

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **February 13, 2018 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: Charlie Keller, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

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

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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
28 Planning Commission meeting of January 9, 2018 were reviewed.

30 COMMISSIONER VANCHIERE MOVED TO APPROVE THE MINUTES OF
32 THE REGULAR MEETING OF JANUARY 9, 2018 AS PRESENTED.
COMMISSIONER KALLAS 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. **Minor Subdivision — Autumn Grove Business Park Subdivision, Plat A, 75**
42 **North 1550 West.** James Hancock requests preliminary plan approval of a three
44 (3) lot subdivision plat (including dedication of a public street - 1550 West),
consisting of 11.97 acres (Utah County Parcels #14-061-0112 and 45-301-0010)
in the Light Industrial (LI) zone.

46 Brandon Snyder, Associate Planner, presented this item to the Planning
48 Commission. Mr. Snyder explained the development of this property requires street
right-of-way improvements and dedication to Lindon City per the Street Master Plan. He

2 and the smallest being 1, 340 s.f. These lots are consistent with the concept plan for the
townhomes. This is the second phase of the townhomes, which will eventually consist of
4 125 units; the first phase consists of 29 townhomes.

6 Mr. Van Wagenen pointed out that new roads will be built to serve the
subdivision; however, they will be private roads and or drives. Lancaster Way (300
8 North) is public and already constructed, although a portion will be dedicated with this
plat. Section 7.4.3 of the Development Agreement states that development of more than
10 25% of the townhome parcel requires construction of Anderson Blvd. from 500 North to
the roundabout, the roundabout, and 300 North to 1700 West. This plat will put
12 development beyond the 25% threshold; these improvements are being constructed as
part of Anderson Farms Plat B (single-family home phase).

14 Mr. Van Wagenen explained the offsite secondary water line is required (connects
at Lakeview Drive and 400 West) but can be installed following one full irrigation season
per the Development Agreement. The Proctor Ditch runs along the western border of this
16 plat and will be enclosed with a 48-inch pipe as part of the development. He noted that
no park improvements are required at this time. The units on the west end of the
18 development adjacent to the mixed commercial area require triple pane glass (per Section
7.4.3 of the Development Agreement). An eight (8) foot tall masonry wall is also
20 required along the rear yards of the units to the west, adjacent to the mixed commercial
area as per the Development Agreement.

22 Mr. Van Wagenen then referenced an Aerial photo of the proposed subdivision,
Preliminary Parkview Towns at Anderson Farms Plat B, Photos of the existing site,
24 Overall townhome concept (Parcel C), Street cross sections, Off-site utility maps,
and the Building elevations followed by some general discussion.

26 The applicant Ken Watson, representing Ivory Development, addressed the
Planning Commission at this time. There was some general discussion regarding the
28 Proctor ditch improvements. Mr. Van Wagenen noted that the plat will state that triple-
pane glass windows be required in the units located by Goodfellow Crushers. There will
30 also be an 8' tall masonry wall along the west edge. Mr. Van Wagenen reminded the
Commission that the roads will be private but the utilities will be public. He noted there
32 will be no park (large main park) improvements to be done with this plat.

34 Mr. Watson indicated Ivory will try to have all of the townhome lots platted by
the end of the year. Mr. Watson also highlighted the garden plots and open spaces noting
this seems to be a new trend with townhome owners. Mr. Watson and Mr. Van Wagenen
36 also shared the townhome building elevations with Commission. There was some general
discussion regarding pricing and parking. Mr. Watson pointed out that on-street (private
38 street) parking will not be allowed. Chairperson Call asked if there were any public
comments. There were no public comments.

40 Chairperson Call asked if there were any further comments or discussion from the
Commission. Hearing none she called for a motion.

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44 COMMISSIONER VANCHIERE MOVED TO RECOMMEND APPROVAL TO
THE CITY COUBNCIL THE APPLICANT'S REQUEST FOR APPROVAL OF A 37-
LOT RESIDENTIAL TOWNHOME SUBDIVISION WITH THE FOLLOWING
46 CONDITION 1. CONDITIONS OF SECTION 7.4.3 OF THE DEVELOPMENT
AGREEMENT BE MET. COMMISSIONER KALLAS SECONDED THE MOTION.
48 THE VOTE WAS RECORDED AS FOLLOWS:

2 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
6 COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

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6. **Major Subdivision — Parkview Towns at Anderson Farms Subdivision (C), 280 North 1690 West.** Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary approval of a twenty-five (25) lot townhome subdivision plat, including dedication of public streets, at approximately 280 North 1690 West, in the Anderson Farms Planned Development (AFPD) zone. Recommendations will be forwarded to the City Council for final approval.

