

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work  
Session on **Tuesday, August 26, 2014 at 6:00 p.m.** in the Lindon City Center, City  
Council Chambers, 100 North State Street, Lindon, Utah.

4 **WORK SESSION** – 6:00 P.M.

6 Conducting: Adam Cowie, City Administrator

8 **PRESENT**

**ABSENT**

10 Jeff Acerson, Mayor  
Randi Powell, Councilmember  
12 Matt Bean, Councilmember  
Van Broderick, Councilmember  
14 Jacob Hoyt, Councilmember  
Carolyn Lundberg, Councilmember  
16 Sharon Call, Chairperson  
Ron Anderson, Commissioner  
18 Mike Marchbanks, Commissioner  
Rob Kallas, Commissioner  
20 Bob Wily, Commissioner  
Andrew Skinner, Commissioner  
22 Matt McDonald, Commissioner

24 **Staff Present**

Adam Cowie, City Administrator  
26 Hugh Van Wagenen, Planning Director  
Jordan Cullimore, Associate Planner  
28 Kathy Moosman, City Recorder

- 30 1. **Call to Order** – The meeting was called to order at 6:00 p.m.
- 32 2. **Discussion Item:** Lindon City Council and Planning Commission will conduct a joint  
work session to discuss future plans and policies related to development of the 700  
34 North Corridor.

36 Hugh Van Wagenen, Planning Director, mentioned that he brought the two  
legislative bodies together again tonight to continue the discussion from the last work  
38 session meeting that was held on August 12<sup>th</sup>. He then gave a recap noting the discussion  
got as far as the land use portion of the survey. He noted that tonight we will get through  
40 the rest of the survey to brainstorm and understand all of the opinions and attitudes from  
the decision makers.

42 Mr. Van Wagenen then referenced the survey questions as follows:

- 44 1. What are the strengths of the 700 North Corridor?

- Mostly undeveloped (open canvas), close to freeway, Visibility, clean slate, cache of Lindon brand
- Open space, with no limitations as to physical improvements etc. large parcels to accommodate various types of uses access to I-15
- Great access to I-15 and untouched
- It's an open slate
- It is an entry to our city. It is undeveloped. It is a very substantial piece of property.
- Clean slate, few landowners, major collector street from freeway, deep and wide lots, potential access or station to future light rail for mass transit.
- Access to freeway, undeveloped land, no previous development
- Close to freeway, infrastructure in place
- Very open with lots of potential

2. What are the weaknesses of the 700 North Corridor?

- Lack of current infrastructure
- Demographics
- No anchor store, nothing there yet
- land locked, not unlimited space, relative small space
- Poor freeway visibility and borders different city
- Pleasant grove 700 N development, no planned commercial development, attracting commercial development
- Trying to develop a vision on what we want it to become
- Not directly on freeway exit, some heavy industrial uses nearby, some residential that could be impacted by future land use
- Few rooftops
- Depth of parcels (to a degree)
- Currently less populated then Pleasant Grove Blvd.

Following discussion, it was agreed that lack of rooftops is a challenge to the corridor, mostly in a retail sense, among other issues. Commissioner Kallas pointed out that the corridor itself doesn't need a lot of rooftops as there are a lot of rooftops within a 3 mile radius and the number of rooftops in the vicinity is an advantage because we don't necessarily have to have rooftops in the corridor. Mr. Van Wagenen agreed that is a fair statement. Mr. Van Wagenen also stated it is hard to know right now about the amount of rooftops needed to rely on for retail including Pleasant Grove. Councilmember Broderick asked if traffic flow is weighed with the amount of vehicles going through the corridor. Mr. Van Wagenen stated that is a definite component. He added there are about 18,500 cars a day (which is predicted to increase) on the corridor compared to 35,000 cars a day on State Street.

3. What kinds of land uses would you like to see along the 700 North Corridor?

Mr. Van Wagenen noted, per the survey, retail was the number one pick and was considered as important as national chains. The second response was fine dining restaurants followed by corporate headquarters or campuses and then business parks.

2 There was then some discussion about the difference between business parks and  
corporate headquarters. Mr. Van Wagenen noted that there are some other competitive  
4 areas in the county that are further along than we are with a strong momentum to  
completion. He then discussed property owner's wishes and if what is being discussed is  
6 in conflict with the owners. Commissioner Anderson stated that he feels the owners are  
open to discussion as long as it is reasonable.

8 Mr. Van Wagenen then referenced survey questions #4 and #5 followed by discussion.

10 4. What do you see as the roadblocks, if any, to attracting the types of land uses you want  
along the 700 North Corridor?

- 12 • Attracting the right businesses
- Lindon has not been a great contributor to roof tops
- 14 • Lack of rooftops, small market
- Number of nearby roof tops limited space
- 16 • getting the first couple of users to select this space and then draw the rest of the  
development around them
- 18 • Attracting appropriate businesses and retail
- Getting the proper momentum
- 20 • The economy for the area has not fully recovered sufficiently, other competitive  
corridors are ahead of this one, the limited supply of the businesses we are  
22 looking for
- Property owners' wishes

24 5. What kinds of land uses would you like to avoid along the 700 North Corridor?

