R-1-43

NOTES:

1. ASPHALT CONCRETE: USE SUPERPAVE HMA IN ACCORDANCE WITH APWA 32 12 06 WITH THE FOLLOWING:
  - A. USE PG64-28 BINDER
  - B. DO NOT INCORPORATE MORE THAN 10% RAP
  - C. USE 12.5mm GRADATION UNLESS OTHERWISE NOTED
  - D. USE AIR VOID TARGET OF 3.5%
  - E. USE N(DESIGN) = 75 GYRATION
  - F. DO NOT HEAT MIX ABOVE 325 DEGREES FAHRENHEIT
2. INSTALL ASPHALT CONCRETE IN ACCORDANCE WITH APWA 32 12 16
3. PROVIDE THAT THE ROAD DRAINS PROPERLY AND IS FREE OF ANY STANDING WATER ON ANY PORTION OF THE PAVEMENT.
4. PROVIDE LANDSCAPING IN PARK STRIP IN ACCORDANCE WITH CITY ORDINANCES.
5. SEAL NEW PAVEMENT WITH A SAND SLURRY AFTER ONE YEAR OF PAVEMENT PLACEMENT.
6. USE RESIDENTIAL ASPHALT CONCRETE CRITERIA (SEE CROSS-SECTION) FOR PATHWAYS, SIDEWALKS AND PARKING LOTS.
7. THE CITY ENGINEER MAY APPROVE SPECIFIC DESIGNS WHEN VARIATIONS FROM THE STANDARDS ARE NEEDED DUE TO SITE CONDITIONS, UTILITY, OR TOPOGRAPHICAL CONSTRAINTS. ANY VARIANT OF THESE DETAILS MUST BE BASED UPON A DESIGN STAMPED BY A UTAH LICENSED PROFESSIONAL CIVIL ENGINEER.



City of Bluffdale  
Engineering Standards

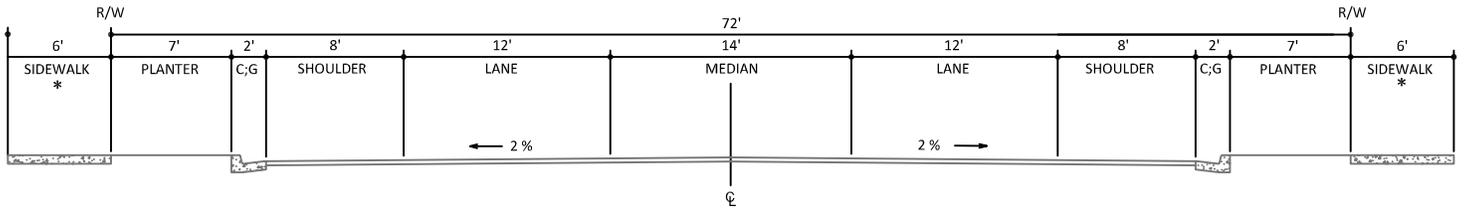
Approved *[Signature]* 01/10/18  
City Engineer Date

