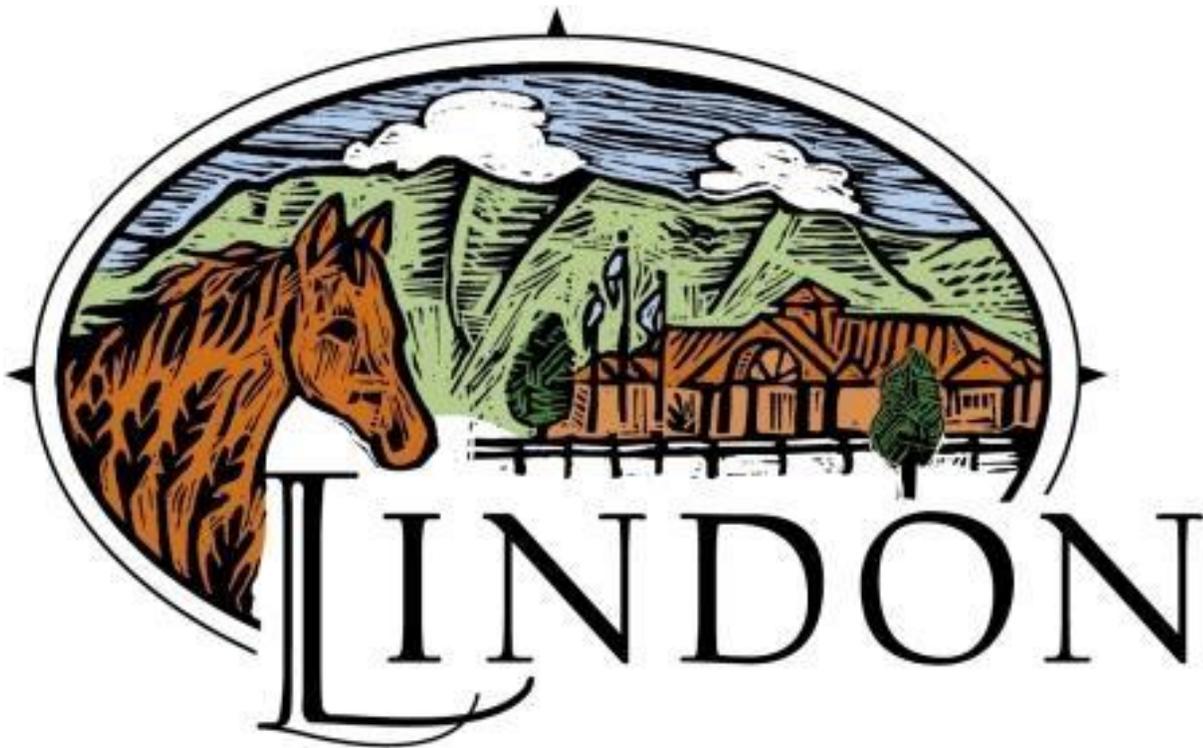


Lindon City Planning Commission Staff Report



February 13, 2018

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 13, 2018**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:



Scan or click here for link to download agenda & staff report materials.

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 01/09/2018

3. Public Comment

(15 minutes)

4. Minor Subdivision — Autumn Grove Business Park Subdivision, Plat A, ~75 North 1550 West

James Hancock requests preliminary plan approval of a three (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.

(20 minutes)

5. Major Subdivision — Parkview Towns at Anderson Farms Subdivision (B), ~280 North 1690 West

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary approval of a thirty-seven (37) 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.

(20 minutes)

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.

(15 minutes)

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

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

8. New Business from Commissioners

9. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

Posted By: Brandon Snyder, Associate Planner

Date: February 7, 2018

Time: 3:30 p.m.

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item I: Call to Order

Lindon City Planning Commission Meeting February 13, 2018

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Mike Vanchiere

Item 2: Approval of Minutes

Lindon City Planning Commission Meeting January 9, 2018

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **January 9, 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: Rob Kallas, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Charlie Keller, Commissioner
14 Rob Kallas, Commissioner	Kathy Moosman, Recorder
Mike Marchbanks, Commissioner	
16 Bob Wily, Commissioner	
Steven Johnson, Commissioner – arrived 7:47 pm	
18 Mike Vanchiere, Commissioner	
Hugh Van Wagenen, Planning Director	
20 Brandon Snyder, Associate Planner	
Brian Haws, City Attorney	

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

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
30 Planning Commission meeting of December 12, 2017 were reviewed.

32 COMMISSIONER VANCHIERE MOVED TO APPROVE THE MINUTES OF
34 THE REGULAR MEETING OF DECEMBER 12, 2017 AS PRESENTED.
COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

- 42 4. **Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.70**
44 Lindon City requests an amendment to LCC 17.70 Group Homes.
Recommendations will be made to the City Council at their next available
46 meeting after Planning Commission review.

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

6 Hugh Van Wagenen, Planning Director, led this discussion by pointing out the
7 City is constantly evaluating city code to ensure it is consistent with the current legal
8 environment. He explained that LCC 17.70 Group Homes is in need of amendments to
9 satisfy current law and LCC 5.42 is being added to help facilitate the licensing of
10 Residential Facilities.

11 Mr. Van Wagenen noted the proposed changes are recommended by Lindon City
12 Attorney Brian Haws, and are in conformance with the most recent case law and federal
13 and state requirements. Mr. Van Wagenen then reviewed the changes to 17.70 Large Care
14 Facility. He noted that 17.72 will not to be addressed tonight. He also presented the
15 changes in LCC 5.42. He then turned the time over to Brian Haws, City Attorney, for
16 comment.

17 Mr. Haws then spoke concerning the changes noting the changes are partly due to
18 recent case law and also to comply with State and Federal requirements. He noted
19 because the law is so defined this change is being made as a more administrative function
20 through the Planning Director. He pointed out if this is challenged there is an appeal
21 process (City Administrator) and if challenged further it could be reviewed by the District
22 Court.

23 Chairperson Call asked for clarification that these group home applications will
24 now go to the Planning Director as long as it is in compliance and will not come before
25 the Planning Commission. Mr. Haws confirmed they would no longer come before the
26 Planning Commission for review or approval and will be reviewed on an administrative
27 level.

28 There was then some discussion surrounding noticing requirements. Mr. Haws
29 also discussed the reasonable accommodations request allowed under the American with
30 Disabilities Act (See 17.70.060). He also reviewed the appeal process 17.70.070. He
31 stated this is the right time to make these changes to come into compliance; a lot of cities
32 are adopting this procedure.

33 Commissioner Vanchiere asked for clarification on the Reasonable
34 Accommodation section of the ordinance and how it relates with Building Code
35 requirements (Building Department). Mr. Haws explained how this relates to building
36 requirements and Mr. Van Wagenen presented information on the parking standards
37 17.70.030(10). Commissioner Vanchiere also asked about the approval process for the
38 existing Reflections Recovery Center. Mr. Van Wagenen gave a brief history of the
39 Reflections Recovery Center to the Commission.

40 Mr. Haws then discussed the changes being made to licensing requirements found
41 in LCC 5.42. Commissioner Wily asked for clarification that group homes will no longer
42 come to the Planning Commission for a yearly review and asked if they will be reviewed
43 yearly with the business license renewal. Mr. Haws confirmed that statement. He added
44 they will be noticed.

45 There was then some additional general discussion regarding the proposal being
46 presented tonight. Mr. Van Wagenen indicated that this item will go on to the City
Council for review.

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

4
6 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

8
10 Chairperson Call asked if there were any further comments or discussion.
Hearing none she called for a motion.

12 COMMISSIONER MARCHBANKS MOVED TO APPROVE ORDINANCE
AMENDMENT 2018-2-O AS PRESENTED. COMMISSIONER WILY SECONDED
14 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

16 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER WILY AYE
18 COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

20
22 **5. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.14**

Lindon City requests an amendment to LCC 17.14 Noticing. The amendment is
regarding third party noticing distances. Recommendations will be made to the
24 City Council at their next available meeting after Planning Commission review.

