

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, March 25, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Steve Johnson, Chairperson
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

Steve Johnson, Chairperson
Sharon Call, Commissioner
Rob Kallas, Vice-Chairperson
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Bryce, McConkie, Building Official
Britni Laidler, City Recorder

EXCUSED

Scott Thompson, Commissioner
Ryan Done, Commissioner

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m.

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of March 11, 2025 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 11, 2025 WITH NOTED CHANGES. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. PUBLIC COMMENT – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no comments.

CURRENT BUSINESS –

4. Conditional Use Permit – Review of a Single-Family Home Addition in the Hillside Overlay District at 62 Denali Circle. A request by RC Dent Construction for review and approval to construct a residential home addition in the Hillside Overlay District on a portion of the lot with a slope of 20% or greater (Parcel # 36:808:0011)

Mike Florence, Community Development Director, presented this item and noted that the applicant was present to answer any questions the commission may have. He began by stating that the property owners propose a 9,000-square-foot addition to their existing home and a survey on the home has determined that the addition's location has a slope between 20%-25%.

2 This property is located in the Hillside Protection Zone, which requires the following plans to be submitted with a project:

- 4 • Soils Report
- Geology Report
- 6 • Gardening and Drainage Plan
- Fire Protection Report
- 8 • Vegetation Plan

10 Mr. Florence stated that usually those reports are submitted with this permit, however, the geotechnical engineer is requesting to excavate the land before getting reports. He then noted that for the home addition, the contractor will need to excavate approximately 22' for the footing and foundation and the geotechnical engineer recommends the following:

- 14 1. Clients will excavate for the new proposed addition and excavate a test pit to a depth of 3 feet below the proposed footing elevation.
- 16 2. IGES will observe the excavation and take soil samples at varying depths.
- 18 3. IGES will complete appropriate laboratory tests for bearing capacity calculations and slope stability analysis, if required.
- 20 4. IGES will provide a Geotechnical and Geologic Report once the laboratory data and engineering analysis is complete.

22 Mr. Florence then presented the Vegetation Plan, Drainage Plan and Fire Protection Reports that were submitted. Commissioner Schauers asked for clarification on the excavation and what that will entail. Mr. Florence stated that the excavation will be the full foundation, and if more work is still needed after the reports, that work will be done. Commissioner Marchbanks asked how tall the foundation walls will be. Mr. Florence stated those would be 22' and the excavation will include an additional 9ft down to accommodate the indoor pool. Commissioner Call asked for clarification on what will happen if reports show they can't proceed with the project. Mr. Florence stated that the applicant will then be required to restore the property to what it was prior to excavation. He then noted that once excavation is completed, they will do the studies on it and then come before the commission again before proceeding. General discussion followed. Mr. Florence then discussed water pressure flow rates and noted that it would be a condition of approval and then he went over the remaining conditions of approval with the commission.

36 Following general discussion, Chairperson Johnson called for any further comments or discussion from the Commission. Hearing none he called for a motion.

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COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S
40 REQUEST FOR EXCAVATION OF THE SITE AT 62 S. DENALI CIRCLE FOR THE
SINGLE-FAMILY HOME ADDITION WITH THE FOLLOWING CONDITIONS: 1. THE
42 GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OUTLINED IN THE
ENGINEER'S LETTER DATED MARCH 19, 2025, SHALL BE FOLLOWED FOR
44 FURTHER STUDY OF THE EXCAVATION AREA; 2. A BUILDING PERMIT WILL BE
ISSUED, AND APPROPRIATE FEES PAID, FOR EXCAVATION ONLY IN THE AREA OF
46 THE RESIDENTIAL ADDITION; 3. NO FURTHER WORK BEYOND EXCAVATION
SHALL BE PERFORMED UNTIL THE GEOTECHNICAL AND GEOLOGY REPORTS ARE

SUBMITTED, REVIEWED AND APPROVED BY ALL APPLICABLE CITY DEPARTMENTS, AND PRESENTED FOR APPROVAL AT A SECOND PLANNING COMMISSION MEETING; 4. UPDATED BUILDING PLANS INCORPORATING THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER AND GEOLOGIST SHALL BE SUBMITTED FOR FULL BUILDING PLAN REVIEW; 5. MITIGATION MEASURES OUTLINED IN LINDON CITY ORDINANCE 17.57 – HILLSIDE OVERLAY DISTRICT AND ADOPTED INTERPRETATIONS WILL BE ADDRESSED IN THE GEOTECHNICAL AND GEOLOGY REPORTS; 6. COMPLIANCE WITH THE CANBERRA HEIGHT PLAT A SUBDIVISION PLAT NOTE, WHICH STATES THAT THE MAXIMUM SQUARE FOOTAGE HOME ALLOWED WITHOUT ADDITIONAL FIRE PROTECTION MEASURE BEING EMPLOYED IS 9,400 S.F. (TYPE 5N CONSTRUCTION BASED ON 2,500 GPM FIRE FLOW WITH RESIDUAL PRESSURE AT 20 PSI) OR AN ALTERNATIVE APPROVED BY THE BUILDING OFFICIAL, FIRE MARSHAL, AND PLANNING COMMISSION. HOMEOWNER SHALL VERIFY WATER PRESSURE AND FLOW RATES AND SUBMIT A REPORT TO THE CITY ENGINEER AND BUILDING OFFICIAL SIMULTANEOUSLY WITH THE REQUIRED GEOTECHNICAL AND GEOLOGY REPORTS; 7. A WRITTEN STATEMENT BY THE LANDSCAPER OR ANOTHER QUALIFIED PERSON OR FIRM WILL BE SUBMITTED TO THE CITY FOR REVIEW BY THE PLANNING COMMISSION BEFORE FINAL APPROVAL. THIS STATEMENT MUST ADDRESS ANY VEGETATION PROBLEMS, AND FURTHER STATING AN OPINION AS TO THE ABILITY OF THE PROPOSED PLAN TO MITIGATE OR ELIMINATE SUCH PROBLEMS IN A MANNER AS TO PREVENT HAZARD TO LIFE OR PROPERTY, ADVERSE EFFECTS ON THE SAFETY, USE OR STABILITY OF A PUBLIC WAY OR DRAINAGE CHANNEL, AND ADVERSE IMPACT ON THE NATURAL ENVIRONMENT; AND 8. ALL ITEMS OF THE STAFF REPORT COMMISSIONER CALL SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER JOHNSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Open and Public Meetings Training

Mike Florence, Community Development Director, presented a video for the Annual Open & Public Meetings Act Training for the commission to review. General discussion followed.

6. Community Development Director Report

- Next meeting April 15th
- Misc. City Updates

ADJOURN –

2 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 6:40 PM.
3 COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
4 THE MOTION CARRIED.

6 Approved, April 15, 2025

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Steve Johnson, Chairperson

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Michael Florence, Community Development Director