STANDARD DETAIL TITLE

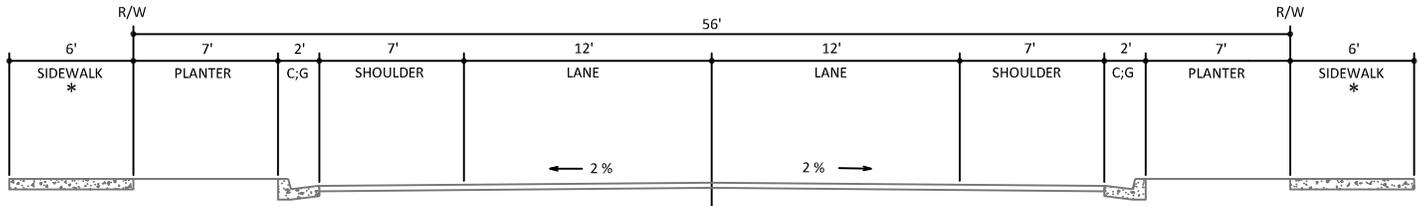
TYPICAL STREET CROSS-SECTIONS Part 2

DETAIL SERIES:  
STREETS

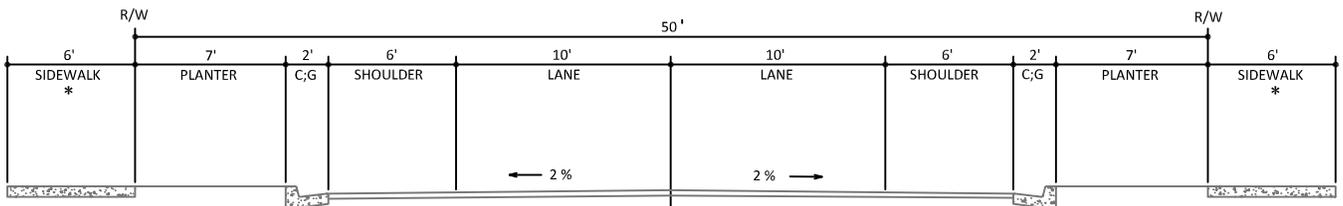
DETAIL NO.  
ST-7B



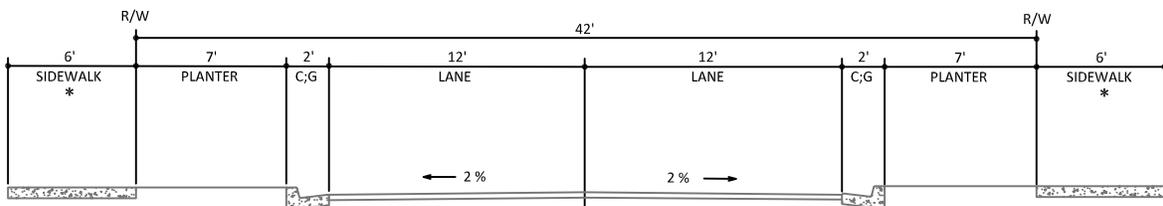
3 LANE (Collector Street)  
 (54' PAVEMENT)  
 (< 12,000 ADT)



LOCAL STREET  
 (38' PAVEMENT)  
 (> 500 ADT)



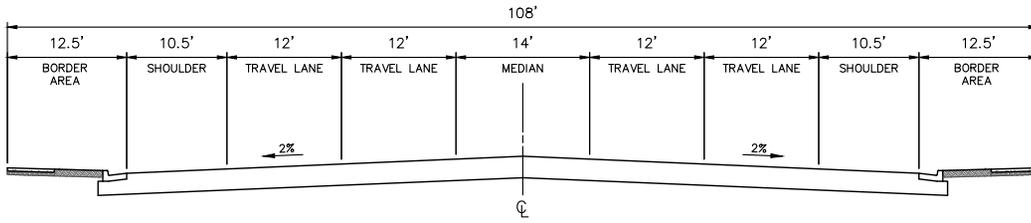
LOCAL STREET  
 (32' PAVEMENT)  
 (< 500 ADT)



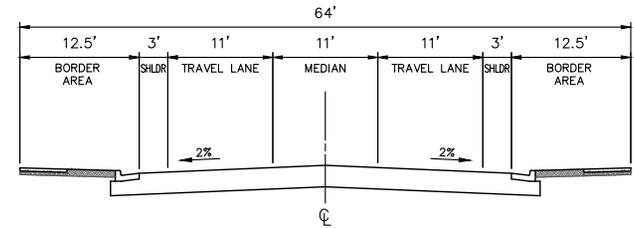
LOCAL STREET (without on street parking)  
 (24' PAVEMENT)  
 (< 500 ADT)

SHEET 1 OF 1
STANDARD DETAIL <b>P-901</b>
NOT TO SCALE Page 27 of 38
REVISED DATE: 11/25/15

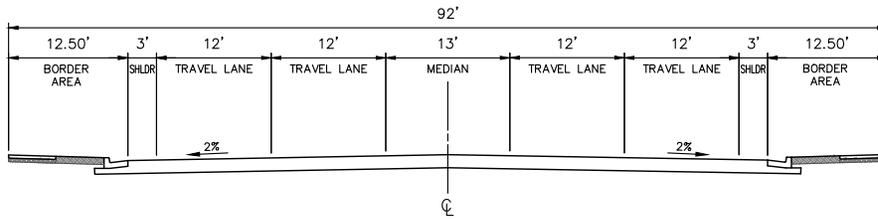
# SANDY CITY TYPICAL STREET SECTIONS



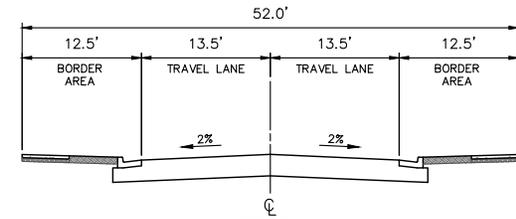
**108-FOOT ARTERIAL**  
5 (OR 7) LANES\* 45-50 MPH



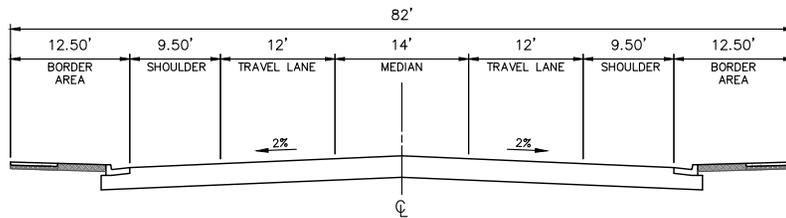
**64-FOOT MINOR COLLECTOR**  
3 LANES 30-35 MPH



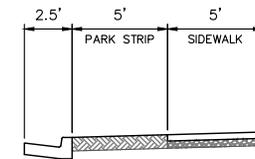
**92-FOOT MINOR ARTERIAL**  
5 LANES\* 40-45 MPH