26 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL
28 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 Mr. Van Wagenen gave a brief background of this item noting after reviewing a
recent zone change request and considering the third-party notices mailed to surrounding
32 properties, the City Council would like the Planning Commission to review third
party notice distances for land use applications. He noted with this request, staff has also
34 made some general updates to bring noticing requirements up to date with state code
regarding zoning map proposals.

36 Mr. Van Wagenen further explained the purpose of providing notices to third
parties about pending developments stems from the Utah Open and Public Meetings Act,
38 which states: “The Legislature finds and declares that the state, its agencies and political
subdivisions, exist to aid in the conduct of the people’s business. It is the intent of the
40 Legislature that the state, its agencies, and its political subdivisions take their actions
openly; and conduct their deliberations openly.”

42 He pointed out that currently, most land use applications in Lindon require a 300-
foot notice buffer to adjoining properties. Staff prepares mailing lists, prints the notices
44 and places them in envelopes and finally stamps them for mail delivery. The question
before the Commission tonight is whether or not 300 feet notifies a sufficient number of
46 properties that may be affected by an application.

48 Mr. Van Wagenen then referenced a table comparing some of the hard cost
differences between the differing noticing distances as follows:

<i>Examples</i>	Industrial	Cost Difference	Residential	Cost Difference
300-foot buffer	28 notices	-	46 notices	-
500-foot buffer	34 notices	\$3.36	81 notices	\$19.60
800-foot buffer	45 notices	\$9.52	122 notices	\$42.56

2 Stamp = \$0.46; Envelope = \$.09; Paper = \$.01; Staff time, printer toner, other overhead not included

4 Mr. Van Wagenen stated Section 10-9a-205 of the Utah State Code gives precise
6 requirements for notices to property owners whose land may be affected by a zoning map
8 change and the new language in the draft ordinance reflects those requirements. Mr. Van
Wagenen then presented the Industrial notice map comparison, Residential notice map
comparison and Draft Ordinance proposed changes followed by discussion.

10 Commissioner Wily commented on the larger acreage of industrial versus
12 residential acreage. There was then some discussion regarding the use of a 300', 500' or
800' radius. Mr. Van Wagenen indicated that the deadlines to send out notices will not
change. He added that the City Council can consider changing the fees if the noticing
distance is increased.

14 Chairperson Call for any public comment at this time. Wayne DeVincent
16 representing UIS Industrial Sales, was in attendance and addressed the Commission. Mr.
DeVincent commented that he agrees it is a good idea to send notices out to a larger area.
He also stated he would like to see two different buffer distances based on zoning
18 designations.

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

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

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

28 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
30 OF ORDINANCE AMENDMENT 2018-3-O WITH THE CHANGES DISCUSSED AS
FOLLOWS (RESIDENTIAL 500', NON-RESIDENTIAL OR MIXED 800').
32 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

34 COMMISSIONER KALLAS AYE
36 COMMISSIONER MARCHBANKS AYE
COMMISSIONER WILY AYE
COMMISSIONER JOHNSON AYE
38 COMMISSIONER VANCHIERE NAY

40 THE MOTION CARRIED FOUR TO ONE.

42 Commissioner Vanchiere expressed his opposition vote stating he would like the
non-residential or mixed at 1000' instead of 800' due to the large lots. Councilmember
44 Bean thanked the Commission for their thorough review and recommendation.

2 6. **New Business: Reports by Commissioners** – Chairperson Call called for any
4 new business or reports from the Commissioners. Commissioner Wily indicated
6 Commissioner Wily for his service stating he will be greatly missed.

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

- 12 • General Plan Survey Results were reviewed. Mr. Van Wagenen noted these
14 results will need to be compared further with the results of the previous survey
16 done with the last General Plan amendment.
- Planning Commission priorities for coming year to be discussed at next
meeting.
- Sewer Lift Station Tour January 16th at 6 pm. Meet at City Center.

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

22 **ADJOURN** –

24 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
26 MEETING AT 8:37 PM. COMMISSIONER KALLAS SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

28 Approved – February 13, 2018

30 _____
32 Sharon Call, Chairperson

34 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Minor Subdivision — Autumn Grove Business Park Subdivision, Plat A, ~75 North 1550 West

James Hancock requests preliminary plan approval of a three (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.

Applicant: James Hancock
Presenting Staff: Brandon Snyder

General Plan: Light Industrial
Current Zone: Light Industrial (LI)

Property Owner: Bishop Special Asset Management LLC
Address: ~75 North 1550 West
Parcel ID: 14-061-0112 and 45-301-0010
Size: 11.97 acres

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether to grant preliminary approval of a three-lot subdivision in the LI zone. Does the proposed subdivision comply with City requirements?

MOTION

I move to (*approve, deny, continue*) the applicant's request for preliminary approval of a three-lot subdivision to be known as the Autumn Grove Business Park Subdivision, Plat A, with the following conditions (if any):

- 1.
- 2.



BACKGROUND

1. The development of this property requires street right-of-way improvements and dedication to Lindon City per the Street Master Plan.
2. This subdivision will vacate a part of Lot 6 from the Lindon Business Park Subdivision, Plat A. The remainder of Lot 6 (Plat A), was previously vacated and amended by way of the Lindon Business Park Subdivision, Plat B.
3. Lindon City Code 17.49.020: LI - Manufacturing and Distribution District - Purpose. It shall be the purpose of the LI district to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

DISCUSSION & ANALYSIS

Lot Requirements (LI Zone)

- Minimum lot size is 1 acre. (Lot 1 = 2.92 acres, Lot 2 = 2.91 acres, and Lot 3 = 4.66 acres)

Frontage Requirements

- Minimum frontage is 100 feet. (All lots exceed 200 feet in frontage along 1550 West)

Public Improvements

- Existing dead-end(s) of 1550 West and 200 North will connect as a result of the subdivision. 1550 West is a major collector (66' r-o-w). Sidewalks are not required in industrial zones west of Geneva Rd.
- Typically, improvements are reviewed by staff at the final plat stage of a subdivision application and not during preliminary plan approval as granted by the Planning Commission. The City Engineer is currently addressing engineering standards. All engineering issues will be resolved before final approval is granted. (Items pending final plat and improvement plan review will be reviewed and addressed (i.e. water shares, street lights, storm drainage).)

ATTACHMENTS

1. Preliminary plan

Item 5: Major Subdivision — Parkview Towns at Anderson Farms Plat B, approx. 300 North 1690 West

<p>Applicant: Ivory Development, LLC Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential High Current Zone: Anderson Farms Planned Development zone</p> <p>Property Owners: Ivory Development, LLC Address: ~300 North 1690 West Parcel IDs: portion of 14:063:0074 Subdivision Acreage: 4.25 acres</p> <p>Type of Decision: Administrative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to recommend approval of a 37-lot residential townhome subdivision in the Anderson Farms Planned Development zone based on compliance with the Development Agreement. <p><u>MOTION</u> I move to recommend (<i>approval, denial, continuance</i>) of the applicant’s request for approval of a 37-lot residential townhome subdivision with the following conditions (if any):</p> <ol style="list-style-type: none"> Conditions of Section 7.4.3 of the Development Agreement be met.
--	---

BACKGROUND

- This is the second townhome phase of the Anderson Farms Planned Development which was approved by Development Agreement between Lindon City and Ivory Development, LLC in June of 2016. Parkview Towns Plat B consists of 37 townhome units in what is considered Parcel C of the Anderson Farms concept plan.

DISCUSSION & ANALYSIS

Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement. All standards are referred to here are a part of that Agreement.

Lot Requirements

- The average lot size of the townhomes is 1,398 s.f. with the largest lot being 1,510 s.f. 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 125 units. The first phase consists of 29 townhomes.

Street Improvements

- New roads will be built to serve the subdivision, however they will be private roads and or drives. Please refer to the attached cross sections for details. Lancaster Way (300 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 that 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 development beyond the 25% threshold. These improvements are being constructed as part of Anderson Farms Plat B (single-family home phase).

Utility Requirements

- 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 plat. It will be enclosed with a 48 inch pipe as part of the development.

