

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **May 24, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council Chambers,
100 North State Street, Lindon, Utah.

6 Conducting: Matt Bean, Chairperson
Invocation: DelRay Gunnell
8 Pledge of Allegiance: Carolyn Lundberg

10 **PRESENT**

ABSENT

12 Matt Bean, Chairperson
Ron Anderson, Commissioner – *arrived 7:10*
14 Sharon Call, Commissioner
DelRay Gunnell, Commissioner
16 Carolyn Lundberg, Commissioner
Angie Neuwirth – *arrived 7:15 p.m.*
18 Adam Cowie, Planning Director
Debra Cullimore, City Recorder

Christian Burton, Commissioner
Woodworth Mataele, Assistant Planner

20 The meeting was called to order at 7:00 p.m.

22 **APPROVAL OF MINUTES** – The minutes of the meetings of April 12, 2011, April 26,
24 2011 and May 10, 2011 were reviewed.

26 COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE
MEETINGS OF APRIL 12, 2011, APRIL 26, 2011 AND MAY 10, 2011.
28 COMMISSIONER LUNDBERG SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

30 **PUBLIC COMMENT** –

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

36 **CURRENT BUSINESS** –

- 38 1. **Continued Public Hearing** – *Lindon City General Plan – Comprehensive*
40 *Review.* This item was continued from the May 10, 2011 Planning Commission
42 meeting. This is a City initiated review of proposed changes to the General Plan.
The Commission will review a comprehensive update to the new 2011 General
44 Plan, including; Lane Use, Moderate Income Housing, Public Facilities, Parks &
Trails, Environmental, and Transportation Elements. Recommendations will be
forwarded to the City Council for final review and approval.

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

6 Mr. Cowie explained that the Commission will review the Parks and Trails
7 section of the General Plan during this meeting. He clarified that the plan includes
8 existing community and neighborhood parks and trail head facilities, as well as planned
9 future facilities. The recently completed Fryer Park has been added to the list of existing
10 parks. A new trail head facility located at approximately 780 East will also be added to
11 existing facilities. The trail head is being completed by Utah County in conjunction with
12 the Murdock Canal Trail project. Grass area around the trail head may be expanded by
13 the City at some time in the future. The future Willow Wood Park will be removed from
14 the plan due it's proximity to Pheasant Brook Park. The future Westside park discussed
15 and recommended by the Planning Commission will be included in the plan presented for
16 review and approval by the City Council.

18 Mr. Cowie noted that the General Plan Committee discussed options for financial
19 participation in bond measures or other funding mechanisms for future park
20 improvements. He explained that Parks and Trails Impact Fees are the primary source of
21 funding for future improvements at this time. If the City reaches build out and planned
22 park and trail improvements are not completed using impact fee revenue, an alternate
23 funding source may be considered at that time.

25 The Commission discussed acquisition of property for future trail connections.
26 Mr. Cowie explained that trail right-of-way can be condemned only in specific
27 circumstances. He noted that as revenue is available, the City intends to work with
28 property owners to purchase trail right-of-way areas to provide hard surface pedestrian
29 route connectivity throughout the community. Commission Neuwirth suggested that a
30 trail connection from Pheasant Brook Park to the west side of Geneva Road may be
31 beneficial. Mr. Cowie noted that a trail crossing is unlikely on Geneva Road in that area
32 as there is not a controlled intersection that would facilitate a safe pedestrian crossing
33 area.

35 The Commission went on to review the Environmental Element which identifies
36 geological hazards and critical lands. Included in this section is the 102 acre wetlands
37 bank located west of the transfer station. This particular area is under a conservation
38 easement, and is an identified wetlands mitigation area required in conjunction with
39 UDOT projects throughout the County. The Commission also discussed the hillside
40 overlay ordinance which regulates construction on slopes which exceed 20%. Mr. Cowie
41 outlined remaining lots located in the hillside overlay area, as well as future roadways
42 including the completion of 1200 East.