**LOCAL**  
2 LANES 25-30 MPH



**82-FOOT MAJOR COLLECTOR**  
3 (OR 5) LANES\* 35-40 MPH



**STANDARD 12.5' BORDER AREA**

\* THE 108-FOOT ARTERIAL MAY BE STRIPED TO ACCOMMODATE SIX LANES AND THE 82-FOOT MAJOR COLLECTOR MAY BE STRIPED TO ACCOMMODATE FOUR LANES. LANE INCREASES WILL BE MADE WHEN WARRANTED BY TRAFFIC VOLUMES. PARKSTRIP WIDTHS MAY INCREASE TO 8" WITH ENGINEER APPROVAL.

1	R. KUMP	DWG REVISION	5/24/17
NO.	AUTHORIZED BY	REVISIONS	DATE



STANDARD DETAIL  
PUBLIC WORKS  
**TS-01**  
TYPICAL STREET  
CROSS SECTIONS

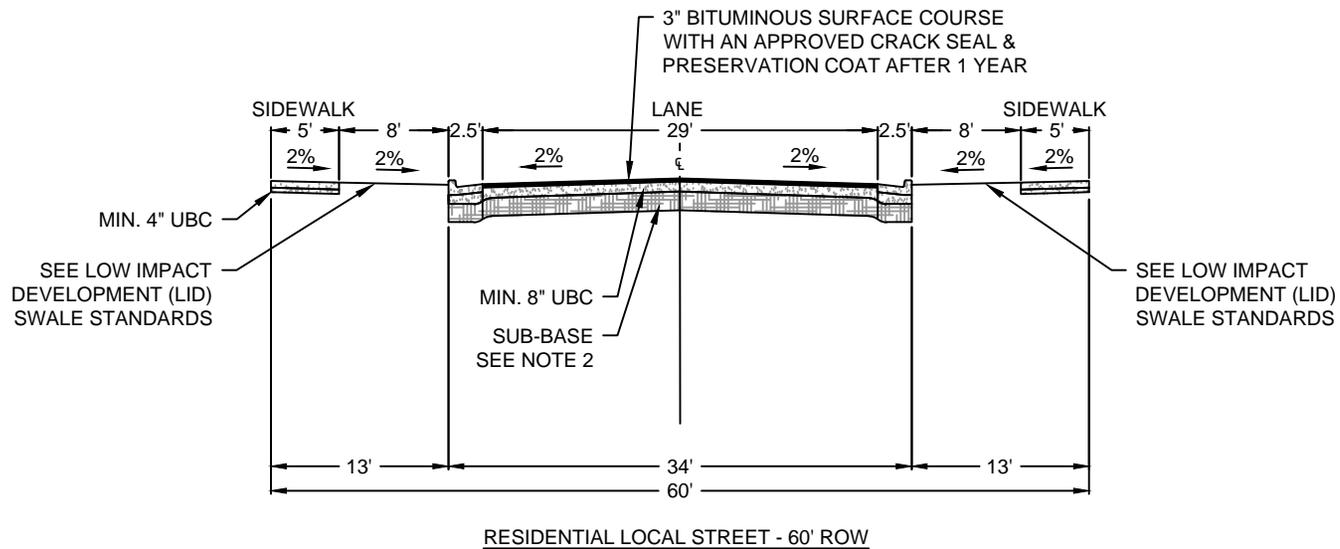


SPANISH FORK CITY  
 40 SOUTH MAIN STREET  
 SPANISH FORK, UT 84660  
 (801) 804-4550

STANDARD DRAWING  
 RESIDENTIAL LOCAL STREET

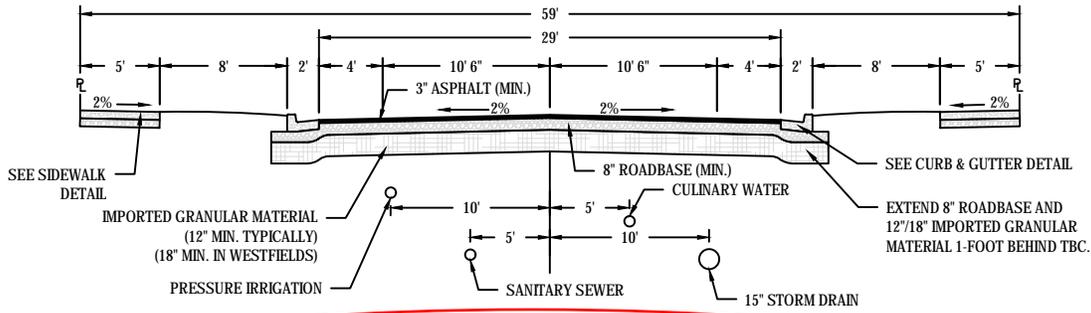
DRAWN:	JLR
DESIGN:	CJP
CHECK:	CMT
DATE:	3/15/17

