

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **November 14, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
Invocation: Steve Johnson, Commissioner
10 Pledge of Allegiance: Jared, Boy Scout Troop 1267

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Charlie Keller, Commissioner
14 Rob Kallas, Commissioner	Bob Wily, Commissioner
Mike Marchbanks, Commissioner	
16 Steven Johnson, Commissioner	
Mike Vanchiere, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Brandon Snyder, Associate Planner	
20 Kathy Moosman, City Recorder	

22 **Special Attendee:**
Matt Bean, Councilmember

- 24
1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
28 Commission meeting of October 24, 2017 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF OCTOBER 24, 2017 AS PRESENTED.
32 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

- 34
3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.
There were no public comments.

38 **CURRENT BUSINESS** –

- 40
4. **Public Hearing — Zone Map Amendment, 530 S. Lindon Park Dr.**
42 Greg Flint, Miller Family Real Estate LLC, requests approval of a zone map
amendment from Planned Commercial-1 (PC-1) to Planned Commercial-2 (PC-2)
44 in order to potentially allow used vehicle sales on parcel #46:937:0202 (Lot 202,
Plat B, Murdock Cars of Lindon Subdivision), located at 530 S. Lindon Park
46 Drive. Recommendations will be forwarded to the City Council.

2 Brandon Snyder, Associate Planner, stated the applicant, Greg Flint Larry H.
3 Miller Real Estate has requested that the rezone at 530 South Lindon Park Drive be
4 continued to the December 12th agenda.

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

8 COMMISSIONER KALLAS MOVED TO CONTINUE THE ORDINANCE
9 2017-17-O TO THE DECEMBER 12th MEETING. COMMISSIONER VANCHIERE
10 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

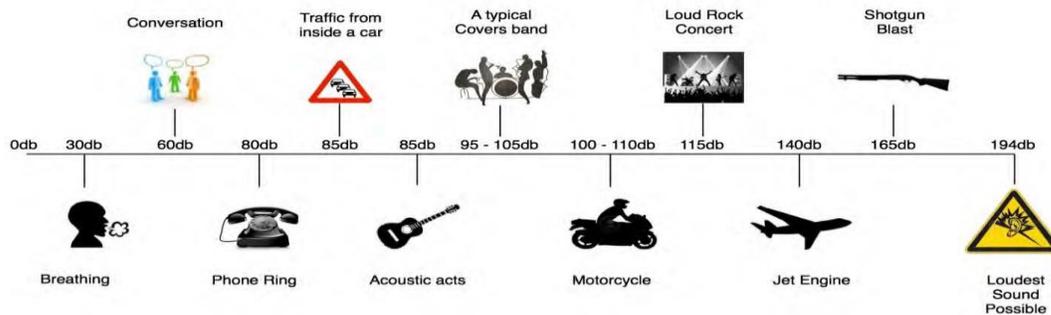
11 CHAIRPERSON CALL AYE
12 COMMISSIONER KALLAS AYE
13 COMMISSIONER MARCHBANKS AYE
14 COMMISSIONER JOHNSON AYE
15 COMMISSIONER VANCHIERE AYE
16 THE MOTION CARRIED UNANIMOUSLY.

18 **5. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.51**

19 The Lindon City Council has requested an amendment to LCC 17.51 Commercial
20 Farm zone, regarding setbacks, minimum acreage, and uses (etc.). (*Continued*
21 *from Planning Commission meeting 10/24/17*).

22 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
23 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
24 VOTED IN FAVOR. THE MOTION CARRIED.

25 Hugh Van Wagenen, Planning Director, led this discussion by explaining this item
26 was previously considered by the Planning Commission on October 24, 2017. The
27 Commission continued the item so that staff could recommend a method to limit noise
28 emanating from events in the zone. He noted Paragraph 17.51.145 now addresses noise
29 (generally), limiting levels to 85 dBA during the day and 55 dBA during the night for
30 overall impacts. He then referenced the following chart illustrating typical sound levels
31 from common noise producers:
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34 Mr. Van Wagenen stated due to a recent request to rezone Single-Family
35 Residential property to Commercial Farm (CF) and the divisive nature of the request, as
36 evidenced by the differing opinions and attitudes of the surrounding community, the City
37 Council has requested a review of requirements in the CF zone.

