

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

5 Conducting: Matt Bean, Vice Chairperson

6 Invocation: Sharon Call

7 Pledge of Allegiance: Angie Neuwirth

8 **PRESENT**

**ABSENT**

10 Ron Anderson, Commissioner

11 Matt Bean, Commissioner

12 Chris Burton, Commissioner

13 Sharon Call, Commissioner

14 Angie Neuwirth, Commissioner

15 Adam Cowie, Planning Director

16 Debra Cullimore, City Recorder

Gary Godfrey, Chairperson

Mark Johnson, Commissioner

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

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

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

28 **PUBLIC COMMENT** –

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

32 **CURRENT BUSINESS** –

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- 36 1. **Work Session** – *2010 General Plan Preliminary Review*. This is a City initiated  
37 review of the preliminary General Plan updates as recommended by the General  
38 Plan Committee. The General Plan is reviewed and updated every five years.  
39 Under the direction of the City Council, the General Plan Committee is  
40 commissioned to make recommendations for updates and /or improvements to the  
41 long range vision of the community. This work session is to inform the Planning  
42 Commission on the general direction of proposed updates as suggested by the  
43 committee. Staff will also review preliminary results of the General Plan Survey  
44 that is currently available for public input on the General Plan. No motions or  
decisions will be made on this item.

2 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  
4 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.

6 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  
8 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  
10 that will benefit the City. The Committee is also carefully considering development  
policies for the 700 North Commercial Corridor.

12 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  
14 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  
16 go as high as 17,000 if infill development occurs.

18 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  
20 Maeser Preparatory Academy as landmarks.

22 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  
24 Trail west from 800 West will be added to the map.

26 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.  
28 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  
30 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.

32 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  
34 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  
36 respondents indicate that they feel the City should provide additional opportunities for  
moderate income housing.

38 The Commission then reviewed a model of the 700 North commercial corridor.  
They discussed options for commercial development, residential development and  
40 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.

42 The Commission will discuss General Plan revisions in detail at a later meeting  
following completion of review and recommendations by the General Plan Committee.  
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46 **NEW BUSINESS** – Reports by Commissioners

2 The Commission discussed the new Police Vehicles, as well as the  
purchase of the new Community Center. Mr. Cowie noted that Karl G. Maeser  
4 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  
6 offset renovations which will be completed prior to opening the facility as a community  
center.

8 **PLANNING DIRECTORS REPORT –**

10 Mr. Cowie reported on the following items:

- 12 1. The City Council approved the WECS, Definition of Family and Height  
Limitations Ordinances with no changes from Planning Commission  
recommendations.
- 14 2. The owners of Wolf Mountain met with the City Council to discuss possible  
16 revocation of their Conditional Use Permit due to unresolved complaints from  
neighboring property owners. The City Council granted a 90 day extension to  
18 allow the business to implement several additional mitigation measures. If  
issues continue to go unresolved after the 90 day extension period, the  
20 Planning Commission will review the Conditional Use Permit for possible  
revocation.

22 **ADJOURN –**

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

28 Approved – September 14, 2010

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Matt Bean, Vice Chairperson

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Adam Cowie, Planning Director