SCALE:	NONE
STANDARD	ST-3



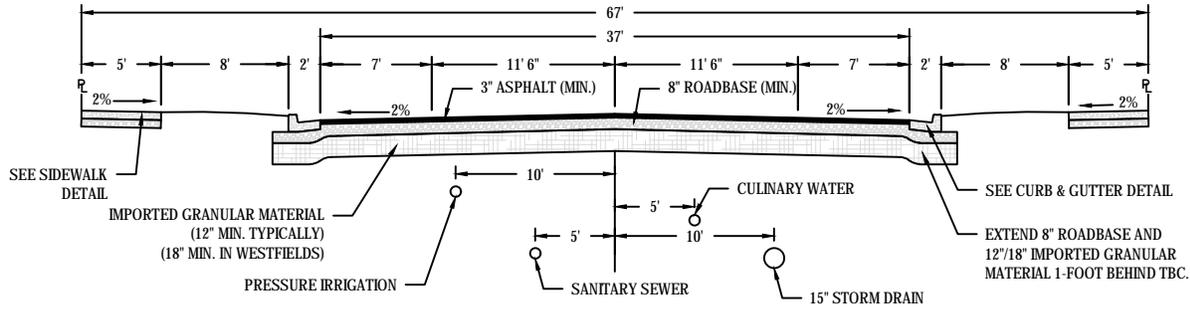
NOTES:

1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT
4. ALL LOCAL TO LOCAL TBC RADII TO BE 25'.
5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.



