

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 26, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, and 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Rob Kallas, Vice Chair
9 Invocation: Mike Vanchiere, Commissioner
10 Pledge of Allegiance: Bob Wily, Commissioner

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

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

- 24
- 25 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
27 Commission meeting held on September 12, 2017 were reviewed.

30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
31 REGULAR MEETING OF SEPTEMBER 12, 2017 AS PRESENTED.
32 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
33 FAVOR. THE MOTION CARRIED.

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- 35 3. **PUBLIC COMMENT** – Vice Chair Kallas called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.
37 There were no public comments.

38 **CURRENT BUSINESS** –

- 39
- 40 4. **Public Hearing — Ordinance Amendment, LCC 17.48.025** (Continued from
41 Planning Commission meetings: 08/22/2017 and 09/12/2017) The Lindon City
42 Council has requested an amendment to LCC 17.48.025, regulating the Lindon
43 Village Commercial zone, regarding the maximum acreage any given land use
44 can occupy within the zone.

45 Hugh Van Wagenen, Planning Director, gave a brief background of this agenda
46 item noting the City Council has expressed concern that the Lindon Village Commercial
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2 zone may fill up before any substantial retail development is located on the corridor. He
 explained this ordinance will restrict the land use make up in the zone to limit the amount
 4 of service/office related uses that can be located in the LVC zone.

6 Mr. Van Wagenen noted in the September 12, 2017 meeting, the Planning
 Commission requested a rough analysis of “retail corners” to determine how much
 8 land/acreage may be suited to retail development. He then referenced the spreadsheet
 with the map depicting the retail corners analysis, hard corner acres and requested
 information for discussion as follows:

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Size of LVC	Size of LVC undeveloped	# corners at full movement intersections	# corners with future signals	# corners with existing signal	Total corners
175 acres	121.1	13	4	3	20
Hard corner acreage available using .7 acres as baseline					
13.3					
% of hard corners acres to total remaining acreage					
11%					

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20 Following some additional discussion Vice Chair Kallas called for any further
 comments or discussion. Hearing none he called for a motion.

22 COMMISSIONER VANCHIERE MOVED TO CONTINUE ORDINANCE
 AMENDMENT 2017-13-O. COMMISSIONER KELLER SECONDED THE MOTION.
 24 THE VOTE WAS RECORDED AS FOLLOWS:
 COMMISSIONER KALLAS AYE
 26 COMMISSIONER MARCHBANKS AYE
 COMMISSIONER WILY AYE
 28 COMMISSIONER KELLER AYE
 COMMISSIONER VANCHIERE AYE
 30 COMMISSIONER JOHNSON AYE
 THE MOTION CARRIED UNANIMOUSLY.

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34 5. **General Discussion — Lindon City General Plan - Chapter Review.** Staff will
 present information regarding the Lindon City General Plan update and review
 the Land Use section. No formal action will be taken at this time.

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38 Brandon Snyder, Associate Planner, led this discussion by presenting the R2
 Overlay information for discussion including the following bullet points:

40 **Adopted March 1998**

- 42 • Ordinance drafted to address affordable housing
- 44 • Intended to update General Plan and Zoning ordinances to address moderate
 income housing needs (as directed by the State Legislature and Governor Leavitt)
- 46 • Conclusions of Land Use/Density Committee
 - Disperse multi-family throughout the community
 - Limit how many units as part of one project

- 2 ○ Ordinance should provide for affordable housing
- Allow accessory apartments
- 4 ○ Limit number of units each year (tied to growth)
- Divide City into Districts (currently 18)
- 6 ● PUD and High Density ordinances repealed

- 8 ➤ Districts (1998)
- General Plan
- 10 ➤ R2 Overlay Zone (2017)
- Districts (2017) (1-18)

12 There was also some discussion as to whether the intent of the ordinance is being
14 met. They also discussed whether the purpose is to provide moderate income housing, a
variety of housing types, or to distribute multi-family housing.

16 The Commission had further discussion at this time on items to consider such as
Anderson Farms (Ivory Homes), Senior Housing, R3 Overlay (Fieldstone and Creekside
18 Retirement), and PRD Overlay (Knapp Townhomes). Mr. Snyder noted the remaining
capacity is 41 units.

20 Vice Chair Kallas called for any further comments or discussion. Hearing none he
moved on to the next agenda item.

- 22
- 24 6. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any
new business or reports from the Commissioners. Commissioner Johnson
discussed the recent City Council review of the Walker Farms proposal
26 (Jorgensen) stating he attended the meeting. He noted the city council continued
the item for further review. He also stated that he gave a recap at the meeting of
28 the planning commission’s general discussion regarding the failed motion (to
approve) by the commission and a lack of other motions made or passed. There
30 was then some discussion by the commission regarding the Walker Farms
proposal. Vice Chair Kallas called for any further comments. Hearing none he
32 moved on to the next agenda item.

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

- 36 ● APA-Utah Fall Conference at Park City October 5 & 6, 2017
- 38 ● Discuss r-o-w improvements

40 Vice Chair Kallas called for any further comments or discussion from the
Commissioners. Hearing none he called for a motion to adjourn.

42 **ADJOURN** –

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46 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 8:41 PM. COMMISSIONER JOHNSON SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – October 10, 2017

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Rob Kallas, Vice Chair

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10 Hugh Van Wagenen, Planning Director

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