Other Requirements

- No park improvements are required at this time.
- Units on the west end of the 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 required along the rear yards of the units to the west, adjacent to the mixed commercial area per Section 7.4.3 of the Development Agreement.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary Parkview Towns at Anderson Farms Plat B
3. Photo of existing site
4. Overall townhome concept (Parcel C)
5. Street cross sections
6. Off-site utility maps
7. Building elevations



Parkview Towns Plat B

Parkview Towns Plat C

REVISION BLOCK	DATE	DESCRIPTION

SITE PLAN	
Scale:	1"=40'
Date:	01/24/18
Sheet:	C4

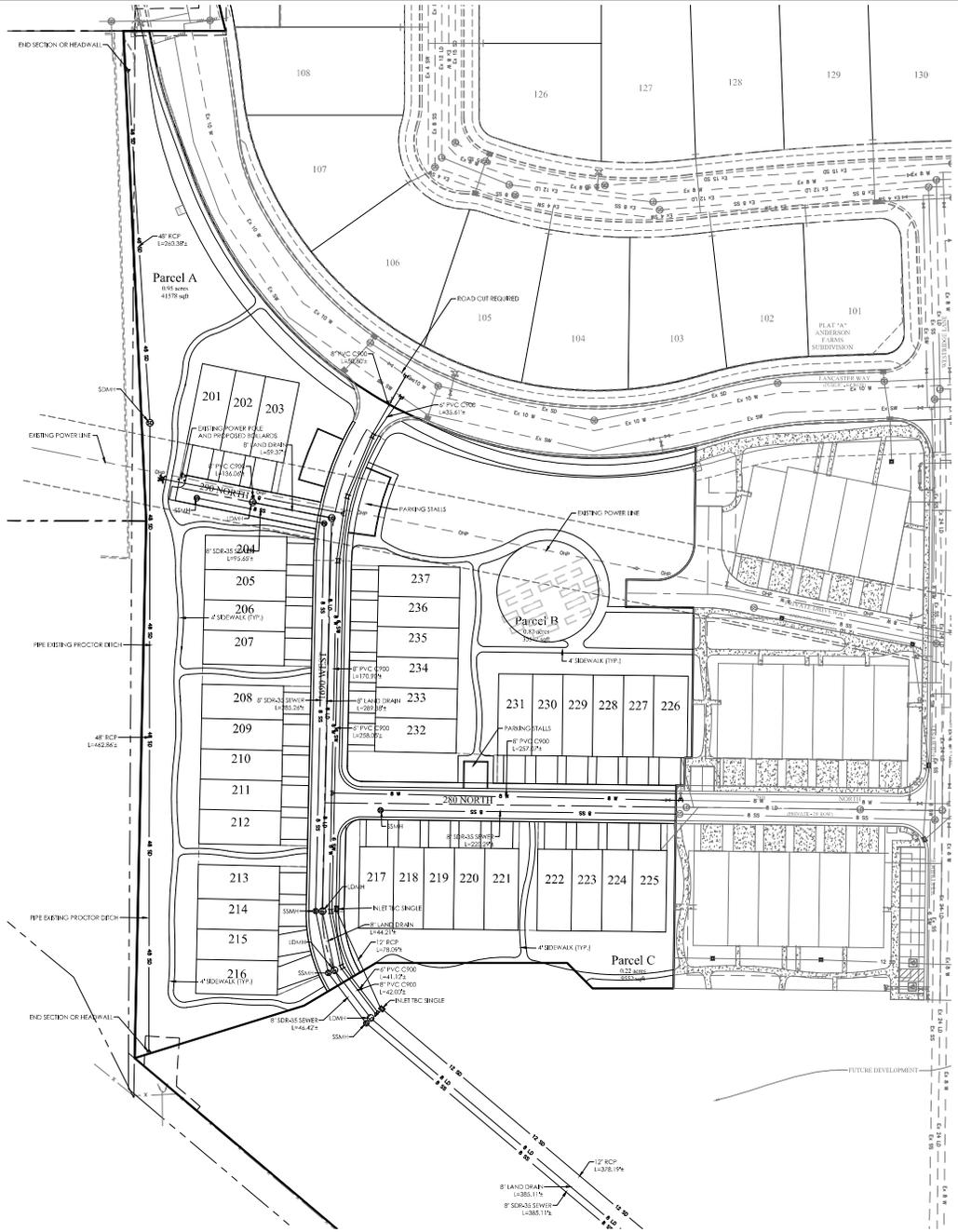
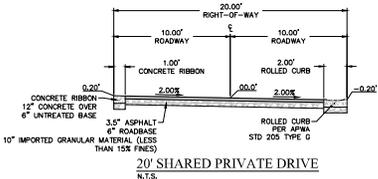
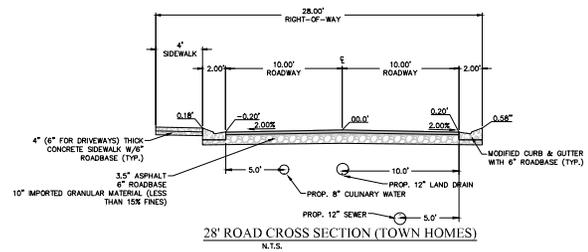


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

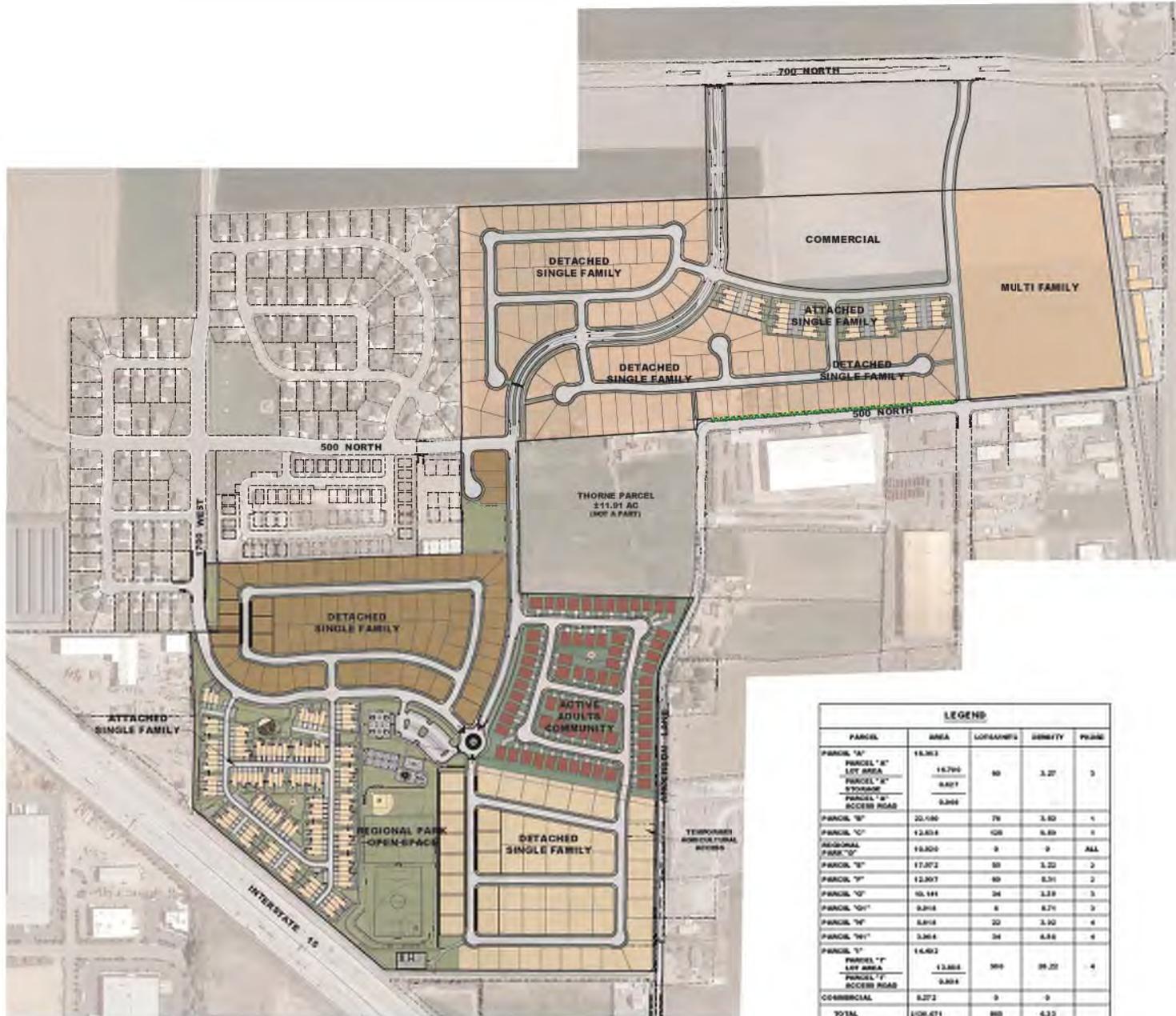
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	12" STORM DRAIN
---	4" SANITARY SEWER
---	4" CULINARY WATER
---	4" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOOR/GFP
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

- NOTES:**
1. PARCELS A, B, & C ARE COMMON AREA MAINTAINED BY HOA.
 2. WATER, SEWER AND SECONDARY WATER MAINTAINED BY LONDON CITY.
 3. STORM DRAIN MAINTAINED BY HOA.