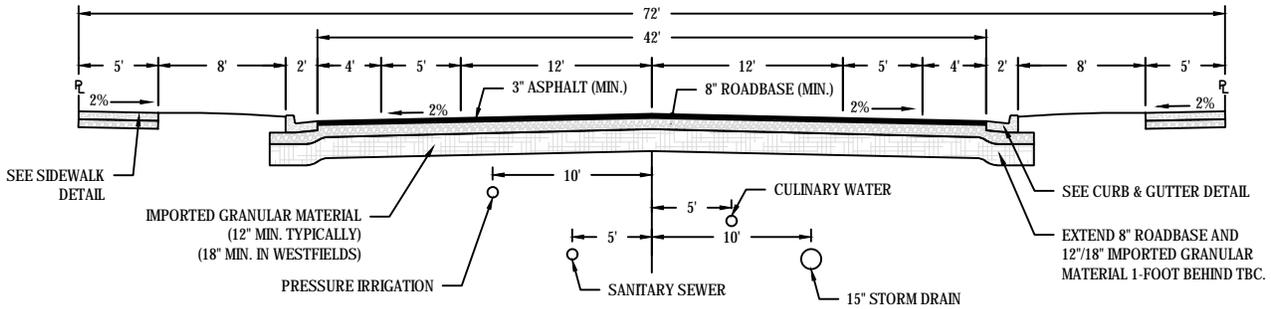
**59' STREET CROSS-SECTION (RESIDENTIAL LOCAL)**

LOOKING NORTH OR WEST



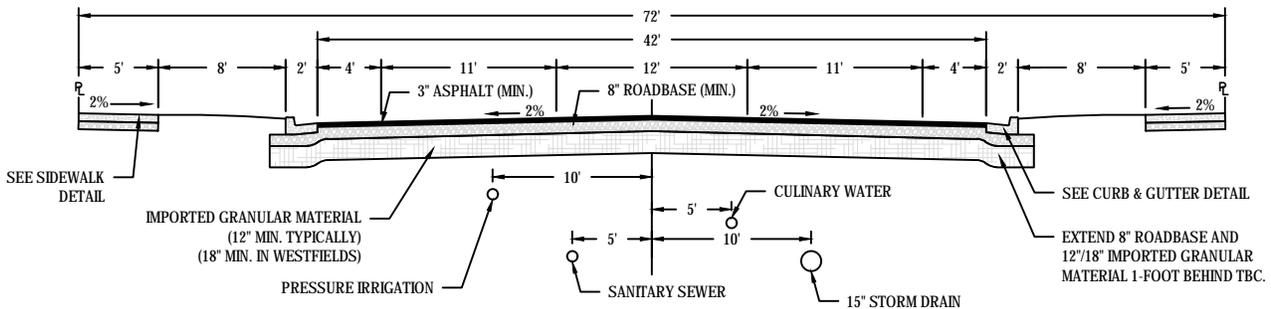
**67' STREET CROSS-SECTION (COMMERCIAL LOCAL)**

LOOKING NORTH OR WEST



**72' STREET CROSS-SECTION (MINOR COLLECTOR)**

TWO LANE LOOKING NORTH OR WEST



**72' STREET CROSS-SECTION (MINOR COLLECTOR)**

THREE LANE LOOKING NORTH OR WEST

**NOTES:**

1. IMPORTED GRANULAR MATERIAL, ROADBASE AND WHERE NECESSARY ASPHALT THICKNESS WILL MEET THE CITY MIN. AS SHOWN ABOVE OR THE RECOMMENDED THICKNESS FROM THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
2. TELECOMMUNICATIONS CONDUIT SHALL BE LAID WHERE TELEPHONE CONDUIT IS LAID.
3. 30" OF COVER IS REQUIRED FOR ALL UTILITIES UNDER THE ASPHALT SECTION OF A PUBLIC ROADWAY. THE REQUIRED COVER OVER UTILITY LINES ARE AS FOLLOWS:  
 CULINARY WATER = 48" MINIMUM  
 PRESSURE IRRIGATION = 30" MINIMUM  
 SANITARY SEWER = PER DESIGN  
 STORM DRAIN = 30" MINIMUM  
 TELECOMMUNICATIONS = 30" MINIMUM  
 ALL OTHERS = PER UTILITY REQUIREMENTS

