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.  
   (20 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.  
   (15 minutes)  
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](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
Item 1:  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
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, February 27, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 7:00 P.M.**

**Conducting:** Sharon Call, Chairperson  
**Invocation:** Mike Marchbanks, Commissioner  
**Pledge of Allegiance:** Steven Johnson, Commissioner

**PRESENT**  
Sharon Call, Chairperson  
Mike Marchbanks, Commissioner  
Rob Kallas, Commissioner  
Charlie Keller, Commissioner  
Steven Johnson, Commissioner  
Hugh Van Wagenen, Planning Director  
Brandon Snyder, Associate Planner  
Kathy Moosman, Recorder

**EXCUSED**  
Mike Vanchiere, Commissioner

**Special Attendee:**  
Matt Bean, Councilmember

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

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning Commission meeting of February 13, 2018 were reviewed.

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

3. **PUBLIC COMMENT** – 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.

**CURRENT BUSINESS** –

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

   Hugh Van Wagenen, Planning Director recognized outgoing Commissioner Bob 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 and served on the 700 North committee and helped steer the city through the
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 sorely missed. Mr. Van Wagenen then presented Commissioner Wily with a gift of appreciation for his service.

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 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 by thanking the Commission and stating this has been a great experience and everyone has been a pleasure to serve with.

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

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

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 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 townhome units in what is considered Parcel C of the Anderson Farms concept plan.

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 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 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.

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 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 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 (single family home phase).

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 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 this phase. There will be a total of 57 dedicated visitor parking stalls for the entire project.
Mr. Van Wagenen then presented an Aerial photo of the proposed subdivision, Preliminary Parkview Towns at Anderson Farms Plat D, Photos of the existing site, the Overall townhome concept (Parcel C), Street cross sections, Off-site utility maps, and Sample elevations followed by discussion.

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

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

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

COMMISSIONER KELLER MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE APPLICANT’S REQUEST FOR APPROVAL OF A 34-LOT RESIDENTIAL TOWNHOME SUBDIVISION WITH THE CONDITION THAT SECTION 7.4.3 OF THE DEVELOPMENT AGREEMENT BE MET.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

Chairperson Call  AYE
Commissioner Kallas  AYE
Commissioner Marchbanks  AYE
Commissioner Keller  AYE
Commissioner Johnson  AYE

THE MOTION CARRIED UNANIMOUSLY.

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

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

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

**ADJOURN** –

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

Approved – March 13, 2018

______________________________
Sharon Call, Chairperson

______________________________
Hugh Van Wagenen, Planning Director
Item 3: Public Comment

1 - Subject ___________________________________
   Discussion
   ______________________________________________
   ______________________________________________
   ______________________________________________

2 - Subject ___________________________________
   Discussion
   ______________________________________________
   ______________________________________________
   ______________________________________________

3 - Subject ___________________________________
   Discussion
   ______________________________________________
   ______________________________________________
   ______________________________________________
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.

**SUMMARY OF KEY ISSUES**

1. Whether to approve a two (2) lot residential subdivision in the Single Family Residential (R1-20) zone based on its compliance with requirements of the zone and other applicable development regulations.

**MOTION**

I move to (approve, deny, continue) 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):

1. 
2. 
3. 

**BACKGROUND**

1. This is a request to create two lots in the Single Family Residential (R1-20) zone.
2. 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).
3. 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.
4. 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.
5. Flag lot regulations are found in LCC 17.32.320 Flag Lots.
6. 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

<table>
<thead>
<tr>
<th>Applicant: John Colaizzi</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Presenting Staff:</strong> Hugh Van Wagenen</td>
</tr>
<tr>
<td><strong>Type of Decision:</strong> None</td>
</tr>
<tr>
<td><strong>Council Action Required:</strong> No</td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY ITEMS**

1. This is a concept review to receive feedback from the Planning Commission regarding the applicant’s proposal.

**MOTION**

No motion necessary.

**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:
  o "[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
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 job sites most of the time.

   The only water usage will be for restrooms 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

John Coleyji
Premier Building Supply
Liondon City
Pump House

Geneva Road

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
Page 22 of 38
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
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.
Anderson Farms Local Road

55' R.O.W.

FACE OF CURB TO FACE OF CURB

5' PLANter

24" C&G

24" C&G

8' MASONRY WALL

CONCRETE & TREE
GRATE PARK STRIP

55' ROAD CROSS SECTION
INTERIOR ROADS

54' ROAD CROSS
500 NORTH INDIA
TYPICAL STREET CROSS-SECTIONS Part 2

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 8% AIR VOID TARGET OF 3.5%
   E. USE N(DESIGN) = 75 CYRATION
   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 VARIATION OF THESE DETAILS MUST BE BASED UPON A DESIGN STAMPED BY A UTAH LICENSED PROFESSIONAL ENGINEER.
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)
RESIDENTIAL LOCAL STREET - 60' ROW

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 GOTECHNICAL 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
550 North
Candidates for no future improvements?

135 West

150 East
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