38 He mentioned the specific items the Council would like the Planning Commission
39 to make a recommendation on as follows:
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1. requirement for a residence on-site that is owner occupied.
2. minimum acreage greater than five; perhaps require five acres to be in Green Belt status as identified by Utah County; perhaps require differing acreages dependent on what uses will take place.
3. uses that may not be compatible or may need specific increased setbacks
4. increased setback distances to either the property line or to the nearest residential structure
5. buffering and screening additions to prevent ill effects on surrounding properties
6. not allowing outdoor entertainment/music at venues

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There was then some general discussion on sound decibels and the monitoring of the range, time frames, limits, and distances. The Commission was in agreement the decibel numbers were pretty solid and consistent with other cities. Alan Colledge spoke on whether sound decibels should be included in the ordinance. Mr. Van Wagenen stated this should help on an operational basis in monitoring the sound decibels and the ranges. Chairperson Call called for any public comment at this time.

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Mike Jorgensen stated he feels the decibels should be measured at the property line and not the source (music), but he thinks it could possibly work. He noted they would also like to be able to have live bands or small concerts. Mr. Van Wagenen explained, regarding noise ordinances, some cities have permits to exceed noise levels and noted the code doesn't currently have anything in place to allow for that but something could be added into the ordinance. Mr. Jorgensen also talked about the parking spaces noting the changes affect their parking layout. He stated he measured the schools parking lot and he also gave other parking examples in the city.

28

Chairperson Call mentioned the setbacks that was previously discussed. She also commented that she is good with the front yard setback at 50 ft. and the 100 ft. on rear and side yard setbacks, but she is still having a little trouble with the commercial and residential next to each other and questioned if the setbacks should be consistent city-wide. Following discussion, the commission felt the 100 ft. from a residential structure protects the neighbors and is more restrictive than the 40 ft. Mr. Van Wagenen then referenced the ordinance draft followed by discussion. Chairperson Call pointed out this is the draft that will go to the city council. Mr. Van Wagenen then made the recommended adjustment changes as discussed on the draft as follows:

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1. Requirement for a residence on-site that is owner occupied.
2. Increased setback distances to either the property line or to the nearest residential structure for commercial buildings
3. Additional parking lot buffering and screening
4. Specific noise limits for daytime and nighttime activity

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

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COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

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6 COMMISSIONER VANCHIERE MOVED TO RECOMMEND TO THE CITY
COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2017-16-O WITH THE
8 CHANGES AS DISCUSSED IN THE DRAFT. COMMISSIONER MARCHBANKS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

10 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

12 COMMISSIONER JOHNSON AYE

COMMISSIONER VANCHIERE AYE

14 THE MOTION CARRIED UNANIMOUSLY.

- 16 6. **Concept Review — Lindon Ridge Apartments (Center and Main), 50 E. Center.** Bryant Christensen, CL Christensen Bros., requests concept review of
18 the proposed Lindon Ridge Apartments senior housing development (and any
associated rezoning or code amendments), to be located at ~50 E. Center
20 (identified by Utah County Parcel ID #14-070-0034 and additional
surrounding parcels), currently in the Single Family Residential (R1-20),
22 General Commercial (CG) and Senior Housing Overlay (SHFO) zones.

24 Brandon Snyder, Associate Planner, gave some background of this item
explaining this proposal is located at approximately 50 E. Center St. He noted portions of
26 the property are in the General Commercial (CG) zone, Senior Housing Overlay (SHFO)
zone, and the Single-family Residential (R1-20) zone. The current regulations of the
28 SHFO zone can be found in Lindon City Code 17.75. The General Plan Land Use Map
identifies this area as Commercial and Residential Low. He added that a previous concept
30 was presented to the City Council February 7, 2017.

Mr. Snyder further explained that residential land uses include a range of
32 residential classifications including low, medium, and high density. Density is expressed
in dwelling units per acre (DU/AC) for single or multiple family dwellings. Zoning
34 regulations may allow in residential areas a limited number of nonresidential uses, such
as places of worship, neighborhood parks, schools, etc. The goal of housing and
36 residential areas in Lindon City is to provide a housing and living environment that
supports and complements the unique rural quality and character of Lindon City.
38 Objectives of this goal are as follows:

- 40 1. Maintain and enhance the pleasing appearance and environmental quality of
existing residential neighborhoods by avoiding encroachment of land uses which
42 would adversely impact residential areas (i.e. increased traffic, noise, visual
disharmony, etc.) and by providing adequate screening and buffering of any
adjacent commercial or industrial development including parking and service
44 areas.
- 46 2. Consider flexibility in housing development design and density in the R3 zone.
- 48 3. Encourage creative approaches to housing development which will maintain and
protect natural resources and environmental features.
4. Ensure that new developments in residential areas (including non-residential uses)

- 2 provide adequate off-street parking.
- 4 5. Provide for the unique community needs of the elderly, disabled, and children.