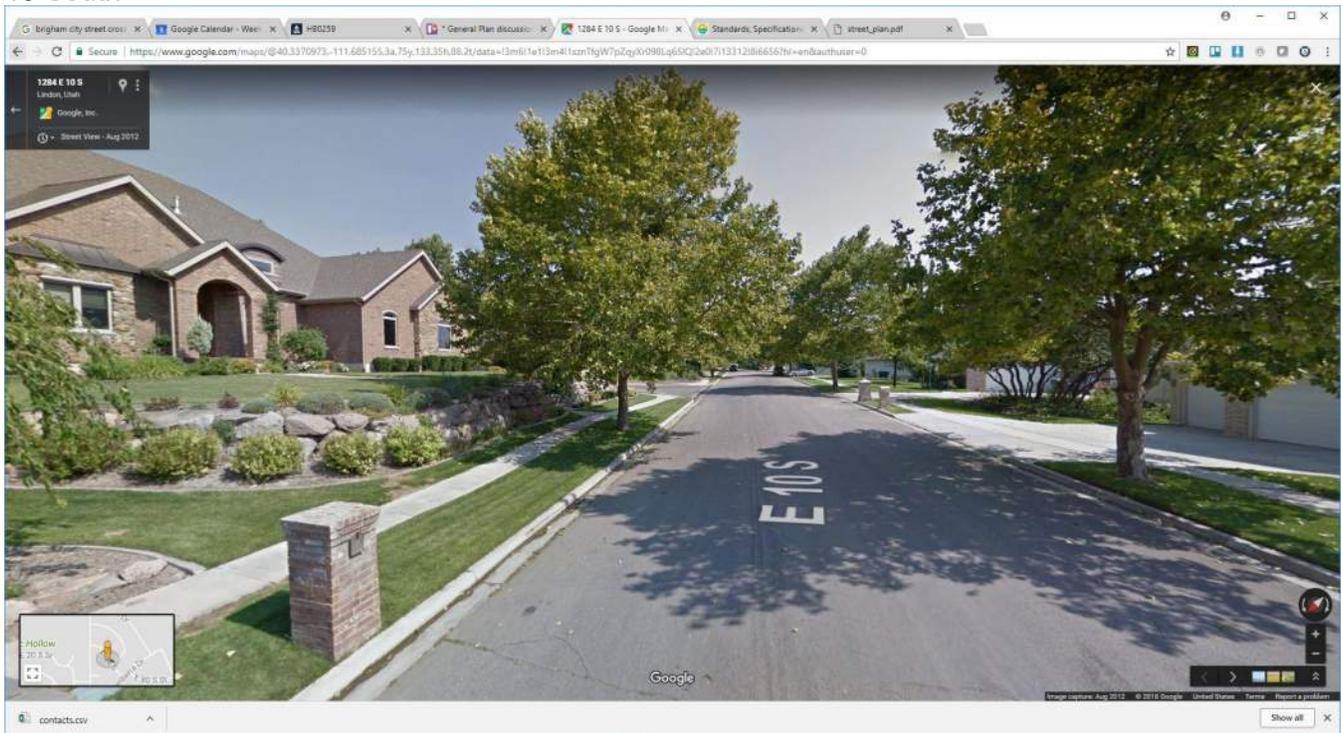


**MINOR STREET CROSS SECTION  
AND UTILITY LOCATION**

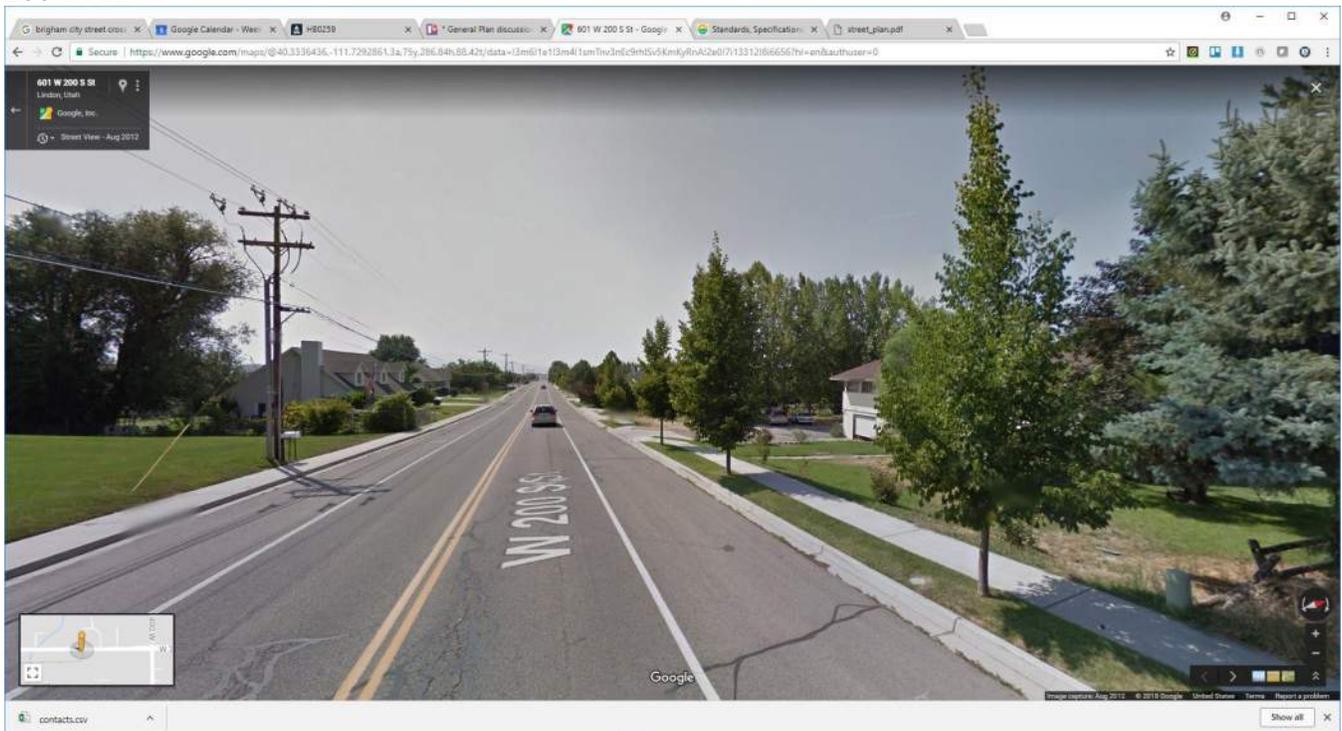
DRAWING #  
**RD-03**  
ADOPTED DATE  
**NOV. 2016**

