

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **February 27, 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: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 **PRESENT** **EXCUSED**  
Sharon Call, Chairperson Mike Vanchiere, Commissioner  
14 Mike Marchbanks, Commissioner  
Rob Kallas, Commissioner  
16 Charlie Keller, Commissioner  
Steven Johnson, Commissioner  
18 Hugh Van Wagenen, Planning Director  
Brandon Snyder, Associate Planner  
20 Kathy Moosman, 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  
28 Planning Commission meeting of February 13, 2018 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF FEBRUARY 13, 2018 AS PRESENTED.  
32 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

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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. **Presentation — Recognition for Service to Lindon City.** The Planning  
42 Commission will recognize Bob Wily for his service, time and dedication to  
Lindon City as a member of the Lindon City Planning Commission.

44

Hugh Van Wagenen, Planning Director recognized outgoing Commissioner Bob  
46 Wily for his service, time and dedication to Lindon City as a member of the Lindon City  
Planning Commission. He noted Commissioner Wily joined the Commission 4 years ago  
48 and served on the 700 North committee and helped steer the city through the

2 Anderson/Ivory Farms Development. The Commission agreed Commissioner Wily has  
brought a lot of candor, good opinions and legal expertise to the Commission and will be  
4 sorely missed. Mr. Van Wagenen then presented Commissioner Wily with a gift of  
appreciation for his service.

6 Commissioner Wily expressed that he has enjoyed his time on the Commission  
and the friendships made, and he has learned a lot over these past 4 years. He also  
8 commended staff for the good job they provide to the city. He noted he has tremendous  
respect for those who are willing to serve to make local government work. He concluded  
10 by thanking the Commission and stating this has been a great experience and everyone  
has been a pleasure to serve with.

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

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16 **5. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (D),  
280 North 1610 West.** Ken Watson, on behalf of Ivory Development, LLC,  
18 seeks preliminary approval of a thirty-four (34) lot townhome subdivision plat at  
approximately 240 North 1610 West, in the Anderson Farms Planned  
20 Development (AFPD) zone. Recommendations will be forwarded to the City  
Council for final approval.

22 Hugh Van Wagenen, Planning Director gave a brief background of this item  
noting this is the fourth townhome phase of the Anderson Farms Planned Development  
24 which was approved by Development Agreement between Lindon City and Ivory  
Development, in June of 2016. He noted Parkview Towns Plat D consists of 34  
26 townhome units in what is considered Parcel C of the Anderson Farms concept plan.

28 Mr. Van Wagenen explained the Development of Anderson Farms is governed by  
the Anderson Farms Master Development Agreement. The average lot size of the  
townhomes is 1,410 s.f. with the largest lot being 1,510 s.f. (14 units) and the smallest  
30 being 1,340 s.f. (20 units) and these lots are consistent with the concept plan for the  
townhomes. This is the fourth phase of the townhomes which completes the total unit  
32 count of 125 for the townhome project. He mentioned the parking noting each unit has a  
2-car garage with a total of 57 visitor parking spaces.

34 Mr. Van Wagenen further explained new roads will be built to serve the  
subdivision; however, they will be private roads and or drives. Section 7.4.3 of the  
36 Development Agreement states that development of more than 25% of the townhome  
parcel requires construction of Anderson Blvd. from 500 North to the roundabout, the  
38 roundabout, and 300 North to 1700 West. This plat will put development beyond the 25%  
threshold. These improvements are being constructed as part of Anderson Farms Plat B  
40 (single family home phase).

42 Mr. Van Wagenen noted 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. He pointed out that no park improvements are required  
44 at this time. Each unit has a two-car garage with a 20-foot driveway with the capability of  
parking two additional vehicles with eight visitor parking stalls being constructed with  
46 this phase. There will be a total of 57 dedicated visitor parking stalls for the entire  
project.

2 Mr. Van Wagenen then presented an Aerial photo of the proposed subdivision,  
3 Preliminary Parkview Towns at Anderson Farms Plat D, Photos of the existing site, the  
4 Overall townhome concept (Parcel C), Street cross sections, Off-site utility maps, and  
5 Sample elevations followed by discussion.

6 Mr. Van Wagenen then turned the time over to Ken Watson for comment. Mr.  
7 Watson stated these are the premium lots as they are the units that will overlook the park  
8 so there is a lot of interest in these units. He noted all of the major utilities come down  
9 through this project for the entire development. They also plan to separate the drainage  
10 in two separate areas because it is so flat and it seems that this will work out well. They  
11 are planning to do all 125 units this year (construction and streets) with paving done in  
12 the summer. There is a total of about 4.5 parking stalls per unit and quite a bit of open  
13 space that they are proud of; this will be ideal for what they are trying to accomplish.

14 Mr. Watson stated he has not heard anything from UDOT since the last meeting  
15 but will try to contact them again. Mr. Van Wagenen stated he will reach out to UDOT  
16 as well. Chairperson Call stated she doesn't have any questions as everything is dictated  
17 by the Development Agreement. She noted this will need to go to the City Council  
18 because it is a major subdivision.

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

21 COMMISSIONER KELLER MOVED TO RECOMMEND APPROVAL TO THE  
22 CITY COUNCIL THE APPLICANT'S REQUEST FOR APPROVAL OF A 34-LOT  
23 RESIDENTIAL TOWNHOME SUBDIVISION WITH THE CONDITION THAT  
24 SECTION 7.4.3 OF THE DEVELOPMENT AGREEMENT BE MET.

25 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
26 RECORDED AS FOLLOWS:

27 CHAIRPERSON CALL	AYE
28 COMMISSIONER KALLAS	AYE
29 COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KELLER	AYE
31 COMMISSIONER JOHNSON	AYE
32 THE MOTION CARRIED UNANIMOUSLY.	

- 33  
34  
35 6. **New Business: Reports by Commissioners** – Chairperson Call called for any  
36 new business or reports from the Commissioners. Chairperson Call mentioned  
37 there hasn't been site approval yet for the Jorgensen's development and she has  
38 heard they are buying more property. Mr. Van Wagenen stated he has purchased  
39 Boyd Walker's property (back pasture) but he has not heard what he is choosing  
40 to do at this point and it will be forthcoming and is still in the works. He pointed  
41 out nothing has fundamentally changed from the concept shown to the  
42 Commission and Council. Commissioner Kallas asked for an update on the new  
43 group home on 2000 north. Mr. Van Wagenen gave an update noting it will be  
44 noticed the same as the accessory apartment process. He also asked about the  
45 widening of 1600 north. Mr. Van Wagenen stated it is his understanding UDOT is  
46 still studying the issue.

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

- 6 • American Planning Association-Utah Spring Conference, Hurricane, UT  
April 12-13, 2018
- 8 • Utah Bike Summit, March 13, 2018, West Valley, UT
- 8 • Legislative Updates

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

14 **ADJOURN** –

16 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE  
18 MEETING AT 7:45 PM. COMMISSIONER KELLER SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – March 13, 2018

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24 Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director