LEGEND

PARCEL	AREA	LODGE/HPA'S	DENSITY	PS/AC
PARCEL 1A	15,363			
PARCEL 1B	16,796	80	3.27	3
LOT AREA	8,807			
STORAGE	9,308			
ACCESS ROADS				
PARCEL 1C	20,190	70	3.50	1
PARCEL 1D	12,834	108	8.89	1
REGIONAL PARK	19,800	0	0	ALL
PARCEL 1E	17,072	80	3.50	2
PARCEL 1F	12,307	80	3.51	2
PARCEL 1G	10,191	34	3.58	3
PARCEL 1H	9,216	8	8.74	3
PARCEL 1I	8,818	20	3.50	4
PARCEL 1J	3,364	34	4.88	4
PARCEL 1K	14,493			
PARCEL 1L	12,866	90	39.00	4
LOT AREA	9,804			
ACCESS ROADS				
COMMERCIAL	8,272	0	0	
TOTAL	1108,671	880	6.32	



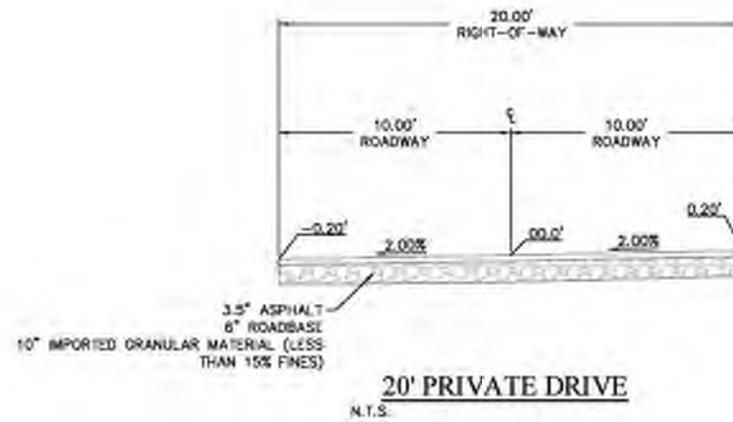
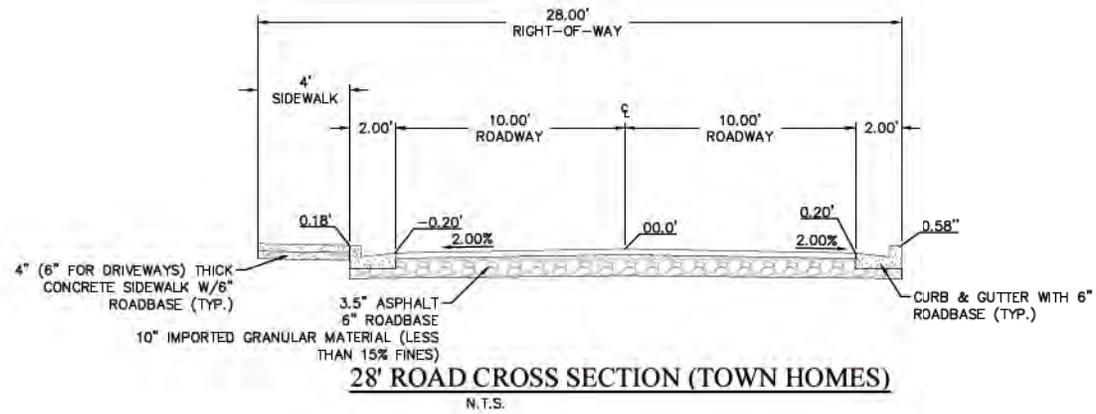
4100 S. Main Street
 South Park, UT 84090
 Phone: 801.730.0000
 Fax: 801.730.8000
 www.lei-eng.com

ANDERSON FARMS
 LUBON, UTAH
EXHIBIT B - PROPERTY CONCEPT PLAN

SCALE

LEI PROJECT
 2/20/2015
 WORK BY
 ELS
 CHECKED BY
 GDB
 DATE
 1" = 200'
 10/28/15
 02:00 PM

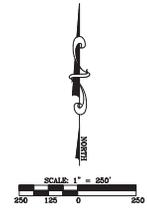
B





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office@lei-eng.com
www.lei-eng.com



LEGEND	
	4" PROPOSED PI LINE
	6" EXISTING PI LINE
	6" PROPOSED PI LINE
	8" PROPOSED PI LINE
	10" PROPOSED PI LINE

- NOTES**
1. VALVES ARE NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES. AS PRELIMINARY PLANS ARE COMPLETED, VALVES, AND OTHER REQUIRED INFRASTRUCTURE WILL BE SHOWN ACCORDING TO LINDON CITY STANDARDS.
 2. EXISTING IRRIGATION WELLS TO BE ABANDONED PER DEVELOPMENT FRASING.
 3. OFFSITE PI CONNECTION TO BE COMPLETED ACCORDING TO SCHEDULE WITHIN MASTER DEVELOPMENT AGREEMENT.

ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN
LINDON, UTAH
OFFSITE PRESSURE IRRIGATION PLAN

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #
2013-1845
DRAWN BY:
BLS
CHECKED BY:
GDM
SCALE:
1" = 200'
DATE:
6/3/2016

SHEET
8

U:\LAND DESIG\PROJECTS\13-1845 ANDERSON FARMS\DWG\PIR\13-1845-08.DWG PLOT D-100-000-000-000 6/3/2016 12:17 PM

Item 6: Major Subdivision — Parkview Towns at Anderson Farms Plat C., approx. 240 North 1660 West

<p>Applicant: Ivory Development, LLC Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential High Current Zone: Anderson Farms Planned Development zone</p> <p>Property Owners: Ivory Development, LLC Address: ~240 North 1660 West Parcel IDs: portion of 14:063:0074 Subdivision Acreage: 2.6 acres</p> <p>Type of Decision: Administrative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to recommend approval of a 25-lot residential townhome subdivision in the Anderson Farms Planned Development zone based on compliance with the Development Agreement. <p><u>MOTION</u> I move to recommend (<i>approval, denial, continuance</i>) of the applicant’s request for approval of a 25-lot residential townhome subdivision with the following conditions (if any):</p> <ol style="list-style-type: none"> Conditions of Section 7.4.3 of the Development Agreement be met.
---	--

BACKGROUND

- This is the third townhome phase of the Anderson Farms Planned Development which was approved by 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 C of the Anderson Farms concept plan.

DISCUSSION & ANALYSIS

Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement. All standards are referred to here are a part of that Agreement.

Lot Requirements

- 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 consistent with the concept plan for the townhomes.
- This is the third phase of the townhomes, which will eventually consist of 125 units. The first and second phases consist of 29 and 37 townhomes, respectively.

Street Improvements

- New roads will be built to serve the subdivision; however, they will be private roads and or drives. Please refer to the attached cross sections for details.
- Section 7.4.3 of the Development Agreement states that development of more that 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 development beyond the 25% threshold. These improvements are being constructed as part of Anderson Farms Plat B (single-family home phase).

Utility Requirements

- 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.

