

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **December 9, 2014 at 8:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 8:00 P.M.

7 Conducting: Sharon Call, Chairperson
8 Invocation: Mike Marchbanks, Commissioner
9 Pledge of Allegiance: Bob Wily, Commissioner

10 **PRESENT**

11 Sharon Call, Chairperson
12 Bob Wily, Commissioner
13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner
15 Matt McDonald, Commissioner
16 Hugh Van Wagenen, Planning Director
17 Jordan Cullimore, Associate Planner
18 Kathy Moosman, City Recorder

10 **ABSENT**

11 Andrew Skinner, Commissioner

19 Special Attendee:

20 Matt Bean, Councilmember

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- 24 1. **CALL TO ORDER** – The meeting was called to order at 8:10 p.m.
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- 26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of November 25,
27 2014 were reviewed.

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29 COMMISSIONER MCDONALD MOVED TO APPROVE THE MINUTES OF
30 THE REGULAR MEETING OF NOVEMBER 25, 2014 AS AMENDED.
31 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
32 VOTED IN FAVOR. THE MOTION CARRIED.

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34 3. **PUBLIC COMMENT** –

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

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38 **CURRENT BUSINESS** –

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- 42 4. **Plat Amendment:** *Kids Village, 195 North State Street.* Ann Whittaker of Kids
43 Village private school requests approval of an amendment to Old Station Square Plat
44 B. The proposed amendment will remove a note prohibiting State Street access to lot
45 12, and relocate a 6' pedestrian trail access easement to align with site plan approved
46 at the November 25, 2014 Planning Commission meeting.

2 Jordan Cullimore, Associate Planner, opened the discussion by giving a brief
overview of this agenda item. He explained this is a request for approval by Ann
4 Whittaker of Kids Village private of an amendment to Old Station Square Plat B. He
noted this proposed amendment will remove a note prohibiting State Street access to lot
6 12, and relocate a 6' pedestrian trail access easement to align with site plan approved at
the November 25, 2014 Planning Commission meeting. He explained the existing plat for
8 this lot had some discrepancies that needed correcting along with some changed
circumstances. Therefore, Curtis Miner, Architect for the project, is back to address the
Commission tonight to formalize this plat amendment and request approval to bring the
10 existing subdivision in line with the site that was previously approved.

12 Mr. Cullimore further explained that previously, the Utah Department of
Transportation (UDOT) prohibited vehicle access from State Street access from lot 12
that is indicated on the existing plat. He went on to say the applicant recently approached
14 UDOT to request permission to establish a vehicle access point from State Street, and
permission was granted from UDOT. Mr. Cullimore noted that this amendment will
16 remove the note prohibiting Street access in accordance with UDOT's approval. Mr.
Cullimore further stated that the existing plat also identifies a pedestrian access easement
18 along the west boundary line of lot 12 to allow public access between the sidewalk on 200
North and the Lindon Heritage Trail.

20 Mr. Cullimore added that the Kids Village site plan has moved this access from
the west boundary of the lot to a sidewalk running through the site. He noted the plat
22 amendment reflects this change and still meets the intent of the original easement. The
storm drainage and sewer will remain but the public access easement through the trail
24 will be adjusted as reflected on the plan and this will be the creation of a new plat with
the changes. He stated that the city engineer and staff along with Mr. Miner has reviewed
26 this plat and they have no concerns with the access.

28 Mr. Cullimore then referenced the existing Old Station Square Subdivision Plat
B with proposed changes, the proposed Kids Village Subdivision and the approved Kids
Village site plan followed by some general discussion. Commissioner Kallas mentioned
30 that people on horses will be using the trail access and if they had considered this as it
will be very busy during the drop off and pick hours. He also questioned if they had
32 considered any other ways to separate it to avoid these issues.

34 Curtis Miner, architect on the project, was in attendance representing this agenda
item. Mr. Miner stated that the circulation patterns that were developed in the property
will support most of the people coming down that sidewalk, and they are attempting to
36 formalize what they think will happen anyway. Commissioner Marchbanks pointed out
that the trail is on the backside of the buildings in Old Station Square and he feels it
38 should not be an issue and there will be a slim chance that horses will be going by Kids
Village and sees this as a floating easement. He would also suggest implementing some
40 signage that may be beneficial. Mr. Cullimore noted these items were shown on the
approved site plan.