44 Mr. Cowie reviewed results of the 2006 Geologic Hazard study which identifies
45 major fault lines and the direction of shift in the fault lines. Two active landslides were
46 also identified in the study. One slide is located in Squaw Hollow and the second is in
47 the Dry Canyon area. The Squaw Hollow slide is surveyed annually to assess the risk.
48 The 13 acre wetlands area purchased by Lindon City and Orem City which is under a
49 conservation easement held by Vineyard will also be added to the environmental element.

51 The Commission then reviewed the Circulation Element. The General Plan
52 Committee proposed changing the title of this element to Streets and Transportation to

2 better reflect the information contained in the element. Mr. Cowie reviewed proposed
4 changes to the streets map from the previous plan, including the Vineyard Connector and
6 realignment of the I-15 interchange, realignment of the intersection near Noah's on 700
8 North, and the realignment of the intersection of Main Street and State Street, as well as
future roads on the Fryer property. Commissioner Call noted that there are currently only
two major traffic routes from the east to the west side of the City. Mr. Cowie explained
that completion of Center Street to the east is on the horizon, and that canal piping is
being completed in a manner which will accommodate future completion of Center Street
over the canal area.

10 Mr. Cowie went on to review alternative transportation elements, including
12 potential bicycle routes and light rail and bus rapid transit routes. The City has applied
14 for grant funding through Mountainland Association of Governments to complete a study
16 to identify needs in the community and develop an alternate transportation route plan.
Future transit routes and plans will be closely coordinated with UTA. Chairperson Bean
noted that the addition of bus routes on the east side of the City would encourage use of
mass transit by making it more accessible.

18 Mr. Cowie noted that proposed language will allow an option to review individual
20 sections of the General Plan on an annual basis rather than a comprehensive review of the
entire plan every five years. Commissioner Lundberg inquired as to whether there has
been any discussion regarding planning for a future Lindon City Library.
22 Councilmember Bayless was present in the audience, and explained that the City has
researched the possibility of creating a library in Lindon, but determined that it would not
be financially feasible to provide a facility of the same quality as libraries found in Orem
24 and Pleasant Grove. Following research and discussion, the decision was made to
continue the reimbursement program for Lindon residents to acquire non-resident library
26 cards in Orem or Pleasant Grove.

28 Commissioner Lundberg inquired as to whether any needs or concerns which
were identified in the General Plan Survey are not addressed in proposed amendments.
Mr. Cowie stated that he is not aware of any significant concerns or issues which have
30 not been addressed. He stated that the City Council will begin review of the General Plan
and recommendations made by the General Plan Committee and the Planning
32 Commission in July. Chairperson Bean called for further comments or discussion.
Hearing none, he called for a motion to close the Public Hearing.

34
36 COMMISSIONER NEUWIRTH MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

38 **NEW BUSINESS** – Reports by Commissioners

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42 Commissioner Call noted that she attended the City Council meeting held on May
17, 2011. She requested clarification regarding a discussion with Central Utah Water
44 Conservancy District and a pending Conditional Use Permit application to allow
installation of a pipeline on the west side of the City. She noted that during that
discussion, the Council requested to have the application forwarded to them for final
46 approval rather than giving the Planning Commission final approval authority.

2 Councilmember Bayless explained that the Council requested review of the application
3 due to the fact that the Planning Commission does not routinely deal with water rights
4 issues, and may not have the information necessary to make a fully informed decision.

6 **PLANNING DIRECTOR'S REPORT** –

8 Mr. Cowie invited Commissioners to attend the ribbon cutting ceremony for the
9 new Senior Citizens Center on June 2, 2011 at 5:30 p.m. A time capsule will be placed in
10 the building as part of the ceremony. The Commission was also invited to attend the
11 Dedication Ceremony for the Lindon City Monument to Freedom on Memorial Day at
12 the City Cemetery.

14 **ADJOURN** –

16 COMMISSIONER LUNDBERG MOVED TO ADJOURN THE MEETING AT
17 9:10 P.M. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL
18 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – June 14, 2011

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25 Matt Bean, Chairperson

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31 Adam Cowie, Planning Director