Other Requirements

- No park improvements are required at this time.

MOTION

1. See above

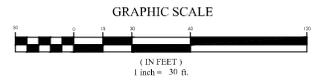
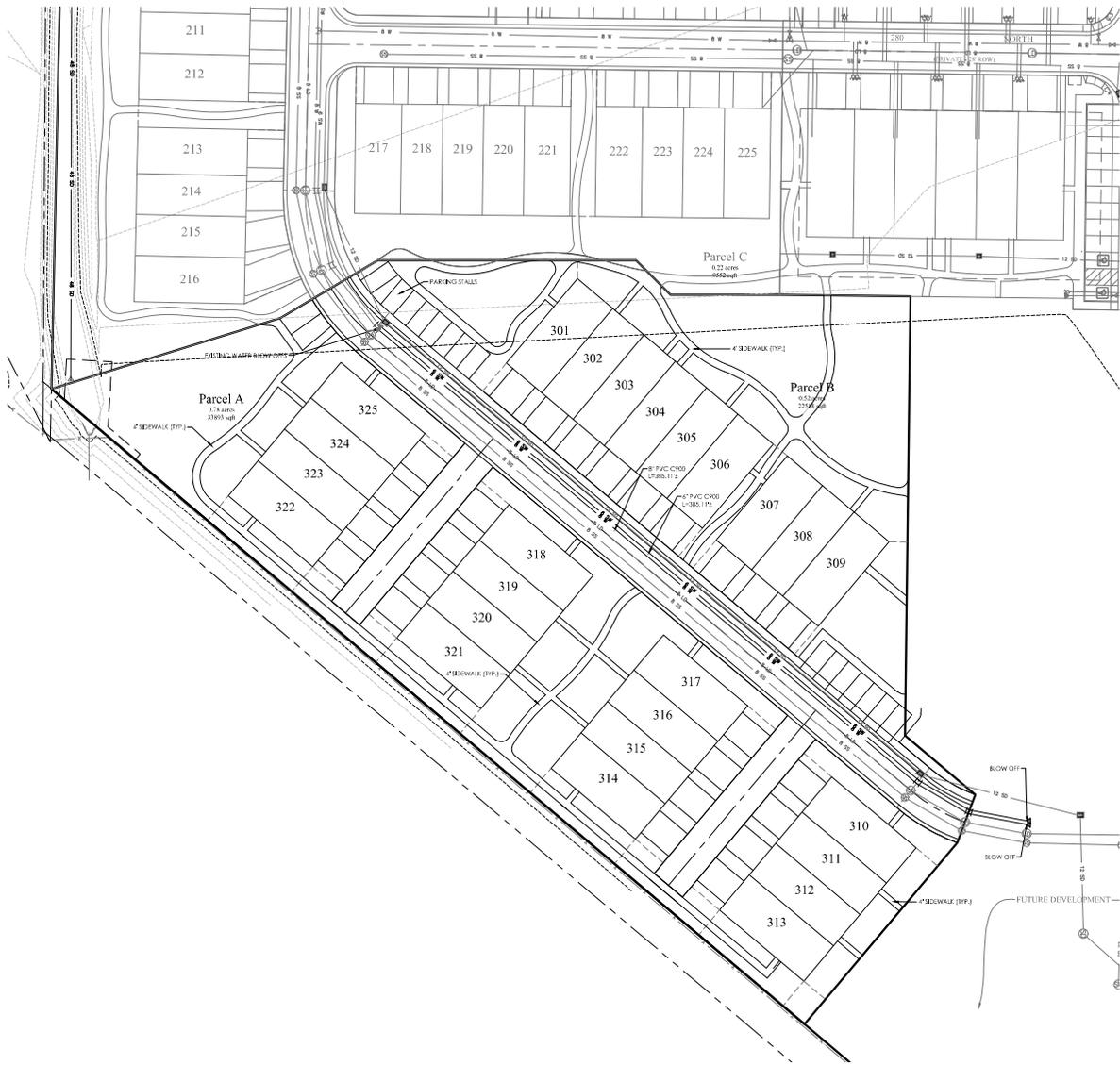
ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary Parkview Towns at Anderson Farms Plat C
3. Photo of existing site
4. Overall townhome concept (Parcel C)
5. Street cross sections
6. Off-site utility maps
7. Building Elevations



Parkview Towns Plat B

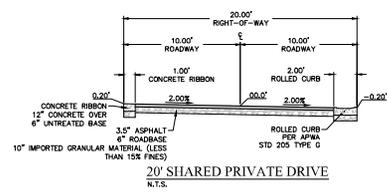
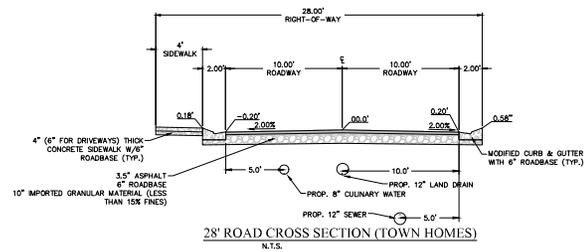
Parkview Towns Plat C



LEGEND

---	BOUNDARY
---	LOW CENTERLINE
---	LOT LINE
---	EASEMENT
---	12" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. ELEVATION
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MILE ET. AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOOR/GOFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & M8
---	EXIST. SEWER M8
---	EXIST. VALVE, TEE & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

- NOTES:**
1. PARCELS A, B, & C ARE COMMON AREA MAINTAINED BY HOA.
 2. WATER, SEWER AND SECONDARY WATER MAINTAINED BY LINDON CITY.
 3. STORM DRAIN MAINTAINED BY HOA.



PARK VIEW TOWNHOMES PLAT C
LINDON, UT
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION

