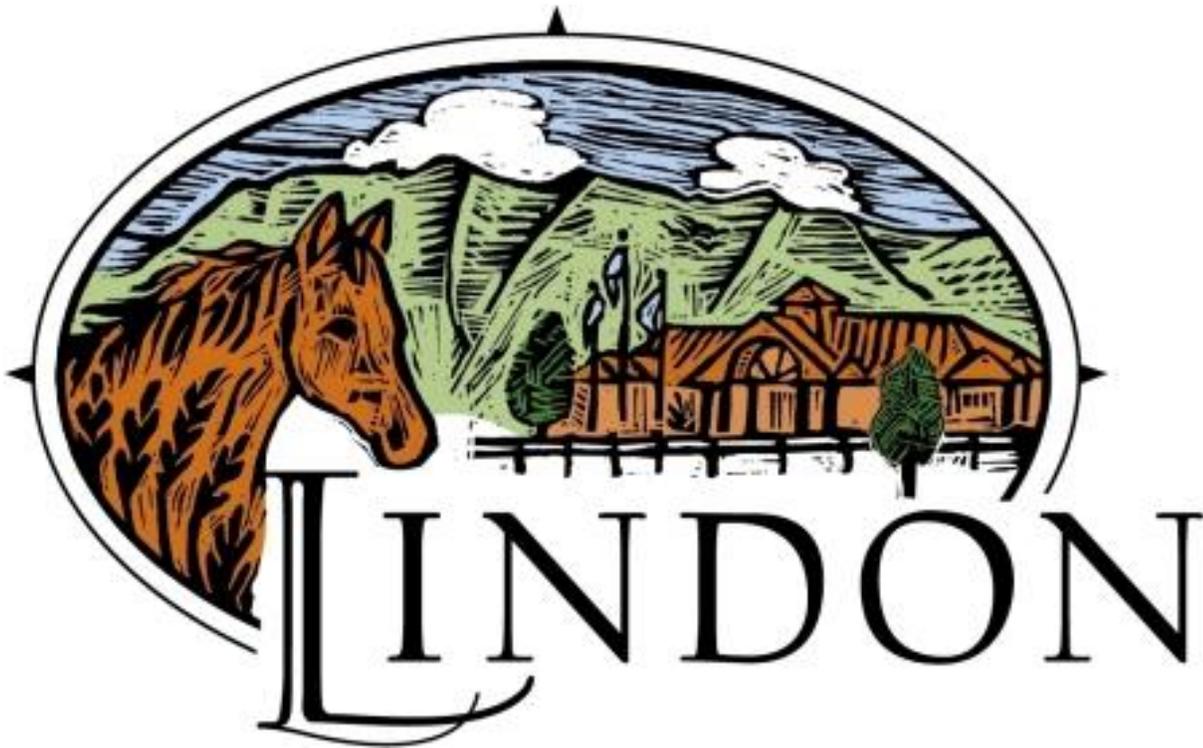


# **Lindon City Planning Commission Staff Report**



February 23, 2016

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 23, 2016**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

### AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

#### 1. Call to Order

#### 2. Approval of minutes

Planning Commission 2/9/16; Joint Work Session CC and PC 2/2/16

#### 3. Public Comment



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

*(Review times are estimates only.)  
(15 minutes)*

#### 4. Major Subdivision — Lindon Hidden Meadows Subdivision, Plat B (Approx. 800 E. Center Street)

Danny Bentley requests preliminary approval of a six (6) lot subdivision, including dedication of public street(s), at approximately 800 East Center Street in the Single Family Residential (R1-20) zone.

*(15 minutes)*

#### 5. Major Subdivision — Williamson Farms Subdivision, Plat A (Approx. 350 East 450 North)

Robert Williamson requests preliminary approval of a ten (10) lot subdivision, including dedication of public street(s), at approximately 350 East 450 North in the Single Family Residential (R1-20) zone.

*(15 minutes)*

#### 6. Public Hearing — Street Master Plan Amendment (Approx. 350 East 500 North)

Robert Williamson requests preliminary approval of a proposed amendment to the Lindon City Street Master Plan Map to remove a master planned road connection located at approximately 350 East 500 North in the Single Family Residential (R1-20) zone. The road connection was planned to connect future 500 North street from 200 East with the proposed 350 East street.

*(30 minutes)*

#### 7. Training Session — LUAU (Land Use Academy Utah)

Lindon City Community Development Planning Director, Hugh Van Wagenen, will discuss with the Planning Commission the recent launch of the instructional website LUAU Land Use Academy Utah.

#### 8. New Business from Commissioners

#### 9. 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.

**Posted By:** Hugh Van Wagenen

**Time:** ~3:00 pm

**Date:** February 19, 2016

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

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

February 23, 2016 Planning Commission meeting.

### **Roll Call:**

Sharon Call  
Rob Kallas  
Mike Marchbanks  
Matt McDonald  
Bob Wily  
Charlie Keller

**Item 2: Approval of Minutes**

Planning Commission Meeting — 02/09/2016

Joint Work Session Lindon City Council & Planning Commission — 02/02/2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **February 9, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson  
9 Invocation: Rob Kallas, Commissioner  
10 Pledge of Allegiance: Charlie Keller, Commissioner

12 **PRESENT** **ABSENT**  
13 Sharon Call, Chairperson  
14 Mike Marchbanks, Commissioner  
15 Rob Kallas, Commissioner  
16 Bob Wily, Commissioner  
17 Matt McDonald, Commissioner – Electronic participation  
18 Charles Keller, Commissioner  
19 Hugh Van Wagenen, Planning Director  
20 Brandon Snyder, Associate Planner  
21 Kathy Moosman, City Recorder

- 22
- 23 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
  - 24
  - 25 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission  
26 meeting of January 26, 2016 were reviewed.

28 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
29 REGULAR MEETING OF JANUARY 26, 2016 AS AMENDED. COMMISSIONER  
30 WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE  
31 MOTION CARRIED.

32

- 33 3. **PUBLIC COMMENT** –

34  
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.

38 **CURRENT BUSINESS** –

- 39 4. **Conditional Use Permit — Streamline Manufacturing.** Patrick Call,  
40 Streamline Manufacturing, LLC, requests a conditional use permit (CUP) for  
41 General Food Mfg.- under 20,000 sq./ft., to be located at 632 North 2000 West, in  
42 the Mixed Commercial (MC) zone.

43  
44 Brandon Snyder, Associate Planner, led this discussion by stating Patrick Call,  
45 with Streamline Manufacturing, LLC, (who is attendance) is proposing to occupy a  
46 portion of a building located at 632 North 2000 West. He noted the site plan for the  
47 structure was previously approved by the Planning Commission. The structure (Building  
48

2 #1) is 81,884 sq. ft. and is nearing completion. Mr. Call is requesting approval for general  
4 food manufacturing and this use requires a conditional use permit in the MC zone. The  
6 facility is limited to 20,000 square feet; the submitted plans indicate the facility at  
8 approximately 15,000 sq. ft. in area. A facility over 20,000 square feet is not permitted in  
10 the MC zone. In addition to general food manufacturing, they will be batching and filling  
12 topical ointments, supplements, personal care, and cosmetic products. Some of these  
14 items are currently not identified on the Lindon City Standard Land Use Table, however,  
16 the Standard Land Use Table, Appendix A, Section 1-B, indicates that the land uses  
18 identified in the table are intended to regulate primary uses of parcels or structures. In  
20 some instances, land uses not allowed as a permitted or conditional use may be allowed  
22 when the use is secondary or ancillary to the main or primary use of the property when  
24 the use is found to be compatible with the zone in which the use is located. It also  
26 indicates that these secondary or ancillary uses shall be defined as a use which does not  
28 occupy more than 20% of the site or constitute more than 20% of the business.

16 Mr. Snyder stated the objective in establishing the Mixed Commercial zone is to  
18 provide areas within the City where low intensity light industrial, research and  
20 development, professional and business services, retail and other commercial related uses  
22 may be located. When determining if a secondary use is compatible and harmonious with  
24 the zone, the Planning Commission may consider the following: nature of inventory,  
26 processes, storage of materials, number of employees, business hours, and transportation  
28 requirements, possible generation of nuisances (noise, smoke, odor, glare, vibration,  
radiation, and fumes), and any specific utility requirements (water supply, waste water  
output, pretreatment of wastes and emissions). Mr. Snyder noted that third party notices  
were mailed to the adjoining property owners in accordance with Lindon City Code and  
staff has received no public comment at this time. Mr. Snyder then referenced for  
discussion Table #1 showing the surrounding land uses and zoning. He also referenced  
Table #2 showing the property information.

30 Mr. Snyder explained that State Code defines a conditional use as "a land use that,  
32 because of its unique characteristics or potential impact on the municipality, surrounding  
34 neighbors, or adjacent land uses, may not be compatible in some areas or may be  
36 compatible only if certain conditions are required that mitigate or eliminate the  
detrimental impacts." He went on to say that 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." He also pointed out that once granted, a  
conditional use permit runs with the land.

38 Mr. Snyder further explained that State Code also provides that a conditional use  
40 permit application may be denied only if "the reasonably anticipated detrimental effects  
42 of a proposed conditional use cannot be substantially mitigated by the proposal or the  
imposition of reasonable conditions to achieve compliance with applicable standards."  
Mr. Snyder then referenced Mr. Call's proposed use description and exhibits for  
discussion. He then turned the time over to Mr. Call for comment.

44 Mr. Call commented they plan to do an FDA approved and regulated  
46 manufacturing facility. He also explained what products they will manufacture.  
48 Commissioner Kallas asked if there are any byproducts or disposable products that would  
pose any issues or concerns. Mr. Snyder stated the applicant has submitted an industrial  
waste questionnaire (submitted to Orem City for review). He added that the landowner

2 has reviewed any potential impacts to the building (grease traps, separators, etc.) and  
these elements were added to the system.

4 Chairperson Call observed that the primary use is permitted in this zone and it is  
their job to decide if the secondary use is compatible and harmonious which is the  
6 processing, storage and the type of products they package. Mr. Snyder stated in this  
scenario they are not asking for a compatibility review as the code allows the secondary  
8 use. Mr. Snyder stated the commission needs to determine if the primary use meets the  
conditions impacted and created by the use. Chairperson Call pointed out when they  
10 reviewed and approved the property/building they looked at building height, parking  
stalls, front, rear and side setbacks, lot area etc., so this appears to meet all requirements.  
12 There was then some general discussion regarding this conditional use request.

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

16 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
18 APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL  
FOOD MFG. UNDER 20,000 SQUARE FEET TO BE LOCATED AT 632 NORTH  
2000 WEST, STE. 106 WITH NO CONDITIONS. COMMISSIONER WILY  
20 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
22 COMMISSIONER KALLAS	AYE
22 COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER WILY	AYE
24 COMMISSIONER MCDONALD	AYE
26 COMMISSIONER KELLER	AYE

28 THE MOTION CARRIED UNANIMOUSLY.

30 5. **Minor Subdivision—West Lindon Business Park.** Ed Daley requests a one lot  
subdivision in order to dedicate Right of Way along 2800 West for the West  
32 Lindon Business Park at approximately 730 North 2800 West in the Mixed  
Commercial zone.

34 Hugh Van Wagenen, Planning Director, stated the applicant, Ed Daley, was not  
able to attend but Mike Anderson and David Peterson are in attendance as representatives  
36 of this agenda item. He noted the applicant is requesting approval of a one lot  
subdivision in order to dedicate right of way along 2800 West for the West Lindon  
38 Business Park located at 730 North 2800 West in the Mixed Commercial zone. He  
mentioned that the development of this property requires street right of way dedication to  
40 the City. He stated that whenever street dedication is required, the dedication requires a  
subdivision plat per LCC 7.02.10(175.a). The site is located in the Mixed Commercial  
42 (MC) zone and will have two office/warehouse buildings; review of the site plan will be  
considered in a later agenda item.

44 Mr. Van Wagenen stated the minimum lot size in the MC zone is 1 acre (43,560  
sq. ft.) and the lot created by this subdivision will be 4.2 acres. He noted Lot 1 meets the  
46 required public street frontage of 100 feet (it has 346 feet). There are road improvements  
required along 2800 West including road widening, curb, gutter, and sidewalk. These  
48 improvements are reflected in the West Lindon Business Park site plan that will be

2 reviewed during a later agenda item. However, the improvements will be required for  
subdivision approval, even if the site development didn't happen. Typically,  
4 improvements are reviewed by staff at the final plat stage of a subdivision application and  
not during preliminary plan approval as granted by the Planning Commission. He noted  
6 the City Engineer is addressing engineering standards and all engineering issues will be  
resolved before final approval is granted. He added that this item is pretty straightforward  
8 and staff has no concerns. Mr. Van Wagenen then referenced the aerial photo of the  
proposed subdivision and Victory Quarry Plat A for discussion.

