The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, August 24, 2010** beginning at 7:00 p.m. in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**Conducting:** Matt Bean, Vice Chairperson

**Invocation:** Sharon Call

**Pledge of Allegiance:** Angie Neuwirth

**PRESENT**

Ron Anderson, Commissioner
Matt Bean, Commissioner
Chris Burton, Commissioner
Sharon Call, Commissioner
Angie Neuwirth, Commissioner
Adam Cowie, Planning Director
Debra Cullimore, City Recorder

**ABSENT**

Gary Godfrey, Chairperson
Mark Johnson, Commissioner

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

**APPROVAL OF MINUTES** – The minutes of the meeting of July 27, 2010 were reviewed.

COMMISSIONER BURTON MOVED TO APPROVE THE MINUTES OF THE MEETING OF JULY 27, 2010. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

**PUBLIC COMMENT** –

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

**CURRENT BUSINESS** –

1. **Work Session** – **2010 General Plan Preliminary Review.** This is a City initiated review of the preliminary General Plan updates as recommended by the General Plan Committee. The General Plan is reviewed and updated every five years. Under the direction of the City Council, the General Plan Committee is commissioned to make recommendations for updates and /or improvements to the long range vision of the community. This work session is to inform the Planning Commission on the general direction of proposed updates as suggested by the committee. Staff will also review preliminary results of the General Plan Survey that is currently available for public input on the General Plan. No motions or decisions will be made on this item.
Mr. Cowie explained that this is an informal review of the general direction of proposed changes to the General Plan. He explained that the General Plan Committee consists of community members appointed by the City Council. The General Plan is typically updated every five years, and serves as a 20 year planning tool for development in the City.

Mr. Cowie presented photographs of a number of locations in the City in 1990, and those same locations in 2010 to illustrate the impact of development policies and practices over a 20 year period. The General Committee is considering a horizon of 50-80 years to be included in proposed revisions to ensure orderly long term development that will benefit the City. The Committee is also carefully considering development policies for the 700 North Commercial Corridor.

Mr. Cowie reviewed a chart which outlined the percentage of available land which is currently developed in each zone in the City. He noted that total available acreage in the City is approximately 70% built out. Estimated population at build out is approximately 15,000. The current population is just under 11,000. Full build out could go as high as 17,000 if infill development occurs.

Mr. Cowie went on to review changes to the Streets Master Plan Map, including changes which will result from the Vineyard Connector and the I-15 Core projects, as well as the addition of the Fellowship Bible Church, the Lindon Aquatics Center and Maeser Preparatory Academy as landmarks.

Mr. Cowie then reviewed proposed revisions to the Parks and Trails General Plan Map. One trails section, which is now a UDOT wetlands bank, will be removed due to the fact that there is no public access to the area. The extension of the Lindon Heritage Trail west from 800 West will be added to the map.

Mr. Cowie encouraged Commissioners to participate in the General Plan Community Survey which is available on the City website. He stated that the survey will be available for several months, and that 270 responses have been received to date. Mr. Cowie reviewed responses submitted through the survey, which generally indicate that residents like the rural feel of the community and see preservation of open space and large animal rights as a priority in future planning. The Committee will consider various options to maintain open space, such as parks, agricultural land and large lots.

Mr. Cowie discussed moderate income housing requirements, noting that the City is required by law to provide a mechanism to allow moderate income housing within the City. The R2-Overlay, which allows accessory apartments throughout the City, is the largest component of the City’s moderate income housing plan. 32% of survey respondents indicate that they feel the City should provide additional opportunities for moderate income housing.

The Commission then reviewed a model of the 700 North commercial corridor. They discussed options for commercial development, residential development and development of large park facilities and open space. Future planning will also consider a planned UTA light rail stop which will connect to the Vineyard station.

The Commission will discuss General Plan revisions in detail at a later meeting following completion of review and recommendations by the General Plan Committee.

**NEW BUSINESS** – Reports by Commissioners
The Commission discussed the new Police Vehicles, as well as the purchase of the new Community Center. Mr. Cowie noted that Karl G. Maeser Preparatory Academy has leased the building from the City until their new school facility is completed in approximately November 2010. The revenue from the lease will help offset renovations which will be completed prior to opening the facility as a community center.

**PLANNING DIRECTORS REPORT –**

Mr. Cowie reported on the following items:

1. The City Council approved the WECS, Definition of Family and Height Limitations Ordinances with no changes from Planning Commission recommendations.

2. The owners of Wolf Mountain met with the City Council to discuss possible revocation of their Conditional Use Permit due to unresolved complaints from neighboring property owners. The City Council granted a 90 day extension to allow the business to implement several additional mitigation measures. If issues continue to go unresolved after the 90 day extension period, the Planning Commission will review the Conditional Use Permit for possible revocation.

**ADJOURN –**

COMMISSIONER CALL MOVED TO ADJOUR THE MEETING AT 8:42 P.M. COMMISSIONER NEUWIRTH SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – September 14, 2010

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Matt Bean, Vice Chairperson

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Adam Cowie, Planning Director