

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

6 Hugh Van Wagenen, Planning Director, gave a brief background of this agenda
7 item stating they will be picking up where they left off at the last meeting. He then gave a
8 brief background noting the City Council has expressed concern that the Lindon Village
9 Commercial zone will fill up before any substantial retail development is located on the
10 corridor. He made note this ordinance will restrict the land use make up in the zone to
11 limit the amount of service/office related uses that can locate in the zone. He noted in the
12 September 12, 2017 meeting, the Planning Commission requested a rough analysis of
13 “retail corners” to determine how much land may be suited to retail development and
14 those findings were presented and the Commission then asked staff to look at frontage
15 along the corridor that could be used for sales tax generating business.

16 Mr. Van Wagenen went on to say at the last conversation they discussed
17 minimum use percentages for sales tax producing businesses on the 700 North Corridor.
18 They also discussed the idea of hard corners, full movement intersections (20 remaining)
19 and looking at just the frontage (2.82 miles including both sides) and (2.34 miles
20 remaining) on the corridor. Mr. Van Wagenen then discussed the Districts and the
21 possibility of going east of the railroad tracks. He noted staff does not have the specific
22 language proposed yet on what direction to go (minimum frontage vs. minimum acreage)
23 and they need some further feedback tonight.

24 Commissioner Kallas commented that we may want to go east of the railroad
25 tracks to identify more commercial pads in that area because it is likely that is how it will
26 develop and to keep the flexibility. Mr. Van Wagenen agreed with that statement noting
27 there is already some pull to the gravity that is already there. Michael Coutlee, realtor in
28 attendance, asked if there has been any more thought given to multi-housing projects in
29 the area (Riverwoods type of development) and bringing in another use. He also pointed
30 out that it is the service/office related uses that will bring in the people for the retail.
31 Chairperson Call stated right now the focus is on making sure there is a certain amount
32 reserved for retail and some of those other uses may come in later. Commissioner Keller
33 pointed out that currently the zone doesn’t allow for any residential living.

34 Commissioner Marchbanks commented that this is a good starting point and he is
35 pleased with the way this is shaping out; he is not opposed to going east of Geneva Road
36 with the similar concept. Commissioner Keller questioned if the percentage is enough for
37 retail for what is trying to be achieved and if it is reasonable. Commissioner Marchbanks
38 commented that he feels it is reasonable given the current retail market that is rapidly
39 diminishing and it will reserve the hard corners.

40 Chairperson Call asked if there were any further public comments or discussion.
41 Hearing none she called for a motion to close the public hearing.

42 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
43 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
44 FAVOR. THE MOTION CARRIED.

45 There was then some general discussion regarding percentages, revenue
46 generating businesses, pad sites on the frontage, open corridors and how it will develop.
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2 Following some additional discussion, the Commission agreed that staff has come a long way with the ordinance and it is moving in the right direction.

4 At this time Chairperson Call asked Councilmember Bean if the direction the Commission is going is the same direction the City Council is considering with this issue. Councilmember Bean stated it is a good direction as this is a difficult approach because of the five (5) acre parcel issue and if it is too small. He added something the City Council would like to consider is how to get to that point and to build flexibility in with the idea of what the minimum percentage of retail is. Chairperson Call stated the Commission does their best to give their recommendation to the City Council and they understand they will decide the percentage of retail from there.

12 Commissioner Vanchiere commented that by making one decision by default you make another one. He also agrees with Councilmember Bean that it is inevitable that the further you get down the line the less options there will be and there will not be a whole lot that can be done about that and shouldn't be a real consideration; to make it equitable across the board will just not happen. He added if the retail percentage goal is attained and the minimum percentage is met are we going to say no to non-retail uses; at some point someone will not be happy with how it turns out and that should not be a consideration and we will have to accept that fact. Commissioner Kallas pointed out if you just go with percentages rather than identifying commercial then you run the risk of development and right down to the end of the development everything has to be commercial to meet the percentage and it is just not realistic. Commissioner Johnson commented that he struggles with just a percentage and agrees it needs to have the flexibility. Commissioner Marchbanks pointed out that the City Council has the prerogative to raise the minimum if they feel it is necessary, but he feels this is a great starting point and thinks it is good to logically select the hard corners up front and be willing to be flexible as well.

28 Mr. Van Wagenen stated staff will create some logical Districts to the east (based on the patterns to the west) and come up with an official map to identify some of the hard corners and try to put in the ability to be fluid about where the hard corners will fluctuate along the frontage within that District and bring it back for a vote to forward on to the Council. Chairperson Call pointed out this is a working document so as far as the discussion tonight this item will need to be continued.

34 Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion to continue.

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38 COMMISSIONER KELLER MOVED TO CONTINUE ORDINANCE AMENDMENT #2017-13-O. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
42 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KELLER	AYE
44 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

2 5. **General Discussion — State of the City Report (August 2017).** Staff will
present information regarding the Lindon City – State of the City Report (August
4 2107). No formal action will be taken at this time.

6 Mr. Van Wagenen explained the City Administrator, Adam Cowie, has begun to
create an annual State of City document. The 2017 document was issued a few months
8 ago and is a great overview of the City activities and finances. He then reviewed the
document with the Commission followed by discussion. He noted that no action is
10 needed as this item is for discussion only.

12 Chairperson Call asked if there were any comments or discussion. Hearing none
she called moved on to the next agenda item.

14 6. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

16 Chairperson Call asked for an update on the final approval process on the Walker
18 Farms request. Mr. Van Wagenen said the request passed in a 3 to 2 vote. He did mention
there was some conversation about adjusting the commercial farm zone a bit because of
20 the concerns brought up through this process as there were some in favor and some
against. He also mentioned the Udall swim lesson issue will be coming forward when the
22 ordinance is complete.

24 7. **Planning Director Report** – Mr. Van Wagenen reported on the following items
followed by discussion.

- 26 • Utah Land Use Institute Fall Conference (October 24-25, 2017) Sandy,
28 Utah
- 30 • Discuss r-o-w improvements

32 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

34 **ADJOURN** –

36 COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE
MEETING AT 8:30 PM. COMMISSIONER JOHNSON SECONDED THE MOTION.
38 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40 Approved – October 24, 2017

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director