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

12  
14 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A ONE LOT SUBDIVISION TO BE KNOWN AS  
16 VICTORY QUARRY PLAT A WITH NO CONDITIONS. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

18 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
20 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
22 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE
24 THE MOTION CARRIED UNANIMOUSLY.	

- 26 6. **Site Plan — West Lindon Business Park.** Ed Daley requests site plan approval  
for two office/warehouse buildings, 21,567 and 36,686 square feet respectively at  
28 approximately 730 North 2800 West in the Mixed Commercial zone.

30 Mr. Van Wagenen explained this item is for site plan approval for two  
office/warehouse buildings, 21,567 and 36,686 square feet respectively of which the  
32 minor subdivision was just approved located at 730 North 2800 West in the Mixed  
Commercial zone. He noted that each building will be occupied by a different company.

34 Mr. Van Wagenen explained this parcel was recently rezoned to Mixed  
Commercial (MC) from General Commercial (CG) to accommodate the intended  
36 office/warehouse use. He added the road dedication is required along 2800 West for this  
development and thus requires a subdivision plat.

38 Mr. Van Wagenen then referenced for discussion the Parking Standard Requirements  
as follows:

- 40 • General Office requires 1 space for every 350 square feet (44 required for this  
project).
- 42 • Warehousing in the MC zone requires 1 space for every 500 square feet (92  
required for this project).
- 44 • Total required vehicle spaces is **136**. Code allows a comparative use study to be  
provided in order to allow fewer than the required stalls. The study should provide  
46 actual parking information for similar uses.
- 48 • Bike parking in the MC zone requires an 8% ratio to required vehicular stalls up  
to 16 bike stalls (**11** required for this project).

2 Provided:

- Total provided vehicle spaces is **93** which is 43 fewer than the requirement.  
4 Fifteen stall are being provided in garages on the east side of the property.
  - A comparative parking study has been provided for Building A based on  
6 the applicant's existing operations in another location. The applicant has  
8 provided this information so that a reduction in the number of required  
10 stalls be granted for the project. If in the future more parking is necessary  
due to increased activity at the site, there appears to be room to  
accommodate the additional stalls on the east portion of the property  
between the building and garages.
  - Letter attached and parking count from existing NPI operation.
- Bike parking: **12** stalls are being provided, 6 at each building entrance.

14  
16 Mr. Van Wagenen mentioned that Staff's concerns with the parking is satisfied  
and they feel comfortable with the parking provided based on the provision in the code  
and the information provided by the applicant from their existing operation.

18 Mr. Van Wagenen stated the required 20 foot landscape strip along 2800 West is  
20 being provided with trees every 30 feet on center. He stated the code requires a grassed  
berm for the strip, however, the applicant is requesting to not have the berm in order to  
22 prevent uneven, inefficient watering patterns along the strip. In consideration of not  
having the berm, they are requesting to add additional bushes to be planted in the  
landscape strip to buffer the parking lot from the roadway. The planning commission has  
24 the ability to grant that exception when appropriate.

26 Mr. Van Wagenen stated that interior landscaping must be provided at 40 square  
feet per required stall with one tree per 10 stalls. With the proposed 93 stalls, that equates  
to 3,720 square feet and 10 trees required; both requirements are met. Mr. Van Wagenen  
28 went on to say the MC zone requires a minimum of 15% open space generally on the site.  
This site requires 27,296 s.f. of open space and 30, 146 s.f. is provided. The required 5  
30 foot landscape strip around the perimeter of the buildings per MC zone standards is being  
provided except where loading docks are located; this issue has been addressed.

32 Mr. Van Wagenen then referenced the MC zone the architectural design  
requirement that states that concrete tilt-up buildings shall comply with the following  
34 standards:

- a) Painted or colored concrete exteriors are permitted. The shade of each color must  
36 be consistent.
- b) Bare concrete exteriors are not permitted.
- c) The exterior of a concrete tilt-up building shall be finished with additional  
38 architectural details such as entrance canopies, wrought iron railings and finishes,  
40 shutters, multi-level porches, metal shades, and metal awnings.

42 Mr. Van Wagenen stated all of the colors meet the color palette in the Design  
Guidelines. He also referenced elevations which indicate the painted concrete will be the  
44 exterior finish of the building with Elder White, Dorian Gray, and Gauntlet Gray being  
the colors. There will be steel awnings, windows and a tilt wall will provide architectural  
46 accents for the building. He noted the building is within the 48 foot height limit in the LI  
zone, the highest point of the parapet wall will be about 38 feet.

2 Mr. Van Wagenen noted there are a few engineering issues that will need to be  
4 resolved before the plans are finalized and staff will ensure all requirements are met with  
6 nothing of significant note. Mr. Van Wagenen then referenced an aerial photo of the site  
and surrounding area, a photograph of the existing site, site plan, parking letter and count,  
architectural rendering & elevations and the landscaping plan and color palette followed  
by discussion. He then turned the time over to the applicant for comment.

8 Commissioner Kallas questioned the nature of the garages. Mr. Anderson stated  
10 the owner approached them with the garages and suggested they had a number of parties  
interested in leasing the garages for car storage (storage units); they have kept it pretty  
12 basic and can be leased three spaces at a time. Mr. Van Wagenen pointed out that storage  
units are permitted in this zone and will be an ancillary use to the primary use. Mr.  
Anderson explained their operation noting they will package at this facility.

14 Chairperson Call observed that the only question is the parking situation which  
16 can be approved as long as the traffic study has been done and if there is any issue with  
parking there is a provision for additional parking and to expand the parking area if  
needed that will meet the requirement. Also in question is the request of using  
18 landscaping instead of the berm because of the water flow. Mr. Van Wagenen stated staff  
is comfortable with these two issues. Chairperson Call stated she doesn't have a problem  
20 with the landscaping in place of the berm and the parking issues seems to be resolved and  
it appears the interior landscaping, open space, perimeter landscaping and architectural  
22 guidelines are met. Commissioner Keller mentioned the removal of the road several  
weeks ago from the general plan and if there is the potential any issues or concerns with  
24 access.

26 Mr. Van Wagenen explained if the roadway were to go in on this development  
they would have concerns with trucks backing off of the public roadway along with an  
additional 20 ft. of required landscaping along that portion of the road, but with the 36 ft.  
28 of asphalt they don't have concerns; there is the certainly the opportunity and potential if  
the property owners wanted to work out some kind of long driveway in the future (not  
30 necessarily a public road); it is there and has a different feel than what a public road  
would require. The road would have impacted their current design and they feel they can  
32 move forward without that roadway as they will still have access. Mr. Van Wagenen then  
explained berming requirements followed by discussion.

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

36  
38 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL OF TWO OFFICE/WAREHOUSE  
BUILDINGS OF 21,567 S.F. AND 36,686 S.F. TO BE KNOWN AS WEST LINDON  
40 BUSINESS PARK WITH THE CONDITION THAT VICTORY QUARRY PLAT A  
SUBDIVISION BE RECORDED AND THE LANDSCAPING AS PRESENTED.

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

44 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
46 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
48 COMMISSIONER MCDONALD	AYE

2 COMMISSIONER KELLER AYE  
THE MOTION CARRIED UNANIMOUSLY.

- 4  
6 7. **Site Plan — Jasper Plumbing.** Terry Jasper requests site plan approval for the  
Jasper Plumbing office/warehouse 9,050 sq. ft., to be located at 158 South 2000  
West in the Light Industrial (LI) zone.

8  
10 Mr. Snyder opened this discussion by explaining the applicant, Terry Jasper along  
with Larry Houghton, architect, are in attendance representing this item. Mr. Snyder  
12 stated Mr. Jasper is proposing to construct an office/warehouse building (9,050 sq. ft.) on  
the lot located at 158 South 2000 West. The structure/site will be used for  
14 Office/warehouse and for Plumbing & Heating Equipment & Supplies - indoor storage  
only, which are both permitted uses in the Light Industrial (LI) zone. Mr. Snyder  
16 mentioned the intent of the Light Industrial (LI) zone is to provide areas in appropriate  
locations where light manufacturing, industrial processes and warehousing not producing  
18 objectionable effects may be established, maintained, and protected. The regulations of  
this district are designed to protect environmental quality of the district and adjacent  
20 areas and site plan review is required for all new development within a non-residential  
zone per code.

22 Mr. Snyder then referenced the table of the Existing and Surrounding Land Uses  
and Zoning. Planning Staff, the City Engineer and the applicant are working through  
24 technical issues related to the site and City Staff will ensure all issues are resolved before  
final Engineering approval is granted. He stated that the notices were provided on to the  
26 adjoining property owners and staff has received no public comment at this time. He then  
referenced the table showing the property information (Light Industrial (LI) zone) noting  
the parking requirement are met.

28 Mr. Snyder stated the LI zone requires that a landscaped strip twenty (20) feet in  
width shall be planted with grass, and trees planted every thirty (30') feet on center along  
30 all public street frontages. Mr. Snyder pointed out that no fencing regulations apply as the  
site is not adjacent to a residential use or residential zone. The building exterior is to be  
32 stucco and metal, which complies with Lindon City Code materials and percentages  
requirements. He noted that Mr. Jasper's elevations and building colors are included in  
34 the staff report. The dumpster will be enclosed in CMU block walls with metal site  
obscuring gates in the back of the building. Mr. Snyder then referenced for discussion the  
36 landscape plan, elevations and color renderings. He then turned the time over to the  
applicant for comment.

38 Commissioner Kallas asked if this is a metal building with veneer stucco. Mr.  
Jasper confirmed that statement noting it will be consistent with the other buildings in the  
40 area. Commissioner Wily inquired if the parking surface will be asphalt. Mr. Jasper  
confirmed the front parking lot will be asphalt. Commissioner Kallas asked about the  
42 multiple garages and if this is a single tenant building that will be leased out. Mr. Jasper  
confirmed they will have a few small rentals in the building with one confirmed so far.  
44 The tenant they are considering repairs box trailers, brakes, wiring, axels etc. Mr. Jasper  
stated they have outgrown their present facilities located in Lehi (13 years).

46 Chairperson Call observed this site plan request appears to meet lot area, frontage,  
height, parking, setbacks, building colors and materials, dumpster enclosed, and the  
48 landscaping requirements are met and fencing is not required.

2 Chairperson Call asked if there were any further questions or comments. Hearing  
none she called for a motion.

4  
6 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL WITH NO CONDITIONS.  
8 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

10 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

12 COMMISSIONER WILY AYE

COMMISSIONER MCDONALD AYE

14 COMMISSIONER KELLER AYE

THE MOTION CARRIED UNANIMOUSLY.

- 16  
18 8. **Continued Public Hearing—Ordinance Amendment, 17.48, Vehicle Sales Site  
Requirements.** Lindon City is considering a City Code amendment to enact  
specific site requirements for vehicle sales lots in Commercial zones.  
20 Landscaping, display areas, buildings, and customer/employee parking are among  
the items being considered. This item was continued from the previous Planning  
22 Commission Meeting on January 26, 2016.

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

28 Mr. Van Wagenen led this discussion by giving a brief background of this agenda  
item. He explained this is a city initiated request to consider a City Code amendment to  
30 enact specific site requirements for vehicle sales lots in Commercial zones with  
landscaping, display areas, buildings, and customer/employee parking are among the  
32 items being considered. He noted this item was continued from the previous Planning  
Commission Meeting held on January 26, 2016. Over the last several months the  
34 Planning Commission and City Council have been discussing used vehicle sales along  
State Street. These discussions stemmed from concept reviews received from applicants  
36 looking to change zoning designations on specific lots to allow used vehicles sales. As  
part of the discussions, it was contemplated to have specific site requirements for vehicle  
38 sales lots in commercial zones; that attached ordinance is a draft of possible  
requirements.

