

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **May 10, 2011** beginning at 7:00 p.m. in the Lindon City Center, City Council Chambers,  
4 100 North State Street, Lindon, Utah.

5 Conducting: Matt Bean, Chairperson  
6 Invocation: Sharon Call

8 **PRESENT**

**ABSENT**

10 Matt Bean, Chairperson  
11 Sharon Call, Commissioner  
12 Christian Burton, Commissioner  
13 Angie Neuwirth, Commissioner  
14 DelRay Gunnell, Commissioner  
15 Adam Cowie, Planning Director

Ron Anderson, Commissioner  
Carolyn Lundberg, Commissioner  
Woodworth Mataele, Associate Planner  
Debra Cullimore, City Recorder

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

18 Mr. Cowie introduced Commissioner DelRay Gunnell. Mr. Gunnell was  
19 appointed by the Mayor and City Council to serve a three year term on the Planning  
20 Commission. Staff and Commissioners introduced themselves to Mr. Gunnell.

22 **REVIEW OF MINUTES** – The minutes of the meetings of April 12, 2011 and April 26,  
23 2011 were reviewed. However, minutes were not approved as they were not listed on the  
24 agenda. Minutes will be approved at the May 24, 2011 meeting.

26 **PUBLIC COMMENT** –

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

32 **CURRENT BUSINESS** –

- 34 1. **Cont. Public Hearing** – *Lindon City General Plan – Comprehensive review.*  
35 This item was continued from the April 26, 2011 Planning Commission  
36 meeting. This is a City initiated review of proposed changes to the General  
37 Plan. They will review a comprehensive update to the new 2011 General Plan;  
38 including Land Use, Moderate Income Housing, Public Facilities, Parks &  
39 Trails, Environmental, and Transportation Elements. Recommendations will be  
40 made to the City Council at their next available meeting after review by the  
41 Planning Commission.

42 COMMISSIONER BURTON MOVED TO OPEN THE PUBLIC HEARING.  
43 COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN  
44 FAVOR. THE MOTION CARRIED.

2 Mr. Cowie reviewed the west side zoning map as recommended by the General  
Plan Committee, as well as amendments recommended by the Planning Commission  
4 following discussion at the last regular meeting. He reviewed proposed zoning along the  
700 North corridor and the Geneva Road area, including an expanded residential zone in  
6 the area of the Creekside Meadows subdivision. Research and development and mixed  
commercial zoning and uses are proposed on General Plan maps in existing industrial  
8 areas. The 700 North corridor will remain zoned for commercial use with transit areas  
shown on the map in the area of the intersection of 700 North and Geneva Road.

10 During previous discussion, the Commission did not come to a consensus  
regarding including or eliminating a large park area on the west side. Mr. Cowie outlined  
12 existing and future parks shown the current maps. The City has discussed possible  
expansion of Pheasant Brooke Park to the west with the current property owner.  
14 Expansion of the park is feasible at some time in the future. Mr. Cowie reviewed the  
Development Agreement with Fieldstone homes which created a park space through  
waiver of park impact fees and other concessions for the development.

16 Mr. Cowie presented a map showing all parks in the county area which are five  
acres or larger. In Lindon, City Center Park, Pheasant Brooke Park, and the future  
18 planned park, Willow Wood Park, are included on the map. The map also showed parks  
in the Utah Valley area which are 20 acres or larger as well as 50 acres or larger. He also  
20 reviewed Salt Lake County parks, including Sugarhouse and Liberty parks, which are  
approximately 100 acres. He noted that large parks typically serve a regional area rather  
22 than a community area. He observed that extremely large parks similar to Sugarhouse or  
Liberty parks are not likely to be constructed in Utah County. However, the General Plan  
24 Committee felt it would be appropriate to include a large park in long term planning,  
although funding for a large park is not available at this time. Mr. Cowie noted that  
26 secondary water for irrigation is not available west of Geneva Road at this time, and that  
irrigation of a large park area could be an obstacle.