16 Mr. Van Wagenen opened this discussion by explaining this is the third
townhome phase of the Anderson Farms Planned Development which was approved by
18 Development Agreement between Lindon City and Ivory Development, LLC in June of
2016. Parkview Towns Plat C consists of 25 townhome units in what is considered Parcel
20 C of the Anderson Farms concept plan. Development of Anderson Farms is governed by
the Anderson Farms Master Development Agreement and all standards are referred to
22 here are a part of that Agreement. The average lot size of the townhomes is 1,421 s.f.
with the largest lot being 1,510 s.f. and the smallest being 1,340 s.f. These lots are
24 consistent with the concept plan for the townhomes.

Mr. Van Wagenen noted this is the third phase of the townhomes, which will
26 eventually consist of 125 units. The first and second phases consist of 29 and 37
townhomes, respectively. New roads will be built to serve the subdivision; however, they
28 will be private roads and or drives. Section 7.4.3 of the Development Agreement states
that development of more than 25% of the townhome parcel requires construction of
30 Anderson Blvd from 500 North to the roundabout, the roundabout, and 300 North to 1700
West. This plat will put development beyond the 25% threshold and these improvements
32 are being constructed as part of Anderson Farms Plat B (single family home phase).

Mr. Van Wagenen pointed out the offsite secondary water line is required
34 (connects at Lakeview Drive and 400 West) but can be installed following one full
irrigation season per the Development Agreement and no park improvements are required
36 at this time. Mr. Van Wagenen then presented an Aerial photo of the proposed
subdivision, Preliminary Parkview Towns at Anderson Farms Plat C, Photo of existing
38 site, Overall townhome concept (Parcel C), Street cross sections and the Off-site utility
maps, and Building Elevations followed by discussion.

The applicant Ken Watson addressed the Planning Commission at this time. Mr.
40 Watson gave an update regarding the UDOT I-15 study. Commissioner Kallas raised the
42 question about who and when (if required) will install the sound wall along I-15. Mr.
Watson stated he has discussed this issue with UDOT. Mr. Van Wagenen clarified that
44 the Development Agreement does not require Ivory to put in a sound wall. Chairperson
Call asked if there were any public comments. There were no public comments.

46 Chairperson Call asked if there were any further comments or discussion from the
Commissioners. Hearing none she called for a motion.

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2 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL TO
3 THE CITY COUNCIL THE APPLICANT’S REQUEST FOR APPROVAL OF A 25-
4 LOT RESIDENTIAL TOWNHOME SUBDIVISION WITH THE FOLLOWING
5 CONDITION 1. CONDITIONS OF SECTION 7.4.3 OF THE DEVELOPMENT
6 AGREEMENT BE MET. COMMISSIONER KELLER SECONDED THE MOTION.
7 THE VOTE WAS RECORDED AS FOLLOWS:

8 CHAIRPERSON CALL AYE
9 COMMISSIONER KALLAS AYE
10 COMMISSIONER KELLER AYE
11 COMMISSIONER JOHNSON AYE
12 COMMISSIONER VANCHIERE AYE

13 THE MOTION CARRIED UNANIMOUSLY.

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15 **7. Discussion Item — Land Use Approvals and Development Process Overview.**

16 Lindon City Planning & Economic Development Director, Hugh Van Wagenen,
17 will review general processes and fees involved in various land use applications
18 and Development/construction steps necessary within Lindon City. This is an
19 informative discussion item only. No motions will be made.

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21 Mr. Van Wagenen reviewed the general processes and fees involved in various
22 land use applications and also the development and construction steps necessary within
23 Lindon City. He noted this is an informative discussion item only with no motions
24 needed as this is for informational purposes only. He also presented handouts and flow
25 charts for reference showing the following processes:

- 26 • Land Development Process
- 27 • Land Development Process – Subdivision Approval Phase
- 28 • Land Development Process – Property Line Adjustment Approval Phase
- 29 • Construction Phase

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31 Mr. Van Wagenen then presented the information to the Planning Commission
32 followed by some general discussion. The Commissioners thanked Mr. Van Wagenen
33 for the valuable information presented.

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

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37 **8. New Business: Reports by Commissioners** – Chairperson Call called for any
38 new business or reports from the Commissioners. Chairperson Call mentioned the
39 General Plan survey and recent Facebook survey results. Commissioner Kallas
40 had a question concerning the Standard Land Use Table (tattoo parlors and smoke
41 shops). Chairperson Call had a question concerning the recent City Council
42 action relating to the group home ordinance.

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44 **9. Planning Director Report** – Mr. Van Wagenen reported on the following items
45 followed by discussion.

- 46 • Planning Commission priorities for 2018 were discussed. There were no
47 pressing items brought up by the Commission. There was some general
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2 discussion relating to landscaping and economic development. It was also the
4 consensus of the commission that no consent agenda is needed at this time as
there are few items and not a need at this time.

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

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ADJOURN –

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12 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE
MEETING AT 8:51 PM. COMMISSIONER KELLER SECONDED THE MOTION.
14 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – February 27, 2018

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director