40 Mr. Van Wagenen stated that Lindon already has landscaping, parking, and  
design requirements for new sites being developed. However, the requirements in this  
42 ordinance would be additional requirements for not only newly developed vehicle sales  
lots, but also sites converting to vehicular sales lots from in commercial zones where  
44 such sales are allowed. He noted this ordinance in its current form would not apply to  
vehicle sales lots outside of commercial zones. This ordinance draft references sections  
46 of code found in 17.18 Off-Street Parking as many parking standards are covered in that  
section of the code. This will also prevent having to update two sections of code if  
48 standards in 17.18 are amended. With such an ordinance it is possible to require all

2 existing vehicle sales lots to come into compliance after a certain period of time.  
3 However, it is typical to allow previously approved uses to continue under the previous  
4 requirements unless they choose to expand their operation in some manner. An  
5 assessment of existing used vehicle sales lots was conducted for reference in developing  
6 the draft requirements in the ordinance. The Planning Commission continued this item  
7 from the last meeting. Information regarding the practical effects of the proposed  
8 requirements was requested.

9 Mr. Van Wagenen then referenced the Ordinance 2016-3-O Draft 17.48.200, that  
10 states Vehicle Sales Lots, Sales lots for automobiles, RVs, boats, trailers, motorcycles,  
11 ATVs, and similar vehicles shall only be conducted in appropriate zones according to the  
12 Standard Land Use Table and shall be fully improved to comply with current city  
13 standards, including fully paved display area, permanent sales office built to the current  
14 building code, landscaping, streetlights and permanent signage. Sales lots must be located  
15 on property that is zoned for such use.

16 Mr. Van Wagenen noted the following additional standards shall also apply:

- 17 1) Business License: Prior to the issuance of any business license indicating a  
18 change of use on a property, an applicant shall first obtain site plan approval from  
19 the Land Use Authority regarding the requirements in this Chapter and Section.  
20 Vehicle Sales Lot site plan applications are subject to an application fee as stated  
21 in the Lindon City Fee Schedule. Site plan submittals must meet the requirements  
22 contained in the Lindon City Land Development Policies, Standards,  
23 Specifications, and Drawings Manual.
- 24 2) Minimum Lot Size: One (1) acre
- 25 3) Minimum Frontage on a Public Street: Two hundred (200) feet; double frontage  
26 lots may count all frontage toward this requirement.
- 27 4) Parking Spaces:
  - 28 a) See 17.18 Off-Street Parking for minimum number of stalls for employees and  
29 customers.
  - 30 b) Dimensions shall meet requirements set forth in 17.18.020 Size of parking  
31 spaces and aisles.
  - 32 c) Stalls must be clearly designated as “Customer” or “Employee” with an  
33 upright pole sign designating customer and employee parking spaces in order  
34 to differentiate from display stalls. These spaces shall not be used for parking  
35 vehicles which are for sale or for the display of any merchandise.
- 36 5) Parking Lot: See 17.18.080 Parking lot maintenance and design.
- 37 6) Display Spaces:
  - 38 a) Dimensions shall meet requirements set forth in 17.18.020 Size of parking  
39 spaces and aisles and be striped.
  - 40 b) All automobiles and other vehicles which are for sale at the auto lot shall be  
41 parked in the automobile showroom or in a parking space which is specifically  
42 designated for displaying merchandise for sale.
  - 43 c) All vehicles for sale shall be parked and stored solely within the automobile  
44 lot.
- 45 7) Display Lot: See 17.18.080 Parking lot maintenance and design.
- 46 8) Display Area:

- 2 a) No merchandise shall be permitted to be stored on any required
- 4 landscaped area, drive access, sidewalk or other public right of way or in
- 6 any manner deemed a safety hazard to the general public.
- 8 b) No merchandise displayed shall exceed ten (10) feet in height as measured
- 10 from the grade of the nearest public sidewalk.
- 12 9) Interior Landscaping:
- 14 a) Landscaping within the interior of the parking/display lot shall be required at
- 16 forty (40) square feet per required customer/employee parking stall and
- 18 twenty (20) square feet per vehicle display space. See 17.18.085 for interior
- 20 landscaping standards.
- 22 b) One (1) tree for every ten (10) customer/employee parking stalls is required
- 24 and one (1) tree for every twenty (20) vehicle display spaces.
- 26 10) Buildings:
- 28 a) Minimum 1,000 square foot building is required
- 30 b) Existing buildings transitioning to a vehicle sales office must be brought up to
- 32 current Commercial Design Standards.
- 34 11) Storage: All parts and material incidental to the operation of dealership must be
- 36 stored in a designated area and concealed from public view.
- 38 12) Repair and maintenance: Repair and/or maintenance of any vehicle/merchandise
- 40 shall take place in an enclosed building.
- 42 13) Lighting: See 17.48.070 Site lighting
- 44 14) Signs on Vehicles: Signs placed on vehicles may not exceed two (2) square feet in
- 46 size.

26 Mr. Van Wagenen then turned time over to Mr. Snyder to give his PowerPoint  
 28 presentation including examples. Mr. Snyder explained he wants to give an idea of what  
 30 is currently required prior to presenting what is being proposed to add to the ordinance.  
 32 He noted the proposal is to add an additional 20 sq. ft. of landscaping per vehicle display  
 34 stall and one additional tree per 20 vehicle display spaces. This is in addition to the  
 36 requirements for customer/employee parking stalls; not required until it reaches 10 stalls.  
 38 He then referenced the off street parking ordinance and landscaping requirements  
 (including perimeter and interior). He also presented used car lot examples (Low Book  
 Sales, Markosian Auto and Performance Motors) followed by some general discussion.  
 In conclusion, Mr. Snyder advised the commission to consider when making a decision  
 that they are trying to balance property rights, in essence, with the desire of community  
 concerns (aesthetics). He called for any questions or comments from the commission at  
 this time.

40 Commissioner Kallas asked staff what they are trying to accomplish with the one  
 42 acre site. Mr. Van Wagenen stated they were trying to respond to concerns expressed of  
 44 the CG-A zone and designated lots that are very small that don't seem to flow or function  
 46 appropriately. Commissioner Kallas mentioned he has observed a lot of car lots in other  
 cities with a row of cars along the street then a building and undeveloped back area, and  
 questioned if the reason staff is suggesting a one acre minimal size is because they are  
 envisioning the whole acre being developed into a car lot with asphalt or hard surface.

48 Mr. Van Wagenen replied they certainly know that someone could use the front  
 half and leave the back undeveloped. State Street specifically in Lindon would seem to be  
 expensive acreage to purchase if not used but that is a logical assumption. If there are

2 concerns with that happening it may need to be addressed. Commissioner Kallas stated it  
could be written to say “minimal one acre improved.” Commissioner Marchbanks  
4 pointed out there have been several applications in the past come before the commission  
with small lots that they did not even consider approving because they felt they were  
6 too small. Chairperson Call stated she likes using the one acre as a filter to ensure there  
are not very small lots.

8 Chairperson Call called for any public comment at this time. There were several  
attendees that addressed the commission as follows:

10 **Junio Cano:** Mr. Cano commented on how his site could potentially evolve based on the  
12 number of cars they anticipate.

14 **Devin Dastrup:** Mr. Dastrup mentioned his concerns with the interior landscaping. He  
expressed that putting the landscaped area in the middle of the parking area creates  
16 maintenance problems (specifically snow removal). He noted they are planning on  
putting in a fence that will divide the property in half and landscaping in front of the  
18 fence. He questioned if that is sufficient for the interior landscaping or does it have to  
break up the middle of the parking lot. Chairperson Call stated as long as it meets the  
20 percentage of landscaping.

22 **Brandy Dastrup:** Ms. Dastrup questioned if they want more than the 20 ft. of  
landscaping does it have to be the 4 ft. to have it count or if it could be 2 ft. all along the  
24 exterior. Mr. Snyder stated that only pertains to the frontage.

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

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

32 Chairperson Call asked the Commissioner’s if they want the full acre  
34 improved (asphalted and landscaped) or a percentage of the acre. Commissioner Wily  
voiced his opinion that he feels one acre is fine as the two recent applicants have agreed  
36 to improve the front first and it is to their economic interest to develop the rest of the  
property as their business grows; he personally doesn’t have a problem with the one acre  
38 and he is fine with the way it is. Commissioner Kallas stated he could live with it either  
way but he doesn’t understand why we would put one acre in the language and not  
40 require them to improve it.

42 Commissioner McDonald agrees with the one acre added because it creates a  
filter and it makes sense. He questioned the interior landscaping but after seeing the  
ordinance it makes sense not to strike it. Commissioner Keller stated when comparing the  
44 current ordinance he feels what is in place is sufficient as it gives enough requirements to  
make it nice. He also feels to axe the interior landscaping will create a problem.

46 Mr. Van Wagenen pointed out that currently the interior landscaping is only  
required when there are 10 or more stalls and typically they won’t have more than 10  
48 stalls. One reason the interior landscaping is required is to break up the asphalt and the

2 urban heat islands and polluted water into storm drains etc. Under the current ordinance if  
they need 9 or less stalls they can completely pave the display area in asphalt and it will  
4 have the same characteristics a business with a lot of required stalls with the requirement  
of the landscaping. Commissioner Wily feels the interior landscaping requirement is well  
6 intentioned but it seems overly burdensome due to the maintenance issues; he is against  
the requirement. Chairperson Call questioned if this group strikes the section will it revert  
8 back to the language that's in the ordinance right now. Mr. Van Wagenen replied as far  
as interior landscaping it would revert back to where it stands now. Chairperson Call  
10 noted if they do strike it she would want the city council to see what has been removed  
(the strike out version). Mr. Van Wagenen pointed out that the city council has seen the  
12 draft ordinance and staff will bring it to their attention.

14 Following some additional discussion by the Commissioners Chairperson Call  
called for a motion.

16 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF  
ORDINANCE AMENDMENT 2016-3-O AS PRESENTED INCLUDING STRIKING  
18 OUT THE ADDITIONAL INTERIOR LANDSCAPING REQUIREMENT FOR  
DISPLAY SPACES (SUBSECTION 9). COMMISSIONER MARCHBANKS  
20 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
24 COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE
26 COMMISSIONER KELLER	AYE

THE MOTION CARRIED UNANIMOUSLY.

28  
*At this time Chairperson Call recommended taking a five minute break at 8:55 pm.*

30  
32 **9. Public Hearing—Ordinance Amendment, 17.41 Anderson Farms Planned  
Development Zone.** Ivory Development requests the creation of the Anderson  
Farms Planned Development Zone ordinance. The purpose of the zone is to  
34 encourage efficient use of land and resources and to provide flexibility in the  
City's zoning scheme in order to allow for unique, innovative, and well planned  
36 developments not otherwise provided for under one of the City's other existing  
zoning classifications. Recommendations will be forwarded to the City Council  
38 for final approval.

40 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN  
42 FAVOR. THE MOTION CARRIED.

44 Mr. Van Wagenen led this discussion by explaining Chris Gamvroulas with Ivory  
Development is in attendance tonight representing this agenda item. Mr. Van Wagenen  
46 gave a brief history stating that over a year ago, Ivory Development approached the City  
regarding a master planned residential community west of Geneva Road, adjacent to the  
48 Creekside community, on the Anderson Dairy Farm (135 acres). The project has been

2 named Anderson Farms. Lindon City currently does not have a zoning ordinance that  
allows for master planned communities of the size, scope that Ivory is proposing and this  
4 ordinance creates the framework for the Anderson Farms community to be implemented.

6 Mr. Van Wagenen noted the purpose of the Anderson Farms Planned  
Development Zone (PD Zone) is to encourage efficient use of the land and resources and  
to provide flexibility in the City's zoning scheme in order to allow for unique, innovative,  
8 and well planned developments not otherwise provided for under one of the City's other  
existing zoning classifications.

10 Mr. Van Wagenen further explained this zone is not intended to be available city  
wide, but is rather restricted to a specific geographic area of Lindon as identified in the  
12 ordinance. The ordinance itself will only be applied to areas identified on the Lindon City  
Zoning Map as the Anderson Farms Planned Development Zone. There is currently no  
14 such designation on the Zoning Map; that request is coming in a later agenda item. The  
PD Zone ordinance requires a development agreement that essentially fills in the  
16 framework with the details of the project.

18 Mr. Van Wagenen stated the Anderson Farms Master Development Agreement is  
a supplemental document that is required by this ordinance but is not part of the code  
language itself and will also be on the next agenda item. For this item, Lindon City Code  
20 language that will become Chapter 17.41 is all that is under consideration. Most  
residential zoning designations in Lindon allow for accessory apartments to be created if  
22 certain requirements are met. Due to the nature of the PD Zone incorporating smaller lots  
and setbacks, accessory apartments are not allowed in this zone.

24 Mr. Van Wagenen then referenced the Ordinance 2016-7-O Draft in its entirety  
followed by discussion. He then turned the time over to the Mr. Gamvroulas for comment  
26 on this application.