# Lindon Examples of Existing Parkstrips

## 10 South



## 200 South



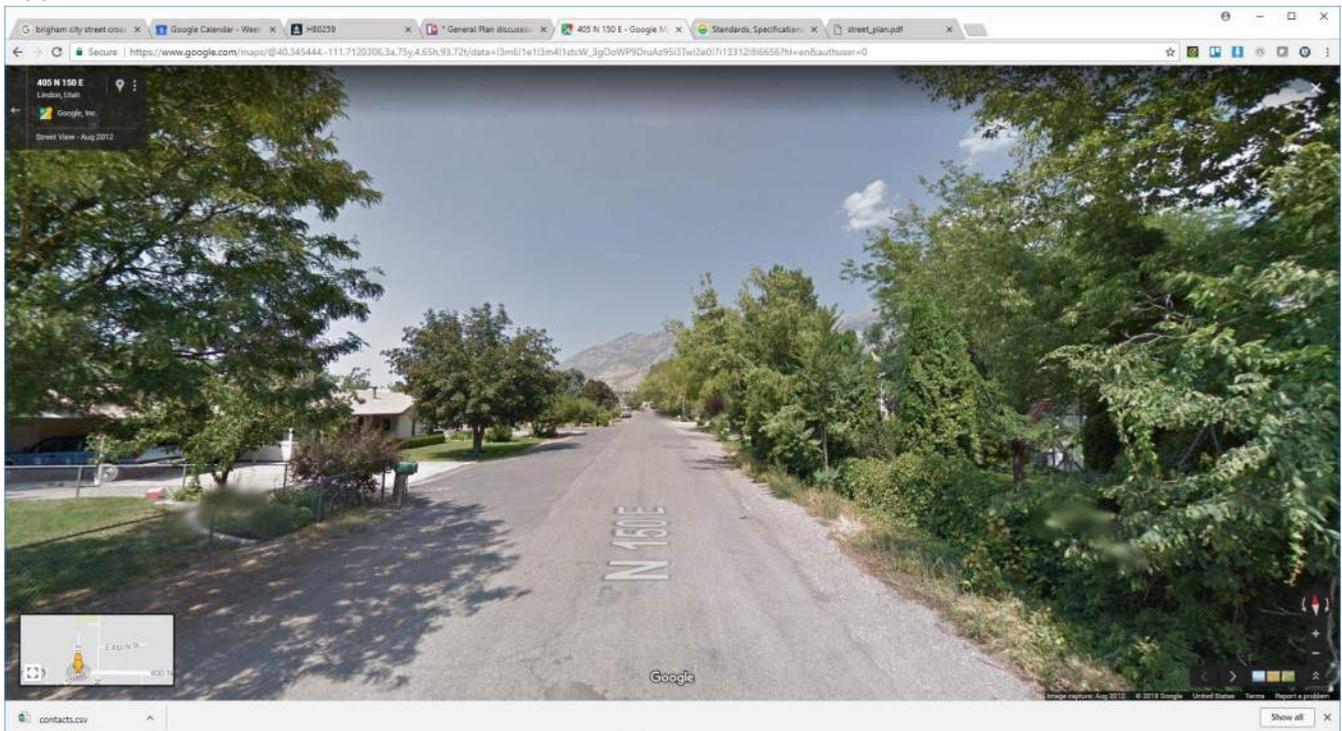


# Candidates for no future improvements?

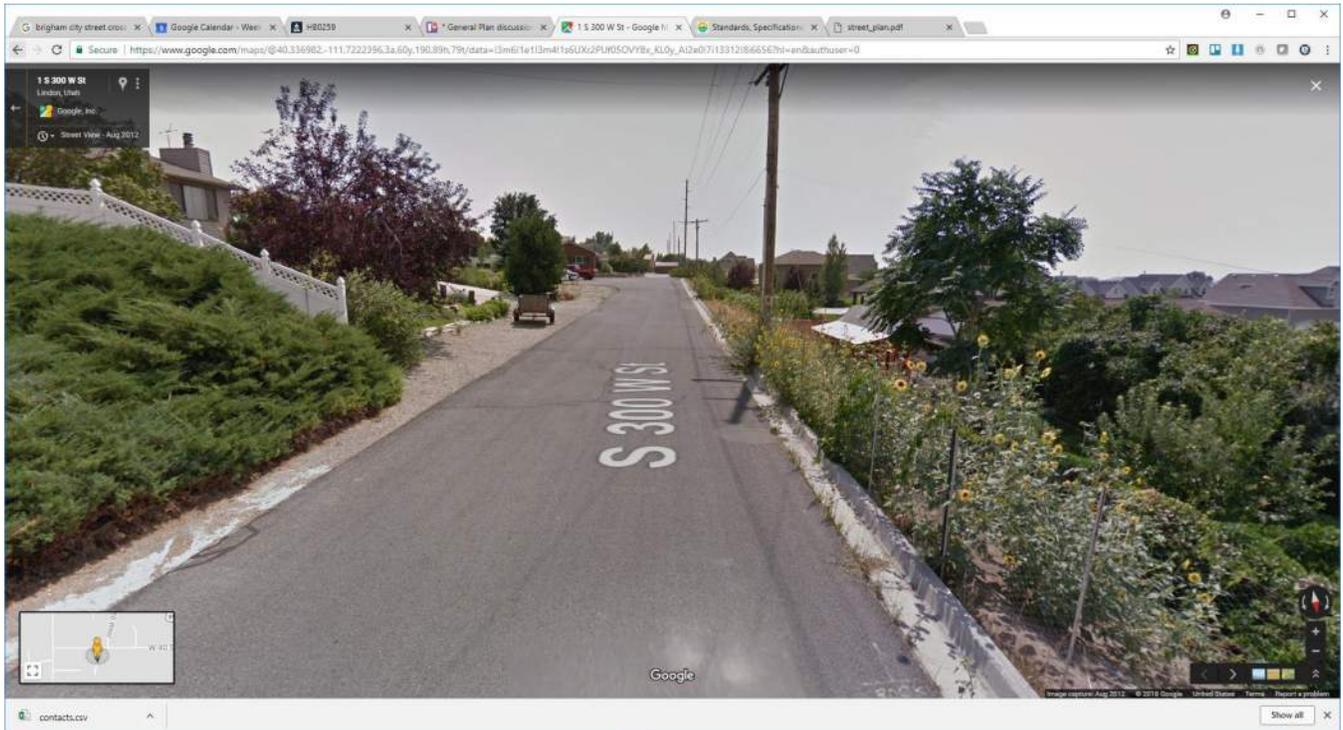
## 135 West



## 150 East



## 300 West



## Lakeview Road

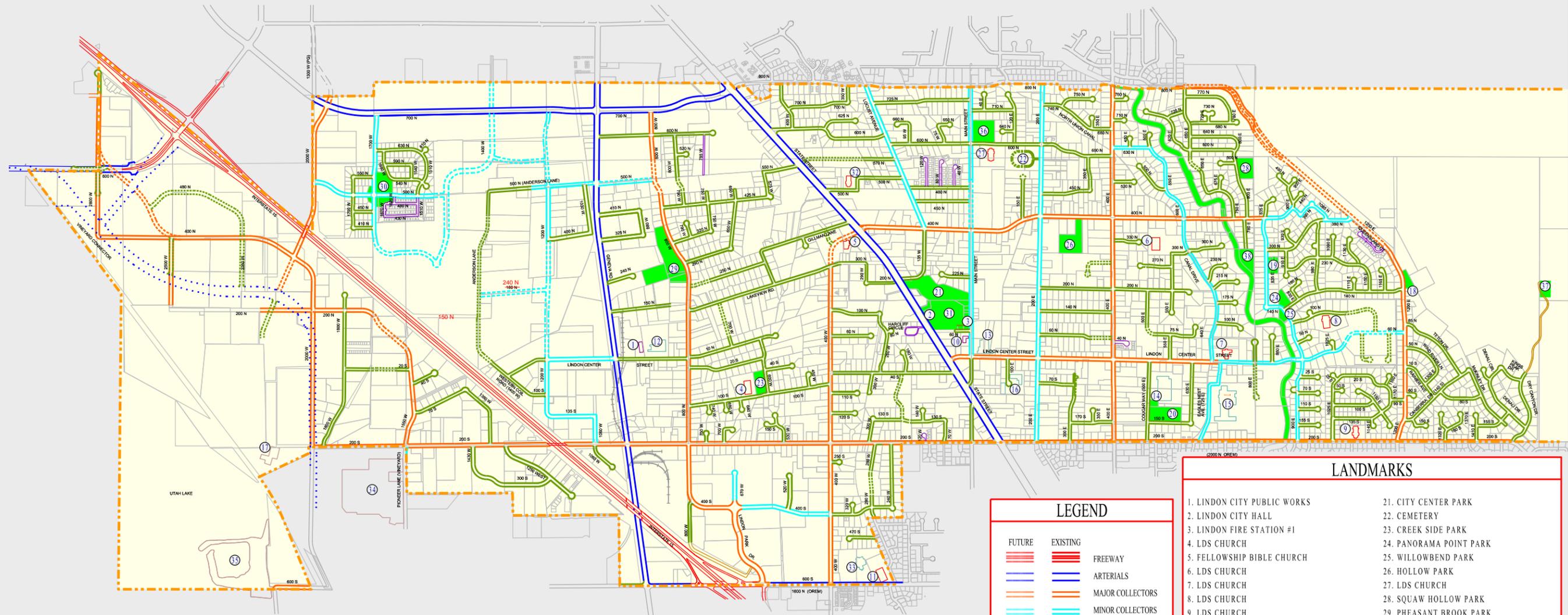


# Main Street



# LINDON CITY STREET MASTER PLAN MAP

SCALE 1" = 200'



**LEGEND**

FUTURE	EXISTING	
		FREEWAY
		ARTERIALS
		MAJOR COLLECTORS
		MINOR COLLECTORS
		LOCAL
		PRIVATE
		OTHER PUBLIC
NOTE: FUTURE STREETS ARE SHOWN IN APPROXIMATE LOCATION		
		CITY BOUNDARY

PRINTED SEPTEMBER 2016  
 NOTE: WHEN THE CONNECTION OF GILLMAN LANE IS MADE TO 400 WEST STREET, IT WILL NO LONGER EXTEND TO STATE STREET.

**LANDMARKS**

1. LINDON CITY PUBLIC WORKS	21. CITY CENTER PARK
2. LINDON CITY HALL	22. CEMETERY
3. LINDON FIRE STATION #1	23. CREEK SIDE PARK
4. LDS CHURCH	24. PANORAMA POINT PARK
5. FELLOWSHIP BIBLE CHURCH	25. WILLOWBEND PARK
6. LDS CHURCH	26. HOLLOW PARK
7. LDS CHURCH	27. LDS CHURCH
8. LDS CHURCH	28. SQUAW HOLLOW PARK