- 26 • Apartment houses
- High density housing
- 28 • Industrial
- Housing
- 30 • Big box generally
- High density
- 32 • Fast food, gas stations, stand-alone housing, low cost office space or cheap  
looking retail shopping centers
- 34 • Multiple unit housing, small street front retail
- Residential land uses of any type
- 36 • Single family residential, car dealerships

38 There was then some general discussion on the bullet items listed above.  
Commissioner Marchbanks commented that car dealerships generate sales tax but are not  
40 necessarily the most attractive looking sites. Mr. Van Wagenen asked, outside of the  
corridor (500 ft. on either side) of what the group is picturing for multi housing use.  
42 Councilmember Lundberg commented that we can be careful and take advantage and be  
selective; we could use a mixed use with quality high density homes.

44 Councilmember Powell commented that the Pleasant Grove Villa in Pleasant  
Grove is a poorly planned development but there is another development on Sam White's

2 Lane that is much better and planned right; we want to have the right flavor and be able  
4 to sustain ourselves as a community so they are not isolated. Commissioner Kallas  
6 expressed that particular property is very deep and it is unrealistic that we could get a  
8 retail type development to fill it in so housing or some other zoning will have to take  
place to get full use of the property. Commissioner Marchbanks stated that he believes  
most of the council and commissioners would feel comfortable with the 500 ft. on either  
side of the corridor and beyond that we need to be open to some back fill. There was  
then some general discussion regarding this issue.

10 Mr. Van Wagenen noted that it seems the consensus is the group is comfortable  
12 with 500 ft. on either side of the corridor and are more open to things on the south side  
14 with the primary objective being the backfill. Councilmember Lundberg stated she  
16 would like to see it filled with the preferred uses first. Mr. Van Wagenen mentioned that  
he met with a group yesterday that are proposing two buildings and they are eager to  
move forward. They have one access on the 5 acre piece and are proposing one office  
building and one small retail front that will be warehouse based for the business.

18 Mr. Van Wagenen then referenced survey questions 6-12 followed by discussion.

20 6. The primary purpose of the 700 North Corridor should be to provide?

- 22 • 55 % agreed that sales tax revenue was the primary purpose.
- 24 • 36 % agreed that shopping/services and options for Lindon residents should be provided.
- 26 • 9% thought that property tax revenue was important.

28 Mr. Van Wagenen stated that between the retail and shopping services and  
options for Lindon residents he sees we are looking at smaller size shops but that it  
should be shared.

30 7. Do you see the 700 North Corridor as?

- 32 • 55% agreed it was a regional destination? (Supporting population within 8 mile  
radius.)
- 34 • 36% agreed it was a super-regional destination? (supporting population within 12  
mile radius.)
- 36 • 9% agreed it was a community destination? (Supporting population within 3-5  
mile radius.)

38 8. How important is non-vehicular access and movement along the 700 North  
40 Corridor?

42	1	0	0%
44	2	3	27%
46	3	4	36%
	4	3	27%
	5	1	9%

9. How important is it that development along the 700 North Corridor has a similar look and feel?

2	1	0	0%
4	2	2	18%
	3	1	9%
6	4	4	36%
8	5	4	36%

10. How important are landscaping standards along the 700 North Corridor?

12	1	0	0%
	2	0	0%
14	3	0	0%
	4	3	27%
16	5	8	73%

11. How important are architectural standards along the 700 North Corridor?

20	1	0	0%
22	2	0	0%
	3	0	0%
24	4	6	55%
26	5	5	45%

12. What is your attitude toward the City master planning the 700 North Corridor?

- 55% felt the City should master plan the corridor with some input from other stakeholders.
- 36 % felt the City should master plan the corridor but with close consultation with other stakeholders.
- 9% felt the City should not master plan the corridor beyond the current zoning and general plan maps.

Councilmember Lundberg commented that we know what we want and to then put some things in place and have the tools ready to go, then it is just a matter of pulling the trigger. Mayor Acerson commented that it might be helpful when some of these retailers are identified to have a conversation with them as to what would attract them to the corridor. Councilmember Lundberg stated the website presence could be freshened up and put some marketing resources, etc., on the web.

Mr. Van Wagenen observed that it seems the majority is on board regarding the landscaping and architectural components. Councilmember Powell suggested giving details in our architectural standards will give developers the opportunity to work within those standards; we don't want to be restrictive but to also present Lindon's vision.

2 Councilmember Lundberg would encourage the group to do their homework to help  
3 define what we have and what we are selling and provide a framework. Following some  
4 additional discussion Mr. Van Wagenen suggested having another work session to clarify  
5 the next steps and noted he appreciates the input tonight.

6 Mayor Acerson called for any further comments or discussion from the Council or  
7 Commission. Hearing none he adjourned the meeting.

8 **Adjourn** – The meeting was adjourned at 7:15

10 Approved – November 18, 2014

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13 Kathryn Moosman, City Recorder

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17 Jeff Acerson, Mayor

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21 Sharon Call, Chairperson

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