28 Mr. Gamvroulas stated they have three items on the agenda tonight. He stated he  
will present his power point presentation just once for all three items. He noted they have  
had a lot of conversation with a real progression of thought on how the project has come  
30 together as this has evolved. He asked if this is the appropriate time to go over the  
presentation and the mechanics (ordinance, development agreement, and zone change) of  
32 how we get to that point and the presentation is more the why. Chairperson Call  
confirmed that procedurally that would be fine. City Attorney, Brian Haws, agreed  
34 adding he would make the recommendation if they want to go in order that the  
commission make the recommendations conditional upon approval of the development  
36 agreement.

38 Mr. Gamvroulas then gave his presentation to the Commission. He started off  
with the big picture. He stated the property to the north has lots platted and he will  
address the commercial in more detail later. He mentioned when they were first  
40 approached by city staff about that commercial area it was to gauge their interest in  
giving up some of the area. They thought there were some real benefits to this piece of  
42 property with a larger scale that could become a catalyst for this part of Lindon City. It is  
very unusual to have a large user (bricks and mortar retail stores) as they are falling away  
44 and people are going to Amazon not Walmart; unless it is a regional center. To have a big  
user step up that is a legitimate player in this market makes sense to find some common  
46 ground and overall it will be a very good partnership.

48 Mr. Gamvroulas then referenced the latest exhibits (300 units dropped). He  
pointed out the smaller lots noting they made the decision to break those apart and

2 change the density a little bit. He pointed out the road connection with the points of  
access that were designed in when 700 North was built. When they started laying out the  
4 commercial area they saw the mass and scale of this type of user which is very different  
than a use that goes on a 500 ft. deep pad; this is a very large scale building/box.

6 Mr. Gamvroulas mentioned they worked on the roundabout that really had a focal  
point, but they realized early on that they needed to place it to manage the traffic in and  
8 out of this community. Their traffic engineer has looked at this location and they feel it is  
far enough away that there will not be a stacking problem. They put in some townhomes  
10 with the depth of lots being “skooched” up and also the road so the lots are 120 ft. deep  
with a 45 ft. rear yard setback; this is part of the buffering for both parties. There will also  
12 be a nice tree lined center median Blvd. Down on the lower piece are 76 lots (average of  
8,000 square ft.) next to the active adult community which is quite a bit denser. They  
14 matched the density to the neighbor to the west (Fieldstone). The aging population is a  
very real thing in this market, so they put this in with the idea that this really could be a  
16 “cradle to the grave” type of community that connects the neighbors.

18 Mr. Gamvroulas then touched on the buffering factor between the industrial users  
on the borders. He noted they are trying to be a good neighbor. He added they will put in  
an 8 ft. masonry wall along the lots with trees and landscaping. The homes will be built  
20 with an extra insulation factor and triple paned windows to mitigate any sound etc.  
through the construction of the home and distance. The very closest home is 160 ft.  
22 which is a good distance and is also separated by a road. In addition, they have agreed  
(included in the MDA) to disclose adjacent property uses that will be recorded on any  
24 plat within the property (presented to every purchaser). He then read the entire disclosure  
document.

26 Mr. Gamvroulas then referenced the townhomes. He stated they are adjacent to  
the 15 acre park with a nice large green space. They each have an attached 2 car garage,  
28 and a 20 ft. driveway (4 parking spaces each) plus guest parking. He added this will be a  
really nice gathering place and residents really like the raised garden planter beds that are  
30 very popular.

32 Mr. Gamvroulas then addressed the north side that has had the most conversation  
because it is the densest. Whether the number is right or not remains to be seen as they  
are still trying to work it out. They are using the feathering effect of two story townhome  
34 style up to three and four stories. He mentioned that he received a plan today to present  
that they feel addresses some of the concerns they have heard. Mr. Gamvroulas pointed  
36 out that this area, overall, in the grand scheme of things, is not a little bit of country and  
not a place for ½ acre estate lots as it is industrial on two sides. The question is how do  
38 these neighbors get integrated into the larger community? They have planned it with the  
idea for a very easy pedestrian connection. Mr. Gamvroulas then showed the large box  
40 for scale on the sketch. He noted the sketch shows townhomes (3 story) and the 2 story  
and the 4 story buildings. He stated they have scaled it down from 447 units to 412 units  
42 (just under 30 units per acres) on this concept plan only. He stressed to keep in mind this  
is just a concept plan. They are looking at ways that this can still work and to also create  
44 some open space. They are also trying to make the project economically viable and  
respond to the concerns heard from members of the city council and planning  
46 commission.

48 Mr. Gamvroulas then discussed the design of the park (14.7 acres) which will  
benefit the community as a whole; including a park pavilion. He also mentioned the great

2 amenities including Club Ivory, clubhouse, park pavilions, common green, pool, a nice  
4 crossing island, roundabout, entry monument (3), permanent mounted gate, basketball  
6 courts (2), swing sets, pickle ball courts (4), softball field, soccer field, trails, including a  
8 new sewer lift station. He also went over the street tree planting plan that ties  
neighborhoods together including a nice drive and landscaped trail and bike trail. Mr.  
Chairperson Call thanked Mr. Gamvroulas for his presentation.

10 Chairperson Call pointed out that this item is strictly the ordinance amendment to  
12 create the planned development and does not approve the specifics of the development.  
Mr. Van Wagenen confirmed that statement. Chairperson Call asked the commission if  
14 there were any comments or questions on making this into a planned development zone  
for the Anderson Farms development.

16 *Mr. Van Wagenen pointed out a typo in the ordinance (staff report paragraph 11)  
that is blank. He noted he will make that adjustment.*

18 Commissioner Kallas commented that he has had a lot of discussion with Lindon  
20 residents and their reservations about changing from the minimum ½ acre lots and  
making something much denser. After talking about the project and the fact that this is a  
22 planned development it seems to have alleviated a lot of the concerns with residents. The  
fact is that this takes up a large area of Lindon but it brings a planned development with  
many amenities. He feels this has been well thought out by Ivory and city staff.

24 Chairperson Call stated she has no questions as far as the planned development  
itself or the ordinance amendment, however, she will have some questions when they  
discuss the specifics on the development agreement and what is planned for that area.

26 Commissioner Marchbanks agreed with Commissioner Kallas that this is a great  
28 piece of work and the only area in the city that they would even consider something of  
this magnitude. Commissioner Marchbanks stated he believes the commission is on board  
30 with the ordinance amendment and stated at whatever point it is brought up he is ready to  
make a motion.

32 Chairperson Call called for any public comment at this time.

34 **Lana Wilcox:** Ms. Wilcox commented that she lives in the Fieldstone development and  
36 she is thrilled with the Ivory plan. She noted on the other side of their development is  
concrete jungle and they would much rather have this beautiful planned residential  
community around them.

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

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

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

2 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF  
ORDINANCE AMENDMENT 2016-7-O AS PRESENTED. COMMISSIONER  
4 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

6	CHAIRPERSON CALL	AYE
	COMMISSIONER KALLAS	AYE
8	COMMISSIONER MARCHBANKS	AYE
	COMMISSIONER WILY	AYE
10	COMMISSIONER MCDONALD	AYE
	COMMISSIONER KELLER	AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 **10. Public Hearing—Development Agreement, Anderson Farms Planned**

**Development Zone.** Ivory Development requests approval of the Development  
16 Agreement regarding the Anderson Farms residential project. If approved, the  
Agreement would become part of the Anderson Farms Planned Development  
18 Zone ordinance. The Agreement includes relevant maps and exhibits that speak to  
the Anderson Farms project. In total there are 500 single family units, both  
20 attached and detached, and 450 multi-family apartment units allowed by the  
agreement. There is also a 14 acre public park being proposed. Recommendations  
22 will be forwarded to the City Council for final approval.

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

28 Mr. Van Wagenen began by stating this item is the specifics and details to the  
Anderson Farms planned development community to the framework that was just  
30 approved. He then gave some updates on the summary provided in the staff packets about  
the development agreement noting under “Park Construction” the numbers in the  
32 summary are a little bit off, it should read 300 out of 500 total single family units is when  
the park would have to be built. On the paragraph below under “Maintenance” that  
34 references city responsibilities, the “Utility Mains” was left out that are the city’s  
responsibility to maintain after construction is complete. He then read the exhibits that  
36 are part of the MDA (exhibits included in the staff report) followed by discussion.

Mr. Van Wagenen mentioned there are a handful of minor tweaks that Ivory and  
38 city staff are still working through. Mr. Van Wagenen noted that staff and Ivory are still  
reviewing the traffic study. The city has asked Ivory to secure a letter from UDOT  
40 indicating that a necessary traffic light at 500 North and Geneva would be possible if it  
meets warrants. Ivory is currently working to secure such a letter. There may need to be  
42 some adjustments to the MDA as relating to roadway locations, widths, and cross  
sections, if UDOT will not allow a traffic light at this location.

44 He advised the Commission if they approve this agreement, to place their  
recommendation, as a general condition in the motion that Ivory and Staff will work out  
46 any final arrangements on the Development Agreement.

48 Mr. Van Wagenen explained that Lindon City Code 17.41 Anderson Farms  
Planned Development requires a development agreement pursuant to the ordinance

2 governing the Anderson Farms master planned community. This Development  
Agreement provides details for the Anderson Farms project and gives assurances to both  
4 Ivory Development and Lindon City regarding the community's finished product.

6 Mr. Van Wagenen further explained the Development Agreement consists of not  
only agreement language, but the exhibits that give a visual reference to the concept plan  
and associated amenities and infrastructure associated with the project. He noted the  
8 Anderson Farms project will be implemented in several phases and is a multi-year project  
that could extend 10 years and beyond. When built out, the approximately 950 units will  
10 accommodate around 3,000 people. He then asked if there were any questions from the  
Commission to staff.

12 At this time Chairperson Call stated she would like to see the new concept plan  
for the apartments as she has concerns about the density and the layout as there has been  
14 conversations with several councilmembers. However, she is not opposed to the  
apartments and feels it is an appropriate use in that area.

16 Mr. Gamvroulas explained they are trying to work these issues out and be a good  
partner and listen to the concerns. In order to reduce the numbers they will have to take  
18 some things away; that is the challenge and it is ultimately up to the city council to  
decide. This has to work economically and still be feasible. They still have to crunch the  
20 numbers and they are just not certain how it will pencil out but it is certainly a possibility.  
He re-iterated that that this is only a conceptual plan. They feel they have provided  
22 something the city council and commission can feel good about and defensible about.  
Chairperson Call stated she still would like to see more open space and less density and  
24 to reflect the culture of Lindon. Mr. Gamvroulas stated are trying to evoke "a little bit  
country" image into the community.

26 Commissioner Kallas commented that it seems we want both things, lower  
density and lower height and more open space and it just doesn't pencil out.

28 Mr. Gamvroulas commented to get a high quality, nice development we have to  
have a healthy dialogue and he is not opposed to the conversation. He noted the  
30 conversations today with Councilmembers Broderick and Lundberg were very  
productive. At this time Mr. Gamvroulas commented that he would be happy to answer  
32 any questions regarding the specifics of the MDA. Commissioner Marchbanks stated if  
the City Attorney has reviewed the latest version of the MDA he would feel comfortable  
34 approving it.

Mr. Van Wagenen stated they are still working through the traffic study and to  
36 include that a condition in the motion along with approval of the zone map change. City  
Attorney, Brian Haws, clarified that the way the MDA is currently written we are putting  
38 in vested rights the number of units that are there. There will more discussion before the  
council reviews this but the number that we set (units) will be the number they can  
40 development; they will be working through it.

Chairperson Call questioned if there is a new concept being reviewed and the  
42 traffic study is still pending can the rest of the MDA be approved with conditions. Mr.  
Haws stated they can make the motion with those recommendations for approval and  
44 they can continue to work through the issues. City Engineer, Mark Christensen, said to  
realize there is still a lot of engineering work going on and details to iron out.

46 Mr. Gamvroulas added that the MDA has language already written in that  
contemplates that there are going to be changes as it is not an absolute and adds some

2 flexibility; they will work through these issues in the future. He noted this project will  
take the better part of a decade to complete.

4 Chairperson Call questioned if the setbacks are at 6 ft. Mr. Gamvroulas confirmed  
they are 6 ft. side setbacks. Commissioner Marchbanks commented that if the  
6 commission doesn't have an issue with the setbacks to just forward it on to the Council  
for their approval. Commissioner Wily agreed with that statement. Commissioner Wily  
8 commented that he feels this is a beautiful, well thought out plan and will be an amazing  
addition to Lindon. He thinks Ivory has been tremendously responsive and he also  
10 complemented staff and everyone involved in the process. Chairperson agreed with that  
statement. Commissioner Kallas commented that he feels the project will be an asset to  
12 the community and he does not have any issues or concerns with the density.

