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:

**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.
Item 1:  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
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, January 9, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 7:00 P.M.**

**Conducting:** Sharon Call, Chairperson  
**Invocation:** Rob Kallas, Commissioner  
**Pledge of Allegiance:** Mike Vanchiere, Commissioner

**PRESENT**  
Sharon Call, Chairperson  
Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
Charlie Keller, Commissioner  
Kathy Moosman, Recorder  
Bob Wily, Commissioner  
Kathy Moosman, Recorder  
Steven Johnson, Commissioner – arrived 7:47 pm  
Mike Vanchiere, Commissioner  
Hugh Van Wagenen, Planning Director  
Brandon Snyder, Associate Planner  
Brian Haws, City Attorney  
Matt Bean, Councilmember

**Special Attendee:**

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning Commission meeting of December 12, 2017 were reviewed.

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

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

**CURRENT BUSINESS –**

4. **Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.70**  
Lindon City requests an amendment to LCC 17.70 Group Homes. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.
Hugh Van Wagenen, Planning Director, led this discussion by pointing out the City is constantly evaluating city code to ensure it is consistent with the current legal environment. He explained that LCC 17.70 Group Homes is in need of amendments to satisfy current law and LCC 5.42 is being added to help facilitate the licensing of Residential Facilities.

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

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

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

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

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

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

There was then some additional general discussion regarding the proposal being presented tonight. Mr. Van Wagenen indicated that this item will go on to the City Council for review.
Chairperson Call asked if there were any public comments. Hearing none she called for a motion to close the public hearing.

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

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

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

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

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 City Council at their next available meeting after Planning Commission review.

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

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 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 made some general updates to bring noticing requirements up to date with state code regarding zoning map proposals.

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, 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 Legislature that the state, its agencies, and its political subdivisions take their actions openly; and conduct their deliberations openly.”

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 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 properties that may be affected by an application.

Mr. Van Wagenen then referenced a table comparing some of the hard cost differences between the differing noticing distances as follows:
Mr. Van Wagenen stated Section 10-9a-205 of the Utah State Code gives precise requirements for notices to property owners whose land may be affected by a zoning map 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.

Commissioner Wily commented on the larger acreage of industrial versus 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.

Chairperson Call for any public comment at this time. Wayne DeVincent 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 designations.

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

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

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

**COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 2018-3-O WITH THE CHANGES DISCUSSED AS FOLLOWS (RESIDENTIAL 500’, NON-RESIDENTIAL OR MIXED 800’).**

**COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:**

- COMMISSIONER WILY
- COMMISSIONER KALLAS
- COMMISSIONER MARCHBANKS
- COMMISSIONER JOHNSON
- COMMISSIONER VANCHIERE

The motion carried four to one.

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 Bean thanked the Commission for their thorough review and recommendation.
6. **New Business: Reports by Commissioners** – Chairperson Call called for any new business or reports from the Commissioners. Commissioner Wily indicated that he will be moving out of Lindon in the next few months so he will no longer be able to serve on the Commission. The Commissioners and staff thanked Commissioner Wily for his service stating he will be greatly missed.

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

- General Plan Survey Results were reviewed. Mr. Van Wagenen noted these results will need to be compared further with the results of the previous survey 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.

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

**ADJOURN** –

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

Approved – February 13, 2018

______________________________
Sharon Call, Chairperson

______________________________
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.

<table>
<thead>
<tr>
<th>Applicant: James Hancock</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Brandon Snyder</td>
<td>1. Whether to grant preliminary approval of a three-lot subdivision in the LI zone. Does the proposed subdivision comply with City requirements?</td>
</tr>
<tr>
<td>General Plan: Light Industrial</td>
<td>MOTION</td>
</tr>
<tr>
<td>Current Zone: Light Industrial (LI)</td>
<td>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):</td>
</tr>
<tr>
<td>Property Owner: Bishop Special Asset Management LLC</td>
<td>1.</td>
</tr>
<tr>
<td>Address: ~75 North 1550 West</td>
<td>2.</td>
</tr>
<tr>
<td>Parcel ID: 14-061-0112 and 45-301-0010</td>
<td></td>
</tr>
<tr>
<td>Size: 11.97 acres</td>
<td></td>
</tr>
<tr>
<td>Type of Decision: Administrative</td>
<td></td>
</tr>
<tr>
<td>Council Action Required: No</td>
<td></td>
</tr>
</tbody>
</table>
**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

<table>
<thead>
<tr>
<th>Applicant: Ivory Development, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
</tr>
<tr>
<td>General Plan: Residential High</td>
</tr>
<tr>
<td>Current Zone: Anderson Farms Planned Development zone</td>
</tr>
<tr>
<td>Property Owners: Ivory Development, LLC</td>
</tr>
<tr>
<td>Address: ~300 North 1690 West</td>
</tr>
<tr>
<td>Parcel IDs: portion of 14:063:0074</td>
</tr>
<tr>
<td>Subdivision Acreage: 4.25 acres</td>
</tr>
<tr>
<td>Type of Decision: Administrative</td>
</tr>
<tr>
<td>Council Action Required: Yes</td>
</tr>
</tbody>
</table>

SUMMARY OF KEY ISSUES
1. 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.

