Lindon City Planning Commission Staff Report

February 27, 2018
Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 27, 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 02/13/2018

3. **Public Comment**

(15 minutes)

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

(20 minutes)

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

6. **New Business from Commissioners**

7. **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](http://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](http://www.utah.gov/pmn/index.html) and City [www.lindoncity.org](http://www.lindoncity.org) websites.

**Posted By:** Brandon Snyder, Associate Planner  
**Date:** February 22, 2018  
**Time:** 10:00 a.m.  
**Place:** Lindon City Center, Lindon Police Station, Lindon Community Center
Item 1:   Call to Order

Lindon City Planning Commission Meeting February 27, 2018

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Mike Vanchiere (excused)
Item 2: Approval of Minutes

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

PRESENT
Sharon Call, Chairperson
Mike Marchbanks, Commissioner
Rob Kallas, Commissioner
Kathy Moosman, Recorder
Charlie Keller, Commissioner
Steven Johnson, Commissioner
Mike Vanchiere, Commissioner
Hugh Van Wagenen, Planning Director
Brandon Snyder, Associate Planner

Special Attendee:
Matt Bean, Councilmember

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 January 9, 2018 were reviewed.

COMMISSIONER VANCHIERE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 9, 2018 AS PRESENTED. COMMISSIONER KALLAS 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. 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.

Brandon Snyder, Associate Planner, presented this item to the Planning 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
further explained 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. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

Mr. Snyder went on to say that 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. He stated the City Engineer is currently addressing engineering standards and 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). He stated this item is pretty straightforward in that the three proposed lots comply with the acreage and frontage requirements. He then referenced the preliminary plan for review.

The applicant, James Hancock addressed the Commission at this time with questions on ditch improvements. Mr. Snyder indicated the applicant has been discussing this issue with the City Engineer and will comply with all required improvements. There were also comments about right of way road improvements and connections helping the area. Chairperson Call stated this appears to meet lot size and frontage and acreage requirements and there are no recommended conditions from staff.

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

COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PRELIMINARY APPROVAL OF A THREE-LOT SUBDIVISION TO BE KNOWN AS THE AUTUMN GROVE BUSINESS PARK SUBDIVISION, PLAT A, AS PRESENTED WITH NO CONDITIONS. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
COMMISSIONER KELLER AYE
COMMISSIONER VANCHIERE AYE
COMMISSIONER JOHNSON AYE

THE MOTION CARRIED UNANIMOUSLY.

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.

Hugh Van Wagenen, Planning Director gave a brief background of this item noting 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 (development of Anderson Farms is governed by the Anderson Farms Master