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

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

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

22  
24 COMMISSIONER KALLAS MOVED RECOMMEND TO THE CITY  
COUNCIL APPROVAL OF THE ANDERSON FARMS MASTER PLAN  
DEVELOPMENT AGREEMENT WITH THE FOLLOWING CONDITIONS 1. ZONE  
26 MAP APPROVAL AND 2. THE TRAFFIC STUDY AND OUTSTANDING  
CONCERNS AND QUESTIONS AND REMAINING ISSUES ARE WORKED OUT  
28 WITH STAFF AND 4. AGREEMENT ON THE APARTMENT LAYOUT AND  
TOTAL NUMBER OF UNITS BE AGREED UPON. COMMISSIONER KELLER  
30 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
32 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
34 COMMISSIONER WILY AYE  
COMMISSIONER MCDONALD AYE  
36 COMMISSIONER KELLER AYE

THE MOTION CARRIED UNANIMOUSLY.

38  
40 **11. Public Hearing—Zone Map Amendment, Anderson Farms Planned  
Development Zone.** Ivory Development requests a zone map amendment from  
Light Industrial and Mixed Commercial to Anderson Farms Planned  
42 Development Zone on the following parcels identified by Utah County Tax IDs  
#14:063:0061, #14:050:0006, #14:063:0048, #14:063:0046, #14:063:0047,  
44 #14:053:0042, #14:064:0012, #14:063:0068. Recommendations will be forwarded  
to the City Council for final approval.

46

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

6 Mr. Van Wagenen stated this item is the implementation of the zone map, the  
7 ordinance and the MDA that were just approved. He noted the entire project is about 137  
8 acres, some of which is zoned Light Industrial and some of which is zoned Mixed  
9 Commercial. He added that the General Plan was recently changed on these parcels to  
10 Residential-High, which refers to a density of greater than 3.6 dwelling units per acre.

11 Mr. Van Wagenen then referenced Subsection 17.04.090(2) of the Lindon City  
12 Code establishes the factors to review when considering a request for a zone change. The  
13 subsection states that the “planning commission shall recommend adoption of a proposed  
14 amendment only where the following findings are made:

- 15 a. The proposed amendment is in accord with the master plan of Lindon  
16 City;
- 17 b. Changed or changing conditions make the proposed amendment  
18 reasonably necessary to carry out the purposes of the division.”
- 19 c. Applicable city-wide land use guidelines:
  - 20 i. The identity of Lindon should be strengthened by land uses which contribute to  
21 the unique character of the community.
  - 22 ii. The relationship of planned land uses should reflect consideration of existing  
23 development, environmental conditions, service and transportation needs, and  
24 fiscal impacts.
  - 25 iii. A variety of housing types should be provided where appropriate, and innovative  
26 development patterns and building methods that will result in more affordable  
27 housing should be encouraged.
  - 28 iv. Transitions between different land uses and intensities should be made gradually  
29 with compatible uses, particularly where natural or man-made buffers are not  
30 available.
  - 31 v. Land use patterns should be encouraged that reduce travel distances for  
32 employment and essential services, limit pollution, allow for alternative modes of  
33 transportation, and conserve energy.

34 Mr. Van Wagenen then referenced for discussion the map showing the requested  
35 Zoning Map change and the Anderson Farms Concept Plan. Chairperson Call asked if  
36 there were any public questions or comments. Hearing none she called for a motion to  
37 close the public hearing.

38  
39  
40 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
41 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
42 VOTED IN FAVOR. THE MOTION CARRIED.

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

45  
46  
47 COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY  
48 COUNCIL APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE

2 ZONING MAP FROM MIXED COMMERCIAL AND LIGHT INDUSTRIAL TO  
ANDERSON FARMS PLANNED DEVELOPMENT ZONE ACCORDING TO  
4 ORDINANCE 2016-8-O. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE  
COMMISSIONER KALLAS AYE  
8 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER WILY AYE  
10 COMMISSIONER MCDONALD AYE  
COMMISSIONER KELLER AYE  
12 THE MOTION CARRIED UNANIMOUSLY.

14 **12. Public Hearing—Zone Map Amendment, Light Industrial to Residential**  
**Single Family (R1-12).** Lindon City is requesting a zone map amendment from  
16 Light Industrial to Residential Single Family (12,000 square foot lots) on parcel  
#14:063:0017. The lot is currently in agricultural use. Recommendations will be  
18 forwarded to the City Council for final approval.

20 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN  
22 FAVOR. THE MOTION CARRIED.

24 Mr. Van Wagenen gave an overview of this agenda item explaining this is a city  
initiated request by Lindon City to rezone the parcel in order to coordinate residential  
26 development with existing homes in the area and the proposed concept plan being  
developed by Ivory Development. The proposed rezone will also bring the zoning closer  
28 to matching the general plan designation.

Mr. Van Wagenen stated the General Plan currently designates the property under  
30 the category of Residential High. This category includes densities greater than 3.6  
DU/AC: It is the purpose of this category to provide modest amounts of high density,  
32 residential development. Includes area typically zoned R3 or R2-Overlay. The applicant  
is requesting that the General Plan designation remain unchanged at this time.

34 Mr. Van Wagenen explained that Lindon City Code indicates that the Single  
Family Residential Zones (R1) are established to provide areas for the encouragement  
36 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  
38 non-residential uses found to be inconsistent with traditional residential lifestyles  
customarily found within Lindon City’s single-family neighborhoods.

40 The General Plan indicates that lots typically zoned R1-12 are included in the  
Residential-Medium designation and are in areas of medium density, residential  
42 neighborhoods of medium sized lots. Density is 3.6 or less but greater than 2 DU/AC.  
Mr. Van Wagenen then presented Ordinance 2016-9-O followed by some general  
44 discussion. Commissioner Kallas asked if the Thornes have been notified of the change.  
Mr. Van Wagenen stated they have tried to get in touch with the Thornes unsuccessfully.  
46 They sent out the standard mailing notices and have not had any comments back.

48 Mr. Cowie mentioned as a potential condition to add that the current owners be  
notified of the change via certified mail of the appeal deadline.

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

6 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE  
8 CITY COUNCIL APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE  
ZONING MAP FROM LIGHT INDUSTRIAL TO RESIDENTIAL SINGLE FAMILY  
10 (R1-12) ZONE ACCORDING TO ORDINANCE 2016-9-O WITH THE CONDITION  
THAT THE CURRENT LAND OWNERS BE NOTIFIED OF THE CHANGE VIA  
12 CERTIFIED MAIL. COMMISSIONER KALLAS SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

14	CHAIRPERSON CALL	AYE
14	COMMISSIONER KALLAS	AYE
14	COMMISSIONER MARCHBANKS	AYE
16	COMMISSIONER WILY	AYE
16	COMMISSIONER MCDONALD	AYE
18	COMMISSIONER KELLER	AYE

THE MOTION CARRIED UNANIMOUSLY.

20 **13. Public Hearing—Zone Map Amendment, Light Industrial to Mixed**

22 **Commercial.** Lindon City requesting a zone map amendment to Mixed  
24 Commercial from Light Industrial on parcels #47:283:0001, #47:283:0002,  
#47:283:0003, #47:283:0004, #47:283:0005, #47:283:0006, #47:283:0007,  
26 #47:283:0008, #47:283:0009, #47:283:00010, #47:283:0011, #47:283:00012,  
#47:283:0013, #47:283:0014. Four of the parcels compromise a commercial  
28 building; the rest are platted but currently vacant. Recommendations will be  
forwarded to the City Council for final approval.

30 Mr. Van Wagenen led this discussion by stating this is also a city initiated request  
32 by Lindon City to rezone the parcel in order to reduce the potential impacts on the  
surrounding residential developments; it is a platted development. The Mixed  
34 Commercial zone allows for less intense uses than the Light Industrial zone. He noted the  
goal of commercial development is to encourage the establishment and development of  
36 basic retail and commercial stores which will satisfy the ordinary and special shopping  
needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide  
38 the highest quality goods and services for area residents. He then referenced the table  
showing the Comparison Uses MC zone to LI zone that compares uses that are permitted,  
40 conditionally permitted, or not permitted. He noted the table does not include uses that  
are the same in both zones (i.e. Blueprinting & Photocopying MC=P and LC=P or  
Slaughterhouse MC=N and LI=N).

42 Mr. Van Wagenen explained that the General Plan currently designates the  
property under the category of Residential High. This category includes densities greater  
44 than 3.6 DU/AC: It is the purpose of this category to provide modest amounts of high  
density, residential development. Includes area typically zoned R3 or R2-Overlay. He  
46 noted that the applicant requests that the General Plan designation remain unchanged at  
this time. Lindon City Code indicates that the Light Industrial (LI) zone provides areas in  
48 appropriate locations where light manufacturing, industrial processes and warehousing

2 not producing objectionable effects may be established, maintained, and protected.  
Lindon City Code indicates that the Mixed Commercial (MC) zone is to provide areas  
4 within the City where low intensity light industrial (contained entirely within a building),  
research and development, professional and business services, retail and other  
6 commercial related uses may be located.

8 Mr. Van Wagenen then referenced Subsection 17.04.090(3) of the Lindon City  
Code establishes the factors to review when considering a request for a zone change. The  
subsubsection states that the “planning commission shall recommend adoption of a proposed  
10 amendment only where the following findings are made:

- 12 a. The proposed amendment is in accord with the master plan of Lindon  
City;
- 14 b. Changed or changing conditions make the proposed amendment  
reasonably necessary to carry out the purposes of the division.”
- 16 c. Applicable city-wide land use guidelines as indicated in the Lindon  
City General Plan:
  - 18 i. The identity of Lindon should be strengthened by land uses which  
contribute to the unique character of the community.
  - 20 ii. The relationship of planned land uses should reflect consideration of existing  
development, environmental conditions, service and transportation needs, and  
fiscal impacts.
  - 22 iii. A variety of housing types should be provided where appropriate, and innovative  
development patterns and building methods that will result in more affordable  
24 housing should be encouraged.
  - 26 iv. Transitions between different land uses and intensities should be made gradually  
with compatible uses, particularly where natural or man-made buffers are not  
available.
  - 28 v. Land use patterns should be encouraged that reduce travel distances for  
employment and essential services, limit pollution, allow for alternative modes of  
30 transportation, and conserve energy.

32 Mr. Van Wagenen then referenced Ordinance 2016-10-O and presented photos  
followed by some general discussion.

34 Chairperson Call called for any public comment at this time.

36 **Roger Wilcox:** Mr. Wilcox commented that he lives right next to this proposed  
38 development and he realizes this is a commercial situation but there is a lot of concrete  
buildings going up in the area. He has concerns, as residents next to this development that  
40 they would hate to see something big go there in the middle of the houses; it would seem  
out of place and he feels it shouldn’t be allowed. They are good with commercial but not  
42 the huge buildings. He questioned if this change is a better situation for the residents.  
The commission assured the Wilcox’s that this change will put limitations and  
44 improvements and will be a better situation for the residents. Mr. Van Wagenen stated the  
intent of this action is to minimize adverse uses sandwiched in between residential uses.  
46

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

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

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

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE ZONING MAP FROM LIGHT INDUSTRIAL TO THE MIXED COMMERCIAL ZONE ACCORDING TO ORDINANCE 2016-10-O WITH THE CONDITION THAT THE CURRENT LAND OWNERS BE NOTIFIED OF THE CHANGE VIA CERTIFIED MAIL. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

**14. New Business: Reports by Commissioners –**

Chairperson Call called for any new business or reports from the commission. Hearing none she moved on to the next agenda item.

**15. Planning Director Report–** Mr. Van Wagenen reported on the following items followed by discussion:

- Discussion on 20,000 square foot lots
- The “Transportation 40 Plan” was distributed

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

**ADJOURN –**

COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT 11:15 P.M. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – February 23, 2016

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

2 Hugh Van Wagenen, Planning Director

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work  
3 Session as part of the regular City Council meeting held on **Tuesday, February 2, 2016**  
4 **at approximately 9:00 p.m.** in the Lindon City Center, City Council Chambers, 100  
North State Street, Lindon, Utah.

6 **JOINT WORK SESSION** – 9:00 P.M.