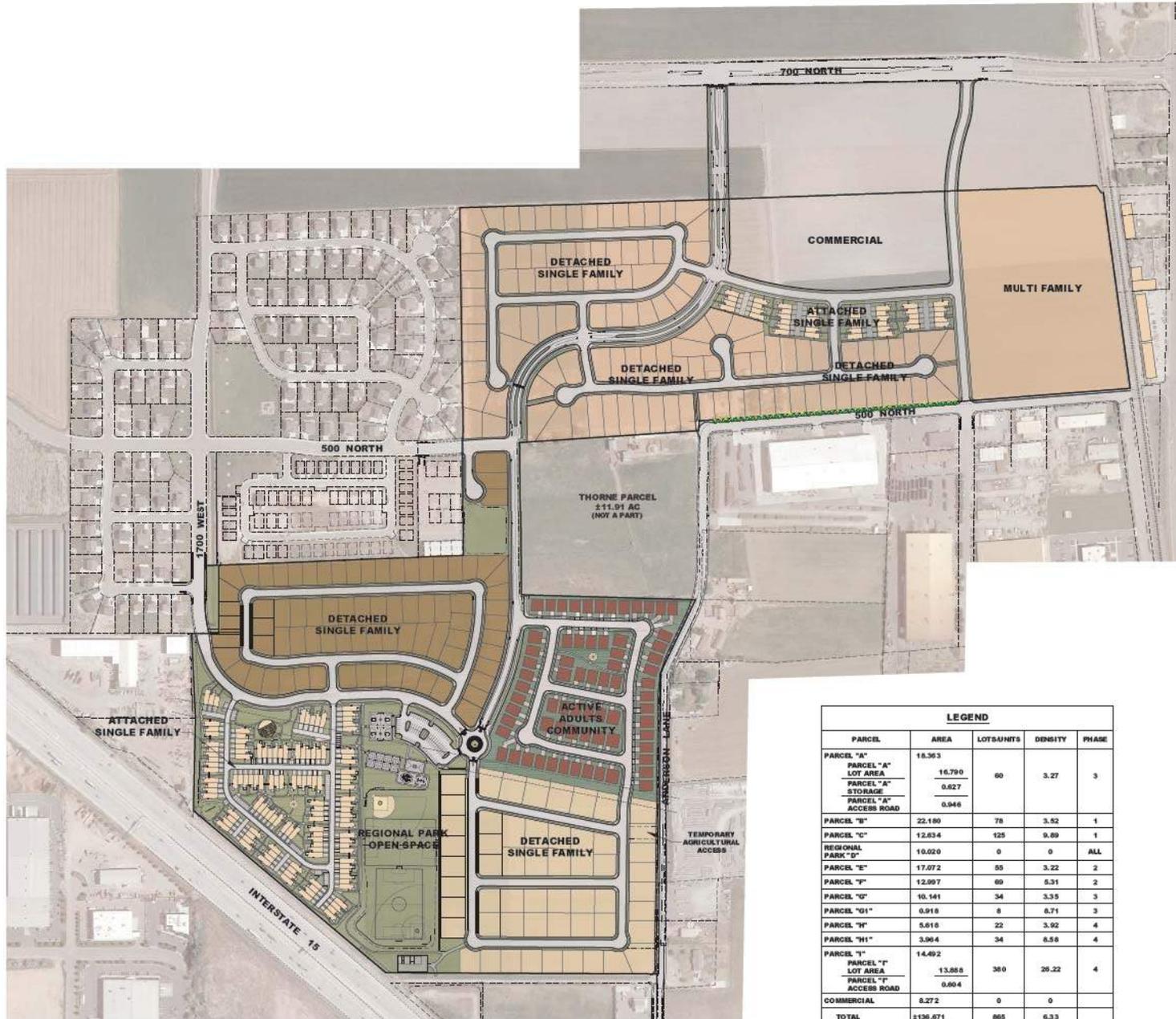
SITE PLAN

SCALE: 1"=30'	DATE: 01/24/18	DESIGN: JRM
		APP: JRM
		SHEET: 17-461

C4



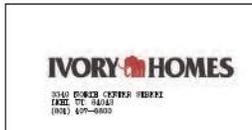




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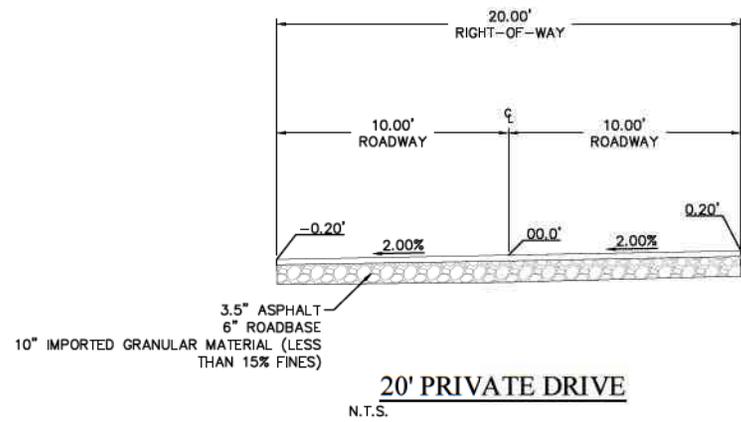
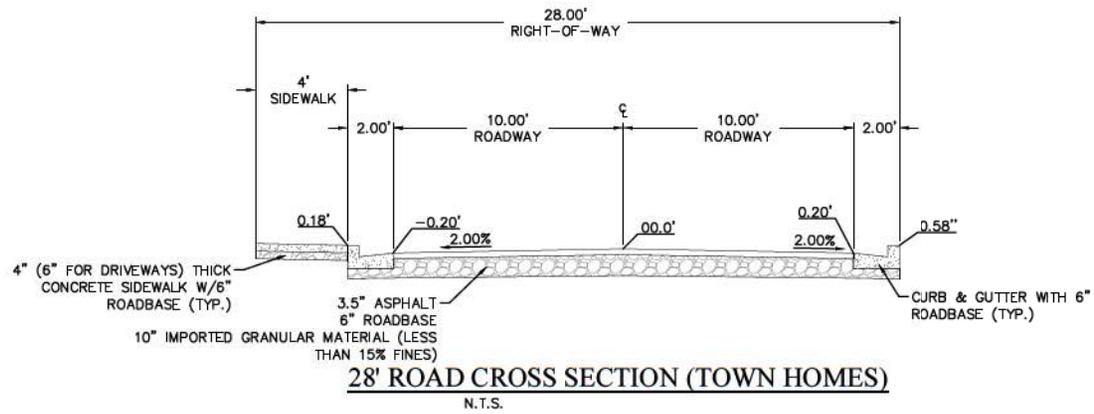
ANDERSON FARMS
 LINDON, UTAH
EXHIBIT B - PROPERTY CONCEPT PLAN

LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18,363			
PARCEL "A"	LOT AREA	60	3.27	3
PARCEL "A"	STORAGE			
PARCEL "A"	ACCESS ROAD			
PARCEL "B"	22,190	78	3.52	1
PARCEL "C"	12,834	125	9.89	1
REGIONAL PARK "D"	10,020	0	0	ALL
PARCEL "E"	17,072	55	3.22	2
PARCEL "F"	12,997	69	5.31	2
PARCEL "G"	10,141	34	3.35	3
PARCEL "G1"	0,916	8	8.71	3
PARCEL "H"	5,616	22	3.92	4
PARCEL "H1"	3,964	34	8.58	4
PARCEL "I"	14,492			
PARCEL "I"	LOT AREA	380	26.22	4
PARCEL "I"	ACCESS ROAD			
COMMERCIAL	8,272	0	0	
TOTAL	1136,671	665	6.33	



REVISIONS	
1.	
2.	
3.	
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5.	

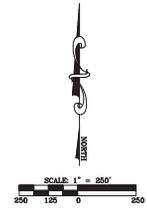
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DRAWN BY:	BLS
CHECKED BY:	GDM
SCALE:	1" = 200'
DATE:	5/2/2016
DRAWN:	B





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LEGEND	
	4" PROPOSED PI LINE
	6" EXISTING PI LINE
	6" PROPOSED PI LINE
	8" PROPOSED PI LINE
	10" PROPOSED PI LINE

- NOTES**
1. VALVES ARE NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES. AS PRELIMINARY PLANS ARE COMPLETED, VALVES, AND OTHER REQUIRED INFRASTRUCTURE WILL BE SHOWN ACCORDING TO LINDON CITY STANDARDS.
 2. EXISTING IRRIGATION WELLS TO BE ABANDONED PER DEVELOPMENT FRASING.
 3. OFFSITE PI CONNECTION TO BE COMPLETED ACCORDING TO SCHEDULE WITHIN MASTER DEVELOPMENT AGREEMENT.

ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN
LINDON, UTAH
OFFSITE PRESSURE IRRIGATION PLAN

REVISIONS	
1.	
2.	
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5.	

LEI PROJECT #
2013-1845
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BLS
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DATE:
6/3/2016

SHEET
8

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

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

See attached handouts. Director Van Wagenen will present this overview for informative purposes.

No motion needed.

Development Costs that may be applicable to your project:

Coordinated through or paid to Lindon City

- **Land Use Application fee:** varies
- **Review fees beyond those covered by Land Use Application fee:** \$80/hr
- **Water shares**
 - Residential: ~\$20,000/acre
 - Non-residential: ~10,000/acre
- **Utah County Recording Fees**
 - Plat: \$30 per sheet plus \$1 per lot; check made out to Utah County
 - Plat: \$25 to Lindon City
 - Storm Water Maintenance Agreement: ~\$26
 - Other documents (CCRS/Declarations, etc): per County fee schedule
- **Construction Phase Services Fee**
 - Per lineal foot of street frontage, partially improved: \$3.55
 - Per lineal foot of street frontage, unimproved: \$7.10
 - Per acre (site plans): \$1,200 + \$1,250/acre (max \$15,000)
 - Per lineal foot of off-site infrastructure: \$2.37
- **Street light installation fee**
 - Esplanade LED: ~\$9,000/each
 - Washington LED: ~\$6,000/each
 - Granville LED: ~\$5,500/each
- **Building**
 - Application deposit: \$100/residential, \$300/commercial
 - Permit fee (based on valuation of project): ~\$4,000 for \$300,000 home
 - **Impact Fees** (paid upon approval of building permit):
 - Culinary Water: \$1,557.00/1 inch
 - Sewer: \$1,086/ERU
 - Storm Water: \$799/ERU
 - Street (if applicable): based on trip generation by use

