

2 The Lindon City Planning Commissioner held a regularly scheduled meeting on
3 **Tuesday, April 26, 2011** in the Lindon City Center, City Council Chambers, 100 North
4 State Street, Lindon, Utah.

5 Conducting: Matt Bean, Chairperson

6 Invocation: Ron Anderson

7 Pledge of Allegiance: Christian Burton

8 **PRESENT**

ABSENT

10 Matt Bean, Chairperson

Sharon Call, Commissioner

12 Ron Anderson, Commissioner

Christian Burton, Commissioner

14 Mark Johnson, Commissioner

Angie Neuwirth, Commissioner

16 Carolyn Lundberg, Commissioner

Adam Cowie, Planning Director

18 Woodworth Mataele, Assistant Planner

Debra Cullimore, City Recorder

20 The meeting was called to order at 7:05 p.m.

22 **APPROVAL OF MINUTES** –

24 No minutes were reviewed at this meeting.

26 **OPEN SESSION** –

28 Chairperson Bean called for comments from any audience member who wished to
30 address an issue not listed as an agenda item. There was no public comment.

32 **CURRENT BUSINESS** –

- 34 1. **Continued Public Hearing** – *Lindon City General Plan – Comprehensive*
36 *Review.* This item was continued from the April 12, 2011 Planning Commission
38 meeting. This is a City initiated review of proposed changes to the General Plan.
40 The Commission will review a comprehensive update to the new 2011 General
42 Plan; including Land Use, Moderate Income Housing, Public Facilities, Parks &
Trails, Environmental, and Transportation Elements. Recommendations will be
forwarded to the City Council following completed review by the Planning
Commission.

44 COMMISSIONER BURTON MOVED TO OPEN THE PUBLIC HEARING.
46 COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

2 At this time, the Commission moved to the conference room located in the City
Center to accommodate review of a large map prepared by Mr. Cowie. Mr. Cowie
4 reviewed proposed General Plan zoning maps, one which was presented in the General
Plan Open House held in November along with a map which was modified from the
6 original plan based on recommendations following review of proposed zoning by the City
Council. The revised map shows a fewer number of housing options than the original
8 map prepared and presented by the General Plan Committee. Mr. Cowie noted that
property owners from Geneva Road to I-15 were noticed regarding the Open House, and
only two property owners attended.

10 The Commission discussed Mountainland Association of Governments 2040
population estimates, projected employment centers and planned bus rapid transit and
12 light rail lines. MAG is seeking federal funding to construct a bus rapid transit line
between Utah Valley University and Brigham Young University. Light rail is planned to
14 extend south from Draper, with bus lines located along 700 North. The MAG transit
plans prompted the General Plan Committee to consider higher density transit oriented
16 development in the areas surrounding planned transit stops, particularly at the intersection
of 700 North and Geneva Road.

18 The Commission went on to discuss trail connections, zoning and traffic routes in
the area around the Creekside Meadows Subdivision. Mr. Cowie noted that proposed
20 plans are intended to protect the integrity of the existing residential area as much as
possible. Mr. Cowie asked the Commission to consider two specific points during this
22 review, including appropriate expansion of residential areas on the west side of the City
in the area of 700 North and Geneva Road, as well as the possibility of a large park area.

24 Mr. Cowie observed that based on the amount of property currently zoned for
commercial use, it will be necessary to create unique destination points to draw business.
26 He explained that MAG estimates the population of Lindon to double by 2040, but large
increases in population are not anticipated in the near future. Commissioner Lundberg
28 encouraged the City to create mechanisms which would attract high end research and
development type businesses to Lindon. She noted that this type of business would
30 typically create a campus type development which could include a large amount of
landscaped open space.

32 Commissioner Neuwirth noted that showing higher density areas on the General
Plan maps does not necessarily mean a high density development would be approved by
34 the City. Mr. Cowie clarified that the General Plan can be very general in nature. The
City can also establish ordinances which require master planned developments of larger
36 parcels.

38 Councilmember Bayless was present in the audience. Chairperson Bean asked
her for input regarding the recommendations of the City Council. Councilmember
Bayless explained that the Council was not comfortable with proposed high density
40 housing and potential loss of control over the type of housing which may come into the
City. She stated that she was not comfortable with transit oriented higher density
42 residential development when future transit locations have not been finalized by UTA.
Commissioner Lundberg asked if the Council would feel comfortable with a zoning for
44 transit hubs which did not include a housing component. Mr. Cowie clarified that the
intent of the transit oriented development component would be to create mixed use
46 walkable areas rather than park and ride lots. Commissioner Neuwirth suggested that it

2 may be appropriate to include the transit oriented development in the General Plan, but
3 change the zoning only if an appropriate development were presented to the City.

4 Commissioner Anderson felt that long range planning would be appropriate for
5 the 20-50 year range. However, he felt that amending current zoning could be
6 detrimental to existing uses in the existing industrial zones.

7 The Commission went on to discuss existing businesses along the freeway
8 frontage. Mr. Cowie noted that commercial development along the freeway corridor
9 could be used to buffer residential development near the freeway. The Commission
10 discussed potential zoning in a variety of areas. Commissioner Burton suggested that
11 some master planned residential development along 700 North may be feasible. The
12 Commission discussed appropriate Research and Development, Mixed Commercial,
13 Commercial and Residential zones, as well as appropriate transit zones based on the
14 current MAG 2040 plans. Commissioner Bean observed that future transit stops could be
15 designated as transit oriented development areas, with details being finalized as
16 development plans are presented and go through the approval process. The Commission
17 also discussed including a large park area in the General Plan, with the specific size and
18 location to be determined as development occurs.

19 Commissioner Bean inquired as to why the General Plan Committee did not make
20 any recommendations for low density housing on the west side of the City. Mr. Cowie
21 and Councilmember Bayless explained that land value on the west side of the City is
22 lower than that on the east side. Homes can not include basements on the west side due
23 to the high water table, which somewhat limits the possible square footage of homes. Mr.
24 Cowie noted that no additional R2 projects can be built on the west side of the City
25 unless ordinances and zoning are amended.

26 Commissioner Johnson noted that there is a higher probability of creating a large
27 park space if higher density housing is permitted and the City works cooperatively with
28 developers using some form of density bonus structure. Mr. Cowie outlined the acreage
29 of existing and planned parks on the west side of the City. The Commission discussed
30 potential concerns related to traffic flow from a large destination park if appropriate
31 transportation corridors are not created.

32 Following further discussion, the Commission came to general agreement
33 regarding appropriate zoning. Specific details of a large park area will be addressed at a
34 future meeting. Chairperson Bean called for a motion to continue the Public Hearing.

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36 COMMISSIONER LUNDBERG MOVED TO CONTINUE THE PUBLIC
37 HEARING. COMMISSIONER BURTON SECONDED THE MOTION. ALL
38 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

39 **NEW BUSINESS** – Reports by Commissioners

40 Commissioners gave no reports at this meeting.

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44 **PLANNING DIRECTOR'S REPORT** –

2 Mr. Cowie and Councilmember Bayless presented Commissioner Mark Johnson
with a plaque in recognition of his service on the Commission. Commissioner Johnson's
4 term has ended. DelRay Gunnell will replace Commissioner Johnson at the May 10,
2011 meeting.

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8 **ADJOURN** –

10 COMMISSIONER JOHNSON MOVED TO ADJOURN THE MEETING AT
10:00 P.M. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL
12 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

14 Approved – May 10, 2011

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Matt Bean, Chairperson

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Adam Cowie, Planning Director