28 Commissioner Call commented on the number of large park areas in the Provo  
area. She noted that long range planning was necessary years ago for residents to have  
30 the park space to enjoy now as the City has become built out. Chairperson Bean noted  
that creation of a large park area without density bonuses for transit oriented development  
32 would not be likely due to the cost to the City to acquire the property. Mr. Cowie noted  
that the City does collect park impact fees, and that there may be opportunities for grant  
34 funding to fund construction of future parks. Commissioner Call suggested that parks be  
included in the General Plan to facilitate completion of parks as development occurs in  
36 the future. Mr. Cowie explained that the General Plan is a long range planning tool, and  
that if zoning does not match the General Plan other uses could develop on the park areas  
38 shown on the General Plan map based on current zoning.

40 Chairperson Bean inquired as to the City Council's specific concerns regarding  
the location of the large future park area. Mr. Cowie explained that the Council  
expressed concern regarding the expense to the City to acquire the property for the future  
42 park, as well as a possible burden on property owners and impacts to property values if  
the property is designated as a public facility site.

44 Commissioner Gunnell noted that residents from the east side of the City would  
likely travel to use a large park area on the west side, as there are no large areas available  
46 on the east side of the City which would accommodate development of a larger park with

2 sports facilities. Commissioner Neuwirth observed that the park area may be beneficial  
3 in attracting commercial development to the west side of the City. Chairperson Bean  
4 inquired as to whether it would be appropriate to forward a recommendation to the City  
5 Council which is practical and may be approved by the Council, or whether the  
6 Commission should make a recommendation for a larger park area which the Council is  
7 less likely to approve. The Commission discussed potential park locations which could  
8 be recommended to the City Council. Chairperson Bean noted that long range planning  
9 should be based on a number of factors, and that potential financial impact to property  
10 owners should be a consideration but should not be the deciding factor in long term  
11 planning. The Commission discussed a variety of mechanisms to facilitate purchase of  
12 property for park areas. There was also discussion regarding master planning of larger  
13 areas in and near the expanded residential zone which would include a general park area  
14 with a minimum of 20 acres in the area of 1400 West and 500 North with the final size  
15 and location of the park to be determined as development occurs. Recommendations for  
16 park space include removal of Willow Wood park from the General Plan due to it's  
proximity to Pheasant Brooke Park. (*see attached map*)

17 The Commission discussed their role as an advisory body to the City Council.  
18 Mr. Cowie explained that the Council values the recommendations of the Planning  
19 Commission, but may on occasion consider decisions based on different criteria and as a  
20 result may not follow the recommendations of the Commission. However, the  
21 Commission has the authority to make recommendations to the Council based on their  
22 point of view as appointed officials and concerned citizens with the confidence that the  
23 Council will fully consider the Commissions recommendations before making a final  
24 decision.

25 Chairperson Bean noted that the Commission previously discussed changes to the  
26 General Plan for the existing Industrial areas to Mixed Commercial. The Commission  
27 discussed potential impacts to existing industrial uses and expansion of those uses if the  
28 General Plan zoning is changed to Mixed Commercial. Chairperson Bean reiterated that  
29 long term planning should not be based solely on potential financial impacts to individual  
30 business or property owners, particularly if proposed changes are for long term planning.  
31 Mr. Cowie noted that there is some urgency to change zoning, particularly in the  
32 proposed expanded residential area, to avoid future development which would preclude  
33 long term planning goals. The Commission discussed future redevelopment of the  
34 Heavy Industrial area along Geneva Road. Mr. Cowie explained that the General Plan  
35 Committee expressed a desire to phase out Heavy Industrial uses over a period of years  
36 with long term zoning in the current HI zone changing to LI for future development.

37 The Commission went on to review proposed changes to the General Plan  
38 Moderate Income Housing Plan. As of April 2010, the City had approximately 2400  
39 residential dwelling units. Population numbers will be amended based on the 2010  
40 Census, which established Lindon's population of 10,070. Based on the number of  
41 dwelling units, population and a 1% projected growth rate, 81 R2-Overlay units could be  
42 completed in the future. The R3-Overlay Zone is no longer an overlay with underlying  
43 zoning. The General Plan and Zoning Map will be amended to show the R3 Zone as a  
44 specific zone. The Commission discussed low income housing overseen by the Housing  
45 Authority of Utah County, including the group home owned by HAUC and private  
46 landlords renting to families who qualify for housing subsidies.