9. LDS CHURCH	29. PHEASANT BROOK PARK
10. LINDON COMMUNITY CENTER	30. MEADOW PARK
11. LDS CHURCH	31. LINDON AQUATICS CENTER
12. LDS CHURCH CANNERY	32. LDS CHURCH
13. LINDON ELEMENTARY	33. KARL MAESER ACADEMY
14. ROCKY MOUNTAIN ELEMENTARY	34. LAKESIDE POWER PLANT (VINEYARD)
15. OAK CANYON JR. HIGH	35. LINDON MARINA
16. TIMPANOGOS ACADEMY	36. FRYER PARK
17. NORTH POINT WASTE TRANSFER STATION	37. DRY CANYON TRAILHEAD
18. EQUESTRIAN STAGING AREA	38. LINDON VIEW PARK
19. WATER TANK PARK	
20. PIONEER PARK	

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

Item 1 – Subject \_\_\_\_\_

Discussion

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Item 2 – Subject \_\_\_\_\_

Discussion

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Item 3 – Subject \_\_\_\_\_

Discussion

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

- Legislative Updates
- Central Utah Valley Transportation Summit, Provo, UT, March 21, 2018
- American Planning Association-Utah Spring Conference, Hurricane, UT April 12-13, 2018
- 

**Adjourn**