42 Commissioner Kallas inquired if they are wanting to put the easement right
against the building. Mr. Miner stated, realistically, this is the way the site is going to
44 function. He understands the issue of the horse concerns, but he feels if people really
want to come through the property on a horse there are other ways to get to the trail. He
46 feels that occurrence would be a very infrequent situation and other than the drop off and

pick up times the sidewalk would be available for public use and protected by the easement. Mr. Miner then showed exactly where the easement would run.

Councilmember Randi Powell, who was in attendance, commented that Kids Village is a very efficiently run business. She noted if they can run so smoothly (with the pick-up and drop-off) at their current location, this new location will run even more efficiently. She agreed that because the trail is a public access it will be utilized and more than likely horses will be on the trail at times but will not be commonly seen.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT’S REQUEST FOR APPROVAL OF A PLAT AMENDMENT TO VACATE LOT 12 OF OLD STATION SQUARE PLAT B, AND CREATE KIDS VILLAGE SUBDIVISION WITH NO CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE
THE MOTION CARRIED UNANIMOUSLY.

5. **Review and Action** – *Lindon City 2015 Public Meeting Schedule*. The Commission will review the proposed 2015 Public Meeting Schedule. Recommendations will be made to the City Council at the next available meeting.

Mr. Cullimore led this agenda item by explaining every year Lindon City needs to review and approve the Public Meeting Schedule for the upcoming calendar year as required by State Code. He noted that the Planning Commission meetings for 2015 are scheduled for the 2nd and 4th Tuesdays of each month. Mr. Cullimore further stated this action is needed to approve the schedule and is a formality. He also mentioned that December is the only month that will only have one Planning Commission meeting scheduled. Mr. Cullimore stated that the dates marked with an asterisk are dates that are subject to cancellation. He added that recommendations will be made to the City Council at the next available meeting.

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

COMMISSIONER SKINNER MOVED TO APPROVE THE LINDON CITY 2015 PUBLIC MEETING SCHEDULE AS PRESENTED AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 6. **New Business (Reports by Commissioners) –**

6 Chairperson Call called for any new business or reports from the Commissioners.
8 Commissioner Marchbanks mentioned an item that he would like to see brought up at a
10 City Council meeting. He asked about the possibility (if appropriate) for the Planning
12 Department staff to direct people who are considering developing these high density
14 projects that the only place the city is considering allowing anything of a high density
16 nature would be west of Geneva Road to curtail other things that may convolute the
18 whole process for the Anderson Project. He suggested setting a parameter or drawing a
20 line down Geneva Road to indicate the city is considering and exploring the idea of these
22 types of projects but only on the west side of Geneva Road.

24 Chairperson Call mentioned that the Ivory project is so massive that she is trying
26 to comprehend what that entails with the high density component. She stated her
28 concerns that to consider other projects right now of a high density nature is difficult to
30 comprehend right now. Commissioner Marchbanks commented that we have a premier
32 developer looking to build a community that would drastically change our community
34 from what we see today. Commissioner Kallas asked, if at some point, a zoning change
36 would be an option to restrict the high density to west of Geneva Road.

38 Commissioner Marchbanks commented that he spoke with several
40 Councilmembers that feel the same way. He went on to say if we are trying to put our
42 best foot forward he would like to see every chance given to come up with a viable,
44 workable master plan for that area if we ever hope to see 700 north come to fruition. He
46 voiced his concerns that the magnitude we are talking about for the 100+ acres of the
Anderson property makes it a different animal than taking a 10 or 20 acre piece here or
there. Commissioner McDonald was in complete agreement with that statement. There
was then some additional discussion by the Commission regarding this issue. Mr. Van
Wagenen stated that staff will take these comments into consideration for
implementation. Chairperson Call called for any further comments or discussion. Hearing
none she moved on to the next agenda item.

32 7. **Planning Director Report–**

34 Mr. Van Wagenen reported on the following items:

- 36 • Employee Christmas party at noon on December 24th at the Community
38 Center.

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

44 **ADJOURN –**

46 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 9:00 P.M. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – January 13, 2014

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director