7 Conducting: Van Broderick, Mayor Pro Tem

8 **PRESENT**

**ABSENT**

10 Van Broderick, Councilmember Jeff Acerson, Mayor

Randi Powell, Councilmember

12 Matt Bean, Councilmember

Carolyn Lundberg, Councilmember

14 Jacob Hoyt, Councilmember

Adam Cowie, City Administrator

16 Cody Cullimore, Chief of Police

Hugh Van Wagenen, Planning Director

18 Brandon Snyder, Associate Planner

Kathryn Moosman, City Recorder

20 **PLANNING COMMISSIONERS**

22 Rob Kallas

Bob Wily

24 Sharon Call

Charlie Keller

26 Matt McDonald

Mike Marchbanks

28 1. **Call to Order** – The meeting was called to order at 6:00 p.m.

30 2. **Joint Work Session / Discussion – Ivory Homes; Anderson Farms Development.**

32 The City Council and the Planning Commission will discuss aspects of the proposed  
34 Ivory Homes development west of Geneva Road and South of 700 North. Items of  
discussion may include proposed density, setbacks, overall plan design, area-wide  
36 impacts, etc. As this is a discussion item only no public comment will be taken. No  
formal action will be taken at this time.

38 Mr. Cowie led this joint discussion by stating the Anderson Farms development  
40 proposal by Ivory Homes will be heard tonight in this public meeting with the City  
Council and Planning Commission. Mr. Cowie explained that staff will lead the  
42 discussion on various topics and noted he may ask for a straw poll vote on specific items  
in an effort to see how comfortable the group is with the specifics of the proposal and if  
44 possible, he would like to find common ground on several issues prior to the proposal  
coming to a final vote as there on varying opinions by this group. Mr. Cowie then  
46 referenced a summary overview sheet of the proposed Master Development Agreement,  
general impacts from the development, and reviewed the exhibits to the agreement that

2 have been provided in the staff packets. He noted no public comment will be taken as this  
item is for discussion only.

4 Mr. Cowie stated that the Council and Planning Commission may ask questions of  
Ivory's representatives if desired but no formal decisions will be made on these items. It  
6 is hopeful that clear direction and a possible consensus on the development can be made  
for or against these specific issues tonight. Mr. Cowie noted the MDA draft is  
conceptual in nature and intended to be a guiding document and just laying out the terms.

8 Mr. Cowie then referenced for discussion the following MDA Summary issues:

- 10 • *Units (1.2.25)*
  - 12 ○ *500 single family units which includes detached single family  
homes and townhomes*
  - 14 ○ *450 apartments (multi-family)*
- 16 • *Concept plan is a guide but may change as long as any change substantially conforms to  
intent of concept plan (3.1)*
- 18 • *Apartment concept is very rough and parties agree to work together to establish design and  
development issues at a later date (3.4)*
- 20 • *Development standards can be adjusted from time to time and still be applicable to Anderson  
Farms (4.3)*
- 22 • *Agreement expires upon build out or 20 years (4.5)*
- 24 • *Park construction (6.1.1)*
  - 26 ○ *Park will be complete prior to completion of 60% of single family residential  
units ( 280 units)*
- 28 • *Maintenance (6.2)*
  - 30 ○ *City responsible for Regional Park, Trails, sidewalks, streets,  
storm water detention ponds*
  - 32 ○ *HOA responsible for everything else*
- 34 • *Private streets in Parcel C (townhomes) and Parcel l (apartments) (6.3)*
- 36 • *Sewer/Ground Water lift station cost sharing (7.3)*
  - 38 ○ *Ivory will finance construction*
  - 40 ○ *City will reimburse for any upsizing*
  - 42 ○ *Final cost responsibility will be determined following construction*
    - *Ivory is responsible for costs as if they built infrastructure to only  
service their project*
    - *City is responsible for everything else*
  - *City plans on imposing a Ground Water Lift Station Utility Fee within  
the project to cover costs of operation, maintenance, etc.*
- *Infrastructure Phasing (7.4)*
  - *Each phase will build appropriate infrastructure to sustain itself without  
reliance on future phases being built*
- *Buffering to Industrial Zone:*
  - *Parcels E and F (7.4.4 and 7.4.5)*



2 **Commissioner Kallas:** Commented that everyone wants the apartments to stay high  
4 quality as to stay full so it will remain nice. If it stays empty that will tend to bring down  
6 the demand and we may start seeing things we don't want to see. He feels if we try to  
8 limit the density it makes them less desirable and if we are trying to limit density to feel  
10 better about it we may be damaging the value of area overall.

12 **Councilmember Powell:** Commented she feels this comes down to location as this is the  
14 only place in the city she would be comfortable with this project. She is comfortable with  
16 it for several reasons. She feels the millennials don't want larger lots with the  
18 maintenance involved and the access it provides. This would be the only place in Lindon  
20 like this and to be a well-planned out community it needs the density; she is ok with the  
22 numbers per acre.

24 **Commissioner Marchbanks:** Agreed with Commissioner Kallas' statement as far as the  
26 number of units, but he would like it shown on the plat that we will transition and to  
28 blend or feather the 2 story on up and adjust the numbers if need be.

30 **Commissioner McDonald:** Feels this development will bring desirable types of  
32 businesses to 700 North and perhaps a Trax station. This will also give the Fieldstone  
34 development neighbors as they are isolated in the community. He also asked when it  
36 comes down to 325 units vs. 450 how does that make it more "Lindon." Does it all boil  
38 down to open space? He questioned if this doesn't pencil out for Ivory will they pull  
40 completely out and then what do we get; we don't want that area to be piece meal.

42 **Commissioner Wily:** Mentioned that Ivory builds the market better than anyone else and  
44 they know what is going to sell and what will be attractive; Ivory builds a beautiful  
46 product. He feels this will be a plus to the community; this whole community with a mix  
with the apartments and the feathering it will be good.

30 **Councilmember Bean:** Commented that he feels pretty comfortable but he senses there  
32 were several on the council that are not. That is one of the purposes for the meeting  
34 tonight to flesh out some of that and to get a feel for where others stand.

36 **Commissioner Keller:** Commented he feels density is needed but has concerns about  
38 parking. He wonders where that number is to bring and support development along the  
40 700 North Corridor.

42 **Councilmember Lundberg:** Stated she feels apartments are appropriate and she is not  
44 against them in the location and she feels this will spur development on the 700 North  
46 Corridor with a potential TOD. However, she feels we need to look at what kind of a  
community do we want there and the elements that make people want to stay. She is just  
seeing so many rooftops and concrete and not enough open space. She gave examples of  
other complexes. She would be more comfortable with the numbers down around 325  
doors vs. 450 units. We are breaking the mold here in Lindon and we are taking on one of  
the biggest apartment complexes in the ICO portfolio. She is open to density but it is a  
matter of finding the "sweet spot." It is about design not height; there is a scale and  
enormity you cannot escape and the question is if that is right for Lindon.

2 **Chairperson Call:** Agreed with Councilmember Lundberg’s statement; it comes down to  
density and how high and stacked the apartments are.

4

6 **Councilmember Bean:** Also agreed with Councilmember Lundberg’s statement and he  
would also like to see a little more open space. He likes the townhomes with some open  
space there. This is subjective (one number from another) but right now he would feel  
8 more comfortable with 25 units per acre. He realizes that this is a significant concession  
that Ivory has done to make it potentially possible for a major retailer to come in that will  
10 jumpstart 700 North commercially. He also realizes that we don’t know what is going to  
happen here as we may possibly get a Trax station but it would be good to have the doors  
12 here for whatever develops on 700 North. He appreciates that Ivory needs to make this  
work but he is not sure what that number is to make it work so everyone in this group  
14 feels comfortable.

16 **Mayor Pro tem Broderick:** Commented he feels a lot of this is based on the traffic  
study. He understands that the doors help the development but he would be comfortable  
18 with the 25 per acres.

20 **Chairperson Call:** Would like to see the number lowered to 25 per acre.

22 **Councilmember Lundberg:** If the amount of units are allowed there needs to be  
flexibility with design to create more open space to create more of a park like setting vs.  
24 just asphalt and buildings. She added she is pleased with the work that Ivory has done  
with this master planned community and because of the amenities they are bringing she  
26 feels there is enough doors to bring development to 700 North without building the  
biggest building with the most units as to maintain Lindon values.

28

30 **Councilmember Hoyt:** Stated he appreciates all the comments heard tonight. He then  
read the mission statement included in the city budget. He noted he is personally a little  
more “old school” Lindon. He feels 450 units seems so much for a city that has never  
32 done anything like this; it seems like a lot to “bite off.” This would be unique to Lindon  
and he is not sure that the density is right for Lindon as there are citizens that have the  
34 “open space feel” expectation. However, he does agree with a lot of what has been said  
and feels this will bring commercial development to 700 North. He has had this opinion  
36 from the beginning of this project but he is open to discussion because there is a lot of  
potential and Ivory is a great builder. The number is subjective but is does not have a  
38 number right now; 25 per acre is pushing the envelope.

40 **Councilmember Powell:** Asked how many millennials can come back to Lindon and  
afford a home on ½ acre lot. This development will provide that opportunity. She doesn’t  
42 have a problem with the number because of this master plan and it will bring  
development to the corridor.

44

46 Following discussion Mr. Cowie summarized that he is hearing in general the  
majority of the group would like to see less density but there is not a specific number.

2 There was then some discussion regarding building height including maximum heights  
with four story buildings and feathering.

4 Mr. Cowie observed he is seeing the majority of the City Council would like to  
see a fewer number of doors, and the majority of the Planning Commission is  
6 comfortable with the higher number of doors; we need to come to a consensus. Mr.  
Cowie stated he is also hearing the group is generally comfortable with the apartments  
8 but would they would like to find the “sweet spot.” He suggested looking for the  
Planning Commission recommendations and go from that point. Mr. Cowie mentioned  
10 the items heard tonight that need to be included in the agreement with their design are as  
follows: 1) stair stepping occurs going from the 2, 3, and 4 stories and 2) 4 story height is  
12 not a big concern and 3) aesthetics and 4) taller buildings are ok if they provide for more  
open space and 5) shorter buildings with less open space are not desirable. There was  
14 then some additional discussion by the group at this time.

16 Mayor Pro tem Broderick allowed Mr. Tony Crupa, with Coldwell Bankers, to  
address the group at this time.

18 **Tony Crupa:** Mr. Crupa commented that he appreciates the comments heard tonight. He  
20 stated this is a simple issue with retailers and per all the studies completed, if the rooftops  
aren't there and if they don't have density they will go elsewhere. This is a prime  
22 opportunity for Lindon with great freeway access, but without the rooftops and density  
the big boxes won't come; these are the facts. There was then some general discussion.

24 Mr. Cowie brought up setbacks. Mr. Van Wagenen distributed photos of different  
26 side setbacks for comparison. Mr. Cowie asked the group what setbacks they are  
comfortable with. Following discussion the majority of the group was comfortable with the  
28 6 ft. side setbacks. Following discussion the group was comfortable with the provided  
buffering. He also observed it seems we are pushing for higher design standards and  
30 guidelines.

32 Mr. Cowie observed, in general, the group is much closer to a consensus than he  
thought and he thanked Ivory for all of their work on the project and the agreement. He  
34 noted the City Engineer and City Attorney will be in attendance at the Planning  
Commission meeting to answer any questions or concerns. Mr. Cowie stated he will send  
36 an updated draft of the MDA to the Council and the Commission and he would also advise  
the Commission to vote how they feel.