- Parks, Recreation, Trails:
 - Single Family: \$4,500
 - All other housing per unit: \$1,500
- Fire
 - Residential Unit: \$152
 - Non-residential (per 1000 SF floor space)
 - Commercial: \$78
 - Industrial: \$31
- Police
 - Residential Unit: \$162
 - Non-residential (per 1000 SF floor space)
 - Commercial: \$84
 - Industrial: \$41

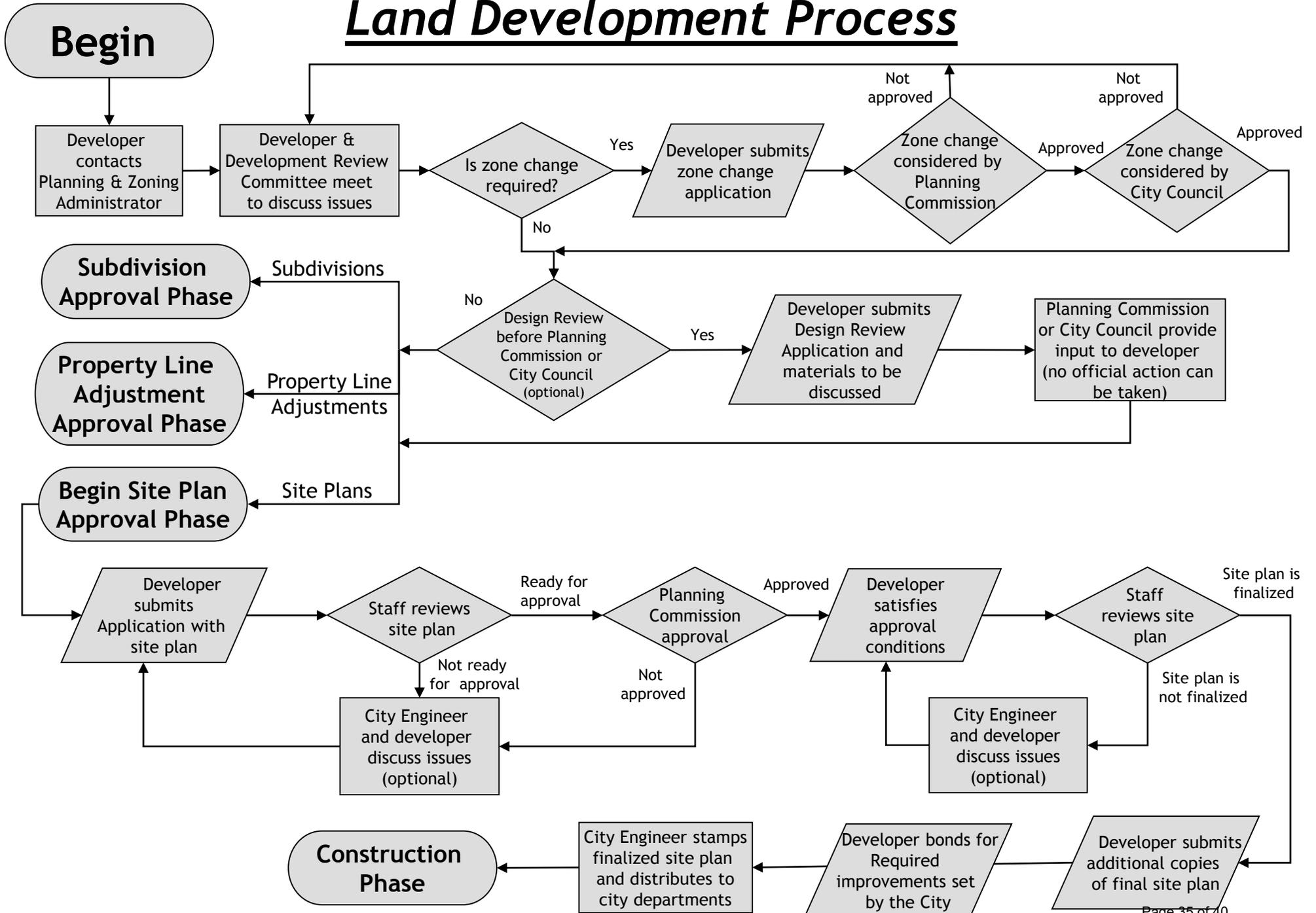
Not coordinated through or paid to Lindon City

- Engineering/Surveying/Architecture design of project
- Construction costs for site or subdivisions improvements including streets, curb, gutter, sidewalk, etc.*
- Fees for utility services such as natural gas, electricity, telecommunications lines, etc.

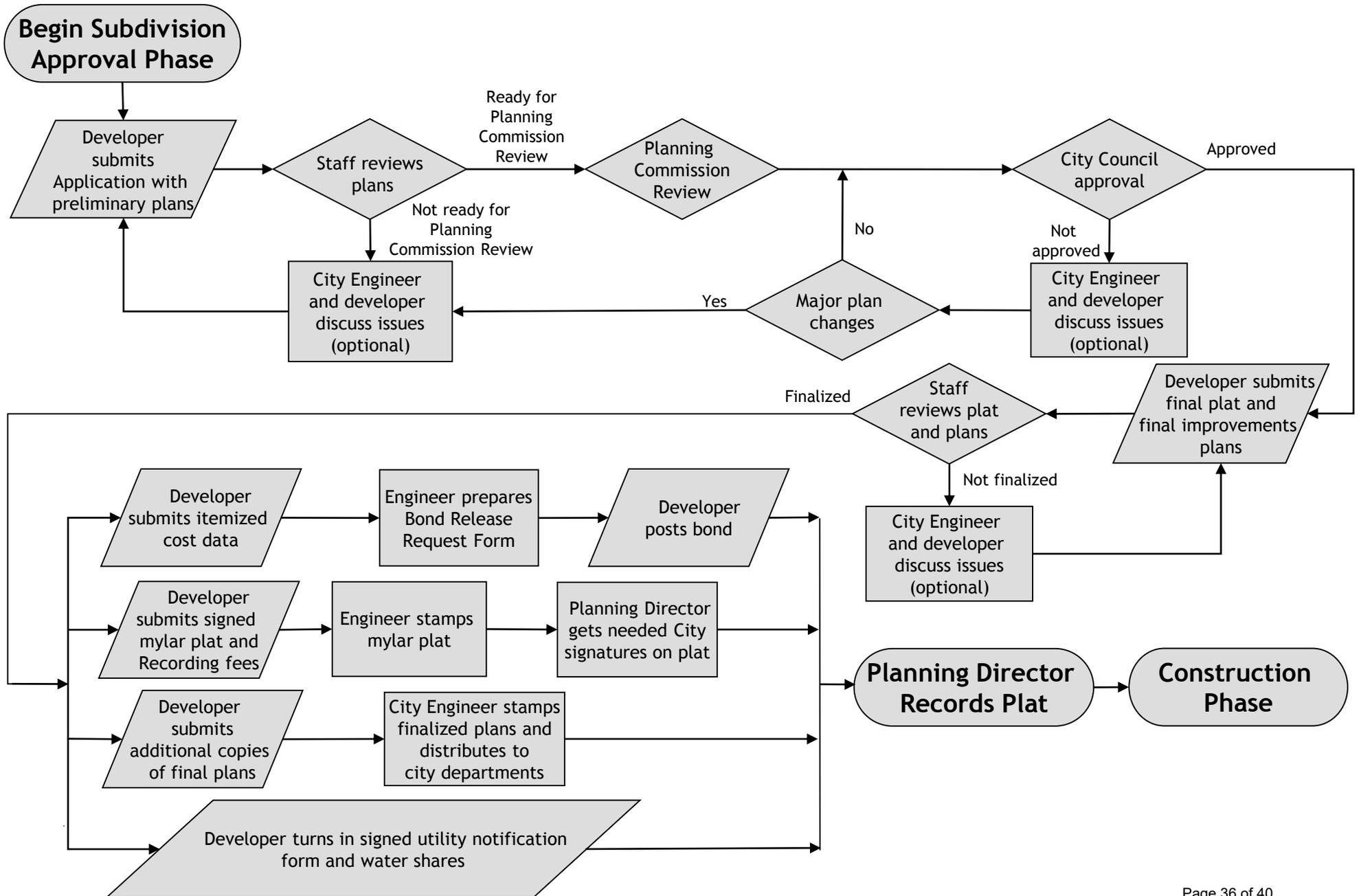
Please note that this is not an exhaustive list and the prices are subject to change. This list is meant as an aid in projecting project costs only; actual costs may vary. 11/2017

*Financial guarantees that such improvements will be constructed and warranted for one (1) year may be required prior to certain City approvals such as plat recording, certificate of occupancy, acceptance of improvements, etc.