2 Mr. Cowie noted that Utah State requires municipalities to provide opportunities  
for moderate income housing through the General Plan. Lindon primary uses the R2-  
4 Overlay zone to provide moderate incoming housing opportunities. He noted that some  
municipalities set a target percentage of housing that meets moderate income housing  
6 requirements, but State law does not require a quota. Commissioner Gunnell inquired as  
to what constitutes moderate income. Mr. Cowie explained that moderate income is  
8 defined as 80% of median income in the metropolitan area. Specific income and expense  
rates are calculated by HUD. Mr. Cowie reviewed the moderate income housing  
component in the Creekside Meadows subdivision. Commissioner Gunnell observed that  
10 remodeling and demolition of older homes may be affecting affordable housing  
opportunities in the Lindon. Commissioner Gunnell inquired as to the number of R2  
12 projects still possible on the west side of the City. Mr. Cowie explained that each R2  
project requires a 750 foot buffer zone from other R2 projects. He clarified that the  
14 required separation distance does not apply to accessory apartments, and that  
theoretically every owner occupied home in Lindon could have an accessory apartment.  
16 Mr. Cowie went on to review five techniques the City can utilize to facilitate construction  
of new moderate income housing or maintain existing moderate income housing.

18 Mr. Cowie went on to review the Public Facilities section, which includes streets,  
sewer, water and pressurized irrigation. UTOPIA is also included as a public facility.  
20 Public buildings are also included in the Public Facilities section. Parks and trails are  
addressed in detail in the Parks and Trails section, but are also referenced in the Public  
22 Facilities section. Future fire and public safety facilities are projected in the General  
Plan. Commissioner Call inquired as to future Recreation Center plans in association  
24 with the Aquatics Center. Mr. Cowie reviewed long range plans for expansion of  
recreation facilities to the east of the Aquatics Center, including possible enclosure of the  
26 competition lap pool.

28 An option for cash payment in lieu of water shares is referenced in proposed  
revisions. Cash payments will be used to offset costs associated with water shares the  
City receives through Deer Creek reservoir. Available water is expected to be adequate  
30 to serve the needs of the City through build out. The Commission discussed secondary  
and culinary water systems, including secondary reservoirs, water tanks, wells and  
32 springs.

34 Mr. Cowie went on to review sewer services provided through the Orem City  
sewer facility. He reviewed the Geneva Road sewer project which is currently underway.  
The City anticipates continuing the agreement with Orem to provide sewer service for the  
36 foreseeable future. He noted that several homes on the west side of the City currently use  
septic systems due to the fact that sewer lines have not been installed in areas with no  
38 new development. Sewer lines will be installed in other areas as development occurs.

40 The Commission will review the Parks and Trails and Environmental sections at  
the next regular meeting. The City has applied for grant funding to complete and  
pedestrian and bicycle transportation plan.  
42

44 COMMISSIONER NEUWIRTH MOVED TO CONTINUE THE PUBLIC  
HEARING. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.  
46

2 **NEW BUSINESS** – Reports by Commissioners

4 Commissioner Call inquired as to the possibility of touring the Community Center  
6 prior to the Open House, and being included in tours of City facilities along with the City  
8 Council in the future.

10 **PLANNING DIRECTOR'S REPORT** -

12 Mr. Cowie reported on the following items:

- 14 1. The City Council approved amendments to the R2-Overlay ordinance with  
16 revisions for architectural requirements as recommended by the Planning  
18 Commission.

20 **ADJOURN** –

22 COMMISSIONER CALL MOVED TO ADJOURN THE MEETING AT 9:17  
24 P.M. COMMISSIONER BURTON SECONDED THE MOTION. ALL PRESENT  
26 VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved – May 24, 2011

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32 Matt Bean, Chairperson

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Adam Cowie, Planning Director