38 *At this time, Ross McClintock invited the group to the Utah Valley Symposium to be  
40 held on Tuesday, February 23, 2016 at the Provo City Convention Center from 8-12.  
Robert Grow will be speaking. Mr. Van Wagenen stated he will send the invitation to the  
42 group.*

44 Following some additional discussion Mayor Pro tem Broderick moved on to the  
next agenda item.

46 **Adjourn** – This portion of the meeting was adjourned at approximately 10:30

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Approved – February 23, 2016

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Kathryn Moosman, City Recorder

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Sharon Call, Chairperson

### 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: Major Subdivision — Lindon Hidden Meadows Plat B approx. 800 East Center

<p><b>Applicant:</b> Danny Bentley  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owners:</b> Loudell &amp; Danny Bentley; Oscar &amp; Cindy Lacayo; Nyal J. Richins  <b>Address:</b> 800 East Center Street  <b>Parcel IDs:</b> 14:073:0024, 14:073:0228, 14:074:0218  <b>Subdivision Acreage:</b> 3.92 acres</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to approve a 6 lot residential subdivision in the Single Family Residential (R1-20) zone.</li> </ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant’s request for approval of a 6 lot residential subdivision to be known as Lindon Hidden Meadows Plat B with the following conditions (if any):</p> <ol style="list-style-type: none"> <li>Create a parcel west of Lot 4, south of the trail, and north of the cul-de-sac and deed it to the City for access to the trail.</li> <li></li> </ol>
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### **BACKGROUND**

- This is a request to create six lots and dedicate a new public street (800 East) in the Single Family Residential (R1-20) zone.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements*

- Minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). With the exception of Lot 4 which is a flag lot, each lot in the proposed subdivision will satisfy the minimum area requirement. The smallest lot is 20,000 s.f. (Lot 2) and the largest is 46,941 s.f. (Lot 5).
- Lot 4 is shown as a flag lot of 20,005 s.f. in total, but only 17,407 s.f. exclusive of the “pole” portion of the lot. Lindon City code requires that flag lots have 20,000 s.f. exclusive of the pole which makes this lot substandard. However, the applicant received a variance approval to the minimum square footage of this potential flag lot on September 26, 2013.
  - LCC 17.32.320 states 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.
  - 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.
- An alternative plan showing how the subdivision would look without the flag lot will be presented at the Planning Commission meeting.

*Street Improvements*

- Curb, gutter and sidewalk will be installed along the new street in addition to an access from the cul-de-sac to the Lindon Heritage Trail.
- The City is asking that a parcel be created west of Lot 4, south of the trail, and north of the cul-de-sac and deeded to the City for access to the trail.

*Other Requirements*

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

**MOTION**

1. See above

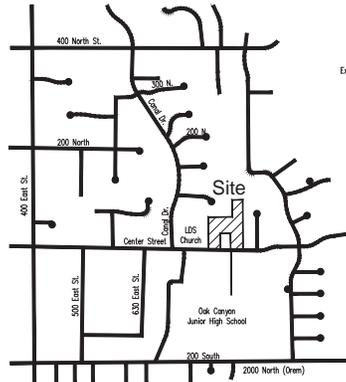
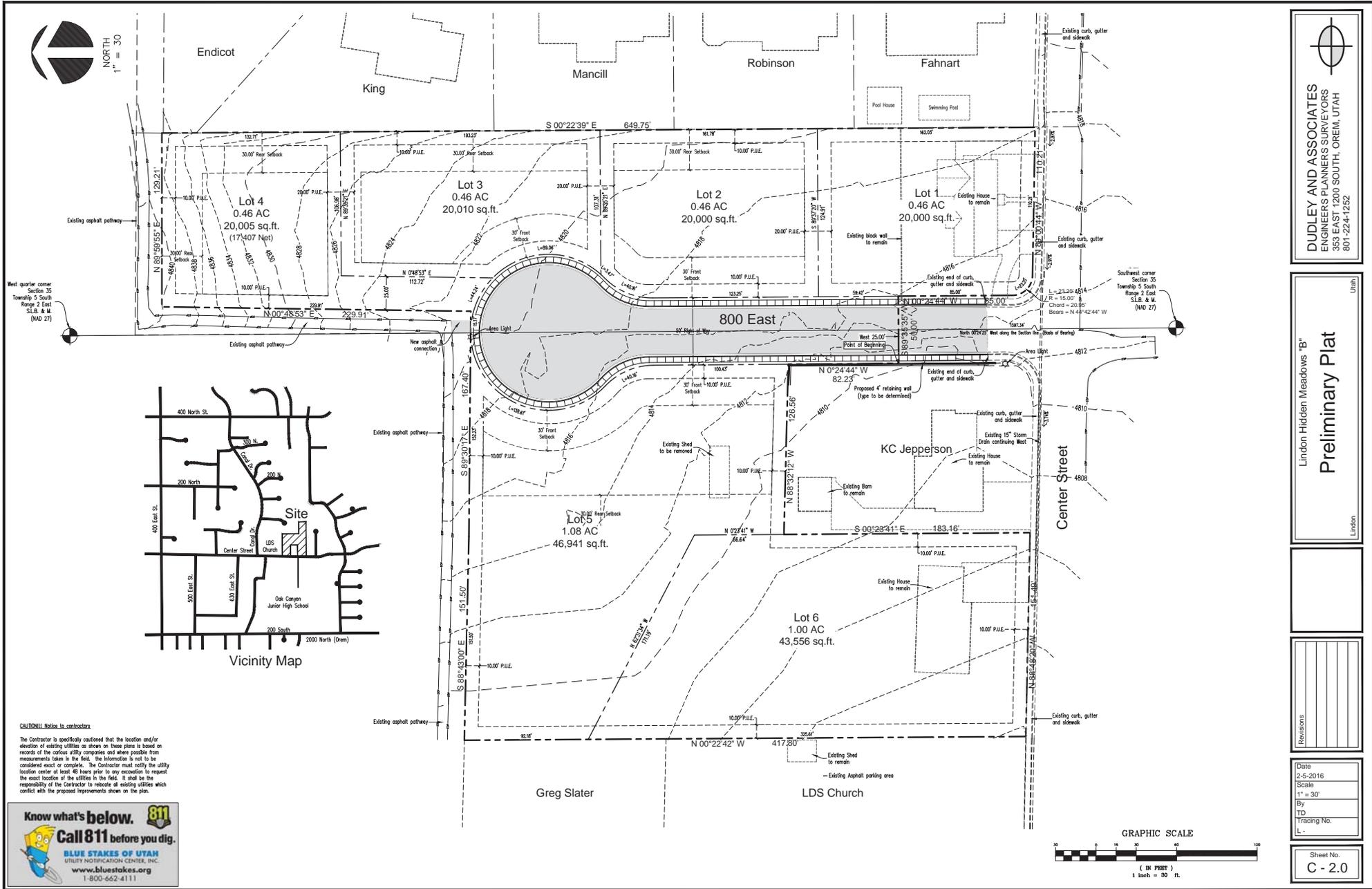
**ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Photographs of the existing site.
3. Preliminary plan.
4. Concept without flag lot.









**CAUTION! Notice to contractors**

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

**Know what's below. 811**

**Call 811 before you dig.**

BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

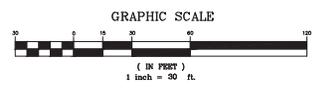
**DUDLEY AND ASSOCIATES**  
ENGINEERS/PLANNERS/SURVEYORS  
363 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

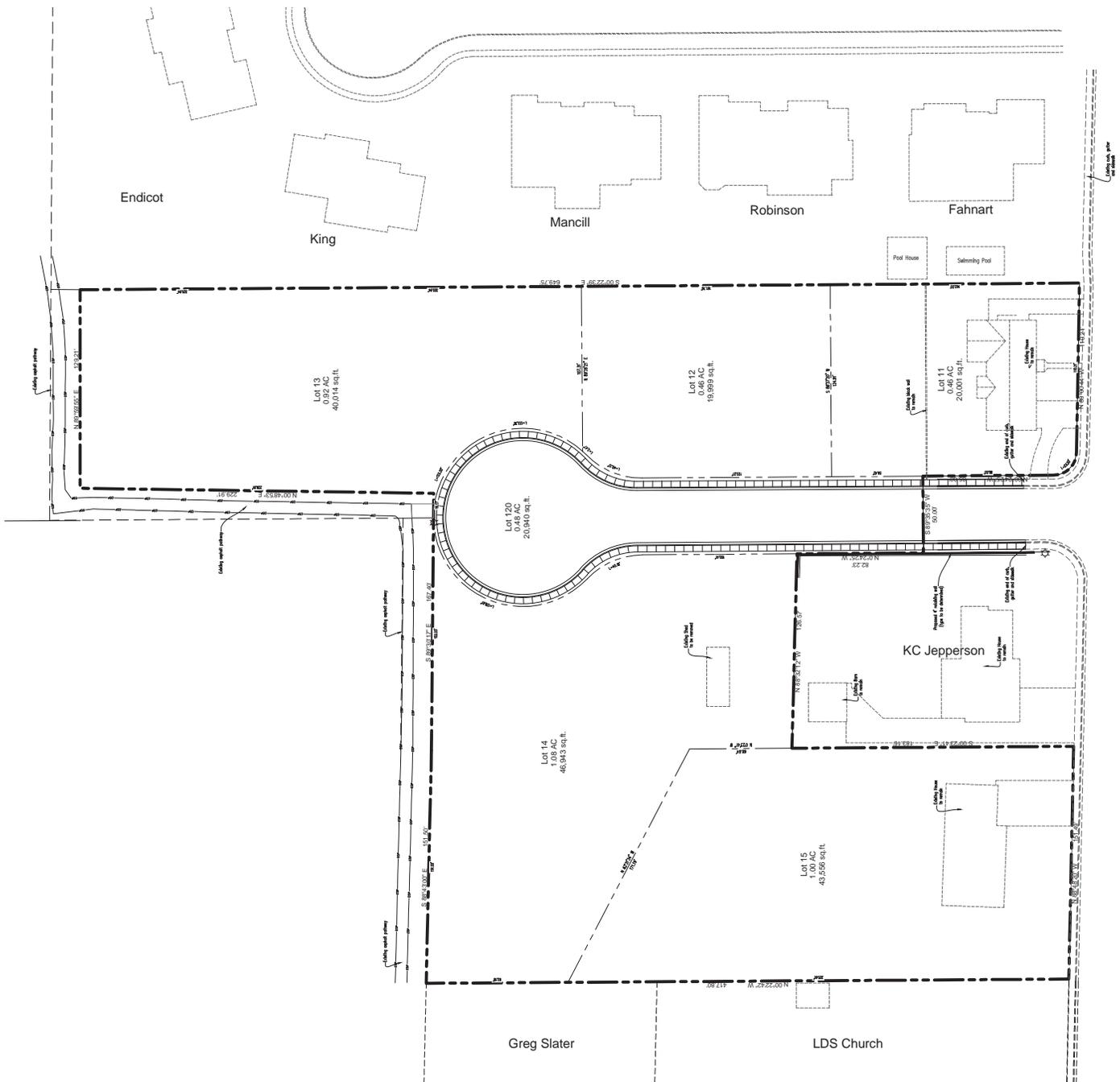
Lincoln Hidden Meadows "B"  
**Preliminary Plat**

Revisions

Date: 2-5-2016  
Scale: 1" = 30'  
By: TD  
Tracing No.: L

Sheet No.: **C - 2.0**





## Item 5: Major Subdivision — Williamson Farms Plat A approx. 350 East 450 North

<p><b>Applicant:</b> Robert Williamson  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owner:</b> Williamson West Haven LLC  <b>Address:</b> 350 E 450 N  <b>Parcel IDs:</b> 14:071:0115, 14:071:0116, 14:071:0273, 14:071:0281, 14:071:0222, 14:071:0233  <b>Subdivision Acreage:</b> 6.1 acres</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to approve a 10 lot residential subdivision in the Single Family Residential (R1-20) zone.</li> </ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant's request for approval of a 10 lot residential subdivision to be known as Williamson Farms Plat A with the following conditions (if any):</p> <ol style="list-style-type: none"> <li>Street Master Plan amendment be approved at 350 East 500 North</li> <li></li> <li></li> </ol>
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### **BACKGROUND**

- This is a request to create ten lots and dedicate a new public street (350 East) in the Single Family Residential (R1-20) zone.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements*

- Minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). Each lot in the proposed subdivision will satisfy the minimum area requirement. The smallest lot is 20,015 s.f. (Lot 5) and the largest is 32,942 s.f. (Lot 7).

#### *Street Improvements*

- Curb, gutter and sidewalk will be installed along the new street.

#### *Street Master Plan*

- The Lindon City Street Master Plan shows another connection from 200 East to 350 East at approximately 500 North. The applicant is requesting this connection not be made to 350 East but rather have that portion of 500 North end in a cul-de-sac. The application to amend the street plan is the next item on the agenda.