Land Development Process

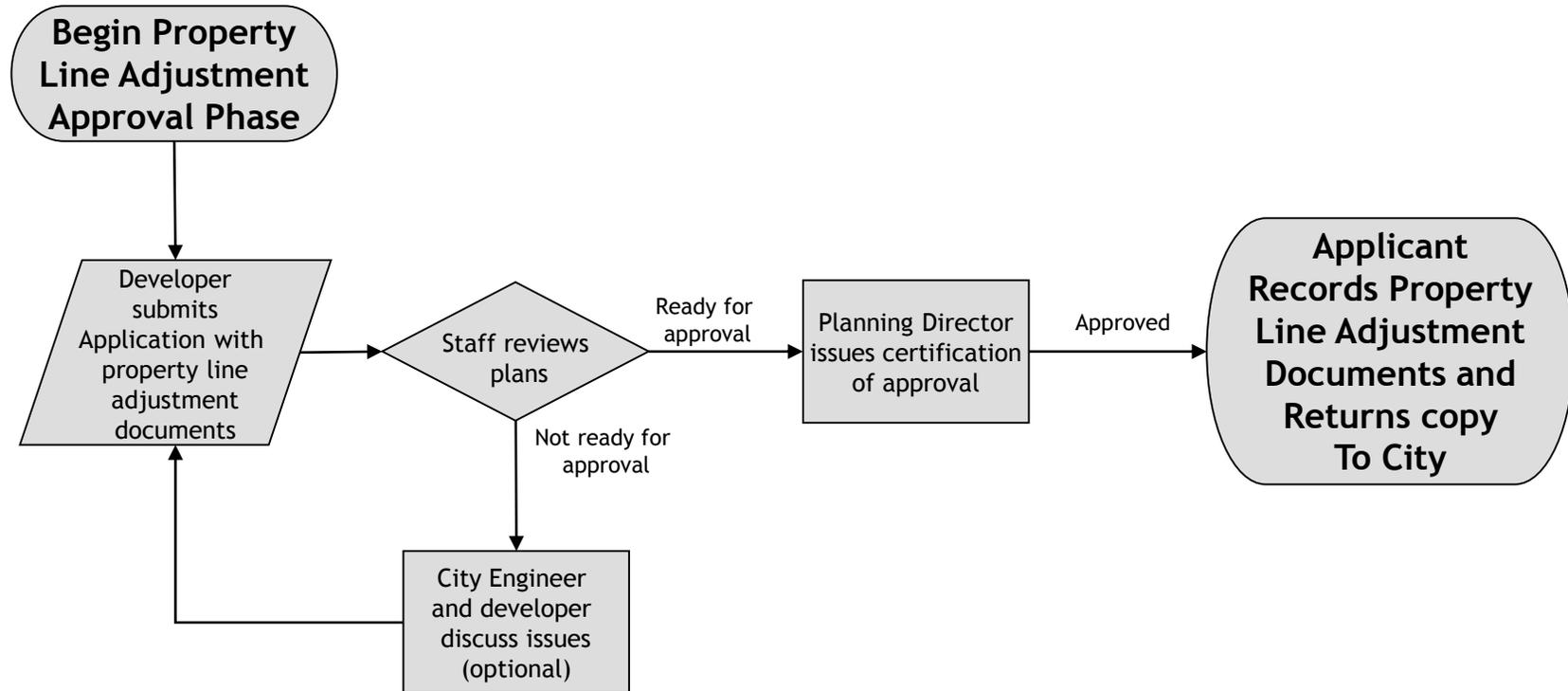


Land Development Process- Subdivision Approval Phase

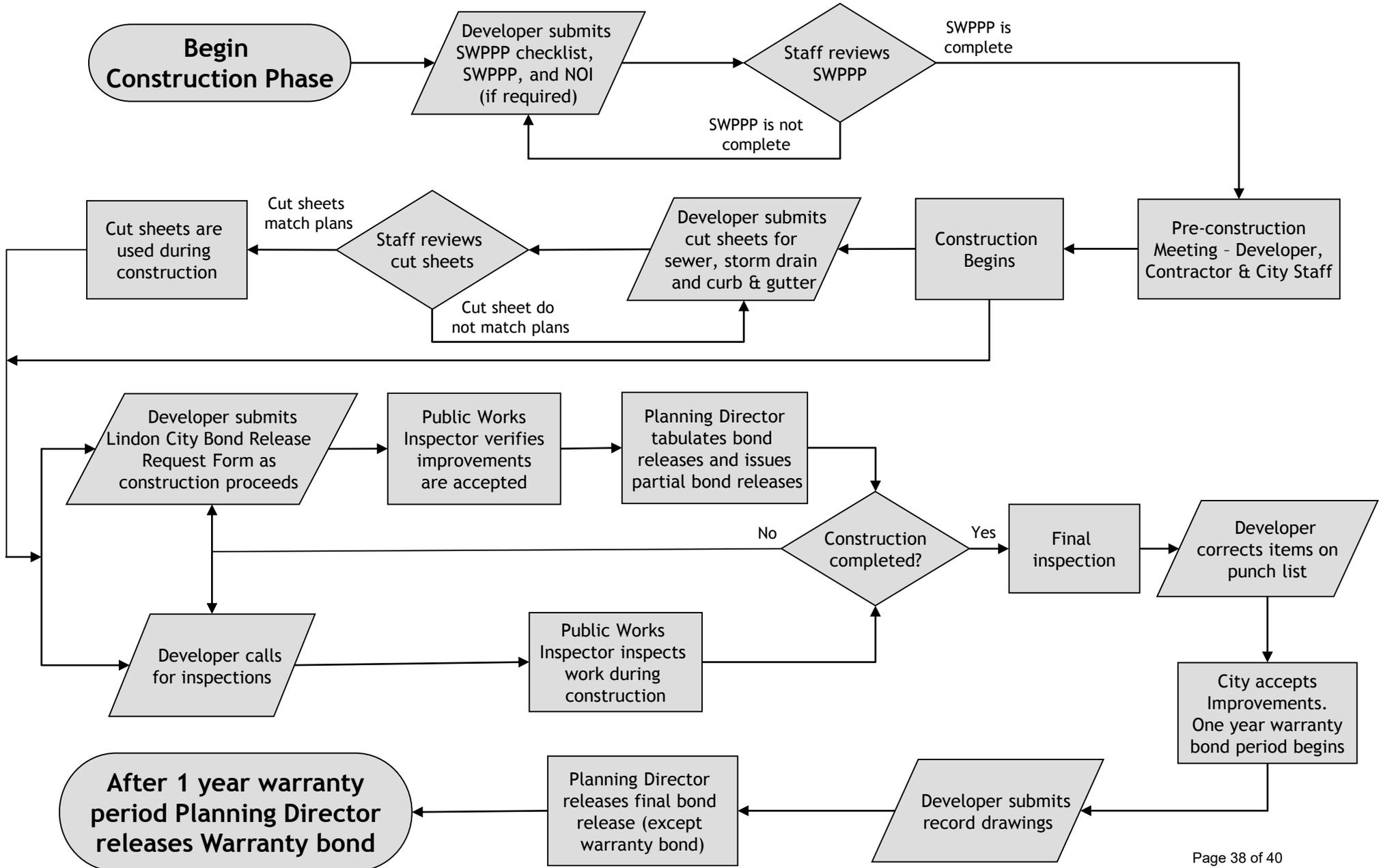


Land Development Process

Property Line Adjustment Approval Phase



Construction Phase



Item 8: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 9: Planning Director Report

- Planning Commission priorities for 2018?
-
-

Adjourn