MOTION
I move to recommend (approval, denial, continuance) of the applicant’s request for approval of a 37-lot residential townhome subdivision with the following conditions (if any):
   1. Conditions of Section 7.4.3 of the Development Agreement be met.

BACKGROUND
1. 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
28' ROAD CROSS SECTION (TOWN HOMES)

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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Ivory Development, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Presenting Staff</strong></td>
<td>Hugh Van Wagenen</td>
</tr>
<tr>
<td><strong>General Plan</strong></td>
<td>Residential High</td>
</tr>
<tr>
<td><strong>Current Zone</strong></td>
<td>Anderson Farms Planned Development zone</td>
</tr>
<tr>
<td><strong>Property Owners</strong></td>
<td>Ivory Development, LLC</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>~240 North 1660 West</td>
</tr>
<tr>
<td><strong>Parcel IDs</strong></td>
<td>portion of 14:063:0074</td>
</tr>
<tr>
<td><strong>Subdivision Acreage</strong></td>
<td>2.6 acres</td>
</tr>
<tr>
<td><strong>Type of Decision</strong></td>
<td>Administrative</td>
</tr>
<tr>
<td><strong>Council Action Required</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY ISSUES**
1. 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.

**MOTION**
I move to recommend (approval, denial, continuance) of the applicant’s request for approval of a 25-lot residential townhome subdivision with the following conditions (if any):
1. Conditions of Section 7.4.3 of the Development Agreement be met.
2. 

**BACKGROUND**
1. 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
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 warrantied 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 - Subdivision Approval Phase

**Begin Subdivision Approval Phase**

- Developer submits Application with preliminary plans

  - Staff reviews plans
    - City Engineer and developer discuss issues (optional)
      - Ready for Planning Commission Review
        - Not ready for Planning Commission Review
          - Major plan changes
            - Yes
              - Staff reviews plat and plans
                - Finalized
                  - Approved
                - Not finalized
                  - Not finalized
                    - City Engineer and developer discuss issues (optional)
                      - Approved

  - Planning Commission Review
    - City Council approval
      - Approved

- Developer submits itemized cost data
  - Planning Director gets needed City signatures on plat
  - Engineer posts bond
    - Engineer prepares Bond Release Request Form
      - Developer submits signed mylar plat and Recording fees
        - Developer submits additional copies of final plans
          - Engineer stamps mylar plat
            - Planning Director
              - Not finalized
                - City Engineer and developer discuss issues (optional)
                  - Approved

- Planning Director Records Plat
  - Construction Phase

- Developer turns in signed utility notification form and water shares
  - City Engineer stamps finalized plans and distributes to city departments
    - Developer submits itemized cost data
      - Planning Director gets needed City signatures on plat
        - Engineer posts bond
          - Engineer prepares Bond Release Request Form
            - Developer submits signed mylar plat and Recording fees
              - Developer submits additional copies of final plans
                - Engineer stamps mylar plat
                  - Planning Director
                    - Not finalized
                      - City Engineer and developer discuss issues (optional)
                        - Approved
Land Development Process
Property Line Adjustment Approval Phase

Begin Property Line Adjustment Approval Phase

Developer submits Application with property line adjustment documents

Staff reviews plans

Ready for approval

Not ready for approval

City Engineer and developer discuss issues (optional)

Planning Director issues certification of approval

Not ready for approval

Approved

Applicant Records Property Line Adjustment Documents and Returns copy To City
After 1 year warranty period Planning Director releases Warranty bond

Construction Phase

Begin Construction Phase

Developer submits SWPPP checklist, SWPPP, and NOI (if required)

Staff reviews SWPPP

SWPPP is complete

SWPPP is not complete

Construction Begins

Pre-construction Meeting - Developer, Contractor & City Staff

 developer submits Lindon City Bond Release Request Form as construction proceeds

Public Works Inspector verifies improvements are accepted

Planning Director tabulates bond releases and issues partial bond releases

Construction completed?

Yes

Final inspection

No

Public Works Inspector inspects work during construction

Public Works Inspector verifies improvements are accepted

Developer calls for inspections

Developer submits SWPPP checklist, SWPPP, and NOI (if required)

Staff reviews cut sheets

Cut sheets are used during construction

Cut sheets match plans

Cut sheet do not match plans

Developer submits cut sheets for sewer, storm drain and curb & gutter

Developer submits record drawings

Planning Director releases final bond release (except warranty bond)

Developer submits SWPPP checklist, SWPPP, and NOI (if required)

City accepts Improvements. One year warranty bond period begins
Item 8: New Business (Planning Commissioner Reports)

Item 1 – Subject __________________________________________
Discussion
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Item 2 – Subject __________________________________________
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Item 3 – Subject __________________________________________
Discussion
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Item 9: Planning Director Report

- Planning Commission priorities for 2018?
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Adjourn