#### *Other Requirements*

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

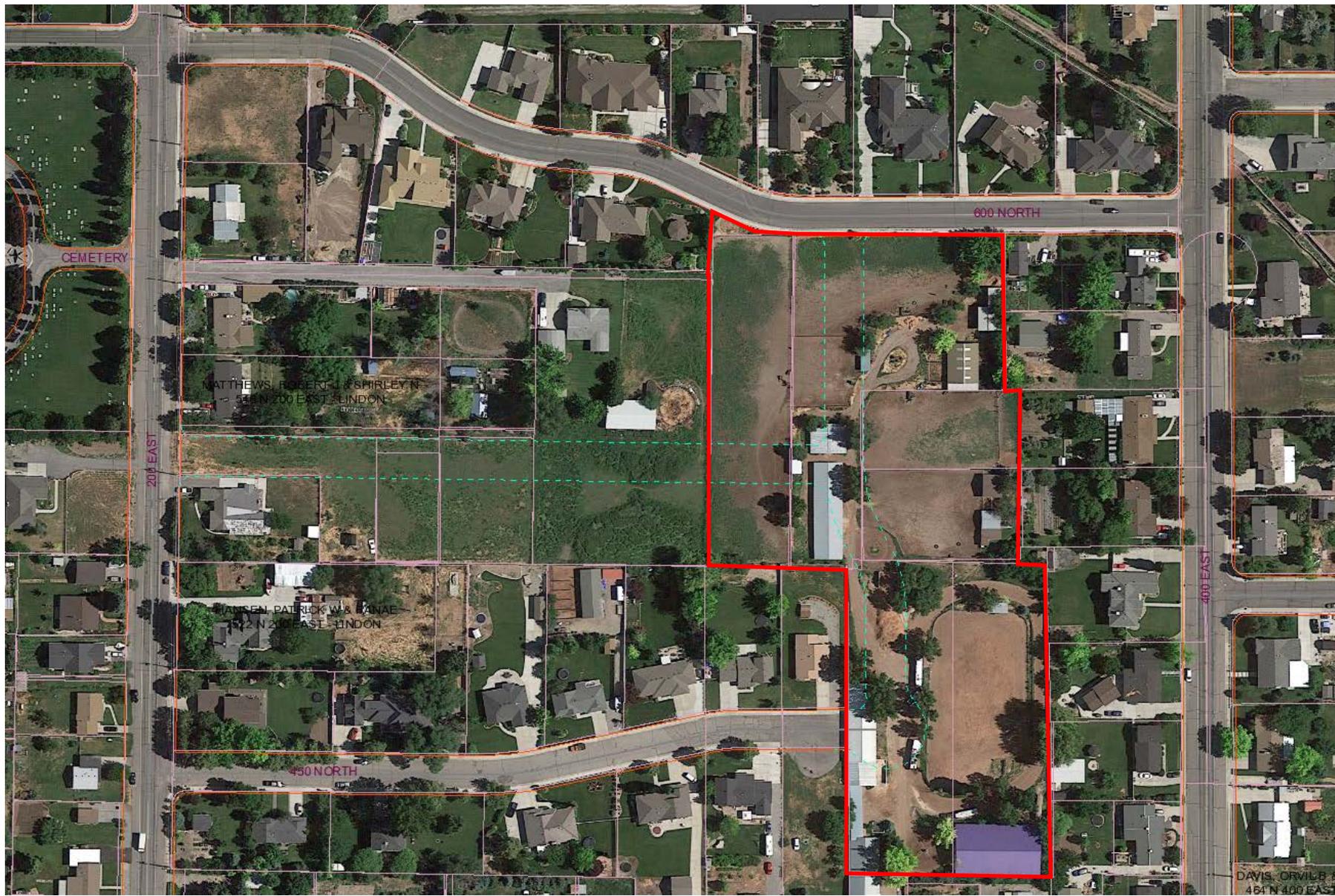
### **MOTION**

- See above

**ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Photographs of the existing site.
3. Preliminary plan.

Attachment 4









**Know what's below.**

**Call 811 before you dig.**

**BLUE SPACES OF UTAH**  
 UTAH NOTIFICATION CENTER, INC.  
 www.bluespaces.org  
 1-800-652-4111



**CAUTION: MARK THE LOCATION**

The Contractor is specifically cautioned that the location and/or depth of any utility lines shown on this plan may not be accurate. The Contractor shall verify the location and depth of all utility lines before excavation. The Contractor shall be responsible for any damage to utility lines caused by excavation. The Contractor shall be responsible for any cost of relocation of utility lines. The Contractor shall be responsible for any cost of repair of utility lines. The Contractor shall be responsible for any cost of replacement of utility lines. The Contractor shall be responsible for any cost of removal of utility lines. The Contractor shall be responsible for any cost of installation of utility lines. The Contractor shall be responsible for any cost of maintenance of utility lines. The Contractor shall be responsible for any cost of operation of utility lines. The Contractor shall be responsible for any cost of disposal of utility lines. The Contractor shall be responsible for any cost of any other utility lines not shown on this plan.

**PROJECT BENCHMARKS:** 5th North Township 5 South, Range 2 East at 4775.18 (NAD27)

**GRAPHIC SCALE**

1 inch = 30 feet



**Revisions**

Date	11/20/16
Scale	1" = 30'
By	TD
Tracing No.	17193

**Sheet No.**

C - 2.0

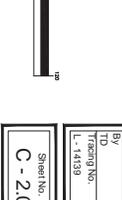
**Williamson Farms Subdivision**

**Preliminary Plat**

Lindon Utah

**DUDLEY AND ASSOCIATES**  
 ENGINEERS PLANNERS SURVEYORS  
 353 EAST 1200 SOUTH, OREM, UTAH  
 801-224-1252

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## Item 6: Public Hearing — Street Master Plan Map Amendment Approx. 350 East 500 North

**Applicant:** Robert Williamson  
**Presenting Staff:** Hugh Van Wagenen

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

**Property Owners:** David & Barbara Spencer;  
Williamson West Haven LLC  
**Address:** ~350 East 500 North  
**Parcel ID:** 14:071:0139, 14:071:0115, 14:071:0116

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

### **SUMMARY OF KEY ITEMS**

1. Whether to recommend approval to the City Council to remove the identified road connection from the Street Master Plan.

**Ordinance:** # 2016-11-O

### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to remove the street connection identified at approximately 350 East 500 North from the Street Master Plan with the following conditions (if any):

- 1.

### **OVERVIEW**

The applicant requests approval of a Street Master Plan Map amendment to remove a master planned road connection located at approximately 350 East 500 North in the R1-20 zone. If eliminated, the connection limits traffic circulation and creates a cul-de sac on the future 500 North street. Eliminating the connection also provides one additional lot to the Williamson Farms Subdivision.

### **FINDINGS OF FACT**

1. The street in question is designated as a local street on the Plan.

### **ANALYSIS**

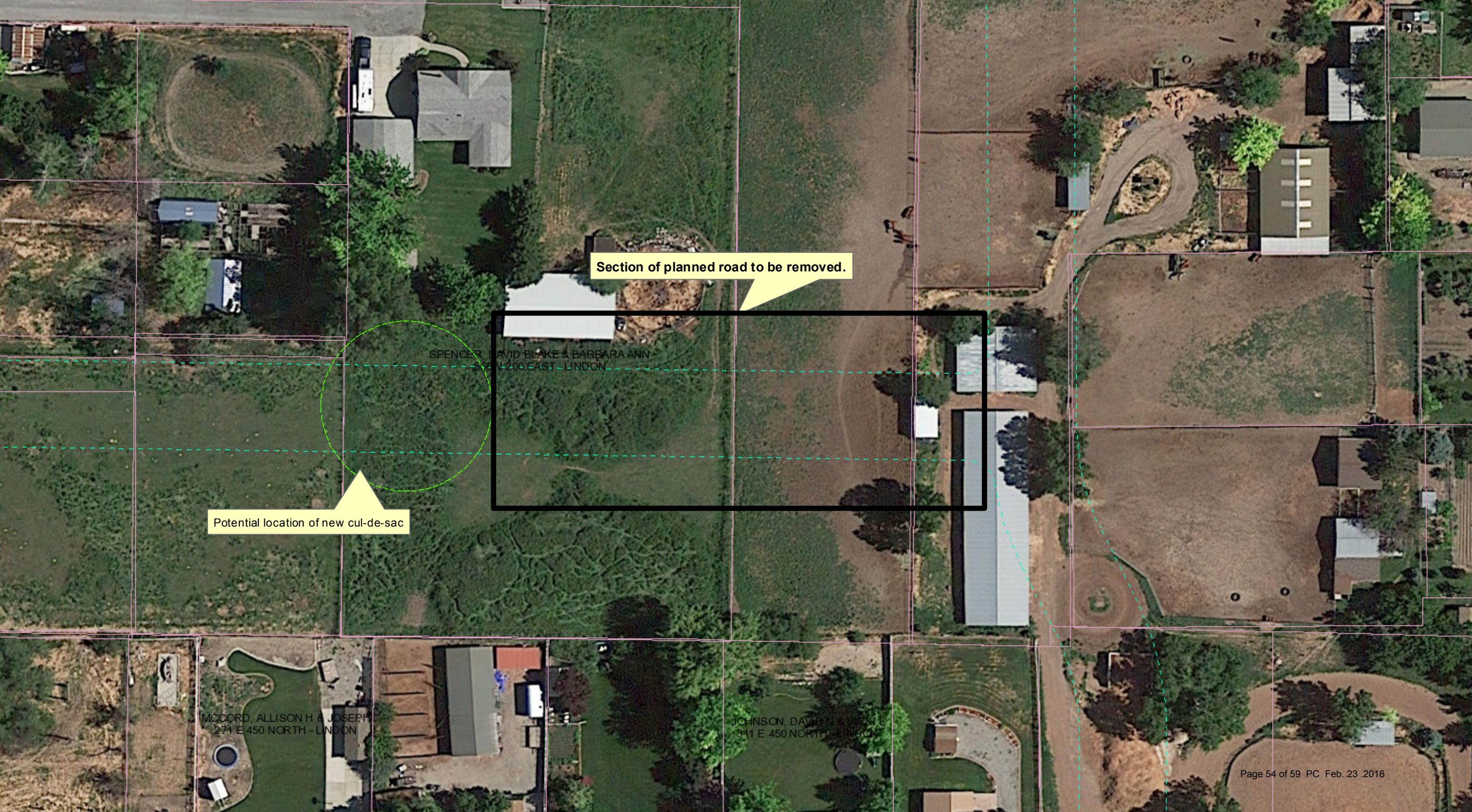
1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
  - a. It is the "purpose of the transportation plan...to balance future demands generated by the Land Use element with future roadway improvements, thereby developing a long-range transportation system plan which would efficiently support future land development."
  - b. The Street Plan states the "inherent in a long-range projection is the potential for variation due to unforeseen economic, political, social, and technological changes."
  - c. "The goal of the transportation plan is to have a balanced circulation system which provides for safe and efficient movement of vehicles..."
  - d. "Planning shall minimize localized traffic congestion and operational problems and ensure adequate access to and circulation around commercial...areas..."
2. Staff does not feel this proposal will materially affect the purpose of the Plan.

**MOTION**

See above.

**ATTACHMENTS**

1. Aerial photo of the proposed area where the street is planned with affected properties identified



Section of planned road to be removed.

SPENCER, DAVID BLAKE & BARBARA ANN  
356 N 200 EAST - LINDON

Potential location of new cul-de-sac

MCCORD, ALLISON H & JOSEPH  
271 E 450 NORTH - LINDON

JOHNSON, DAVID N & VICKI L  
311 E 450 NORTH - LINDON

## **Item 7: Training: Land Use Academy Utah LUAU**

The Land Use Academy of Utah (LUAU) was funded by the Utah State Legislature and created by a consortium of public and private sectors to provide uniform professional education to the state's civic leaders and the general public. The website address is <http://luau.utah.gov/>

Staff will conduct a brief overview of the site with the Planning Commission.

## Item 8: 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 9: Planning Director Report**

- Ivory Anderson Farms Update
- MS Properties General Plan Request Update
- Wadley Farms Tour: Date

**Adjourn**



**PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):**

Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Honeysuckle Estates Subdivision	Pen Minor Subdivision	Green Valley Subdivision
Public Works Plat C	Nicolson Business Park Phase II	Lindon Harbor Industrial Park II
Homesteads @ Coulson Cove Plat E	Osmond Phase II	Lindon Fire Station
Lindon West Stake	Children's Corner/Taylor Dental	

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
<b>Annual review - Lindon Care Center</b> 680 North State Street (File # 05.0383.8) <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a>	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	<b>March 2016</b> Last Reviewed: 3/15	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
<b>Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1)</b> <a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a>	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	<b>March 2016</b> Last Reviewed: 3/15	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
<b>Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345)</b> <a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a> <a href="mailto:info@birdseyertc.com">info@birdseyertc.com</a>	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	<b>March 2016</b> Last Reviewed: 3/15	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
CDBG 2016 — City Center Elevator	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	EDC Utah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2016 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 34 New residential units: 6	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 20 Land Use Applications: 14	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan		MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 0	General Plan Update		MAG Trails Committee Rocky Mountain Power Planning Committee