6 Mr. Snyder also referenced a concept (#14) received from the applicant for
7 discussion. He noted both of the concepts illustrate how the property might be developed
8 under current zoning regulations of the R1-20. He then turned the time over to the
9 applicant for comment.

10 Paul Washburn commented this is not quite like anything else (Senior housing
11 developments). He noted they are finding many more situations where life expectancies
12 are longer and this is becoming a much-more accepted type of housing. It does have
13 limitations and requires a lot of management and backup, i.e., snow removal, air
14 conditioning, heating etc. He added to maintain it requires a certain amount of density
15 and to make it affordable; not too big or too small works to the disadvantage to the
16 people who are occupying them. Mr. Washburn explained they tried to find the best use,
17 especially next to center street, and maybe turn part into a park as to be a barrier to the
18 adjacent residential properties. They are just asking for feedback to see what the
19 commission's thoughts are for this proposal.

20 Mr. Christensen pointed out there is a powerline through property; they were
21 shown a design that would work but it didn't, so, they did three smaller buildings and
22 decreased the number of units. In order to get it to function at the level of care they need
23 to provide they increased the units to the north. They have also created a fitness path not
24 only for the residents of the housing development but for the residents of the city too. He
25 then passed out a rendering to the commission for review. He noted there is 90 ft. of
26 landscaping and over 120 ft. from the building on the east with open space that provides a
27 nice open feel. The structures added to the north are 3 stories and equivalent to what a
28 home that could be built on those lots and no higher than 35 to 37 ft. with a low and
29 moderate-income component. They have added 3 acres and have 142 apartments with
30 commercial added to the end of the units.

31 Mr. Washburn then addressed the density issue noting they are only six units
32 greater from the cottage layout; this allows people to afford them and they will be a lot
33 nicer than cottages you may see elsewhere and allow the landscaping in for both residents
34 and citizens. They will also have an elevator in each building and a lot of extra benefits.
35 The price range for a one-bedroom unit is \$900 and up to \$1,200 for three-bedroom units.
36 The residents can walk to the senior center for lunch and the terrain is very flat which is a
37 plus. They have cut down the density as to be good neighbors to the city with the average
38 occupancy at 1.7 people per unit. There is a shortage of this type of housing and it will
39 continue to grow every year; we will not run out of market here and they don't think
40 there will be a better fit for the city at this location. They are trying to find a way to
41 control the affordability as best they can on a single level and still be designed ADA
42 compatible and be able to find rent under \$1,000 a month; they are trying to control the
43 affordability.

44 There was then some general discussion by the Commission including the issues
45 of density, buffers, landscaping and building heights. Chairperson Call mentioned her
46 concerns if there is still need for more of these types of apartments and not more of the
47 smaller transition homes. She also has concerns of increasing the amounts of units from
48 what was originally approved and also because of the proximity to the elementary school.
49 Mr. Washburn stated they feel they will be a perfect neighbor to the school and traffic

2 will stay low as seniors don't do that much driving. He added with the rentals they can
control the occupants/tenants as it will stay senior housing.

4 Mr. Christensen addressed the density noting they have been approved for 105
units that they could do right now. They have doubled the acreage and gone from 30
6 units to the acre to 22 units. If you do the net numbering they are only 6 units greater than
the cottage layout. He noted the difficulty lies in the cost to buy (\$350,000) these types of
8 transitional homes. These buildings will be nice with an elevator and the social aspect in
each building. There are advantages to the city and residents with this layout rather than
10 a cottage layout. Also, the location is not conducive to the cottage layout with state street,
a school and commercial and without a church nearby. They feel this is a better transition
12 between residential and commercial and would be a great fit for the city; there is a
shortage of this type of housing and it will continue to grow every year.

14 Mr. Snyder pointed out if approved the property would have to be rezoned and the
existing senior housing facility overlay would need to be amended. Mr. Washburn stated
16 they realize this is trending new ground and the best way to defend the city with density
is to make sure the right quality is there to make everything work well. Chairperson Call
18 mentioned the concern is the cluster of these types of developments in the city and feels
there is a need for the "in-between" transitional housing in the city.

20 Following some additional discussion, Chairperson Call stated she feels the
commission has given some good feedback noting they can go on to the city council for
22 further feedback if they choose to do so.

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

26 4. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners. There was no new business at
28 this meeting.

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

- 32 • Thanksgiving Dinner on November 23rd at the Community Center
- Christmas Tree Lighting on December 4th
- 34 • Christmas party on December 22nd

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

38 **ADJOURN** –

40 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 9:10 PM. COMMISSIONER JOHNSON SECONDED THE MOTION.
42 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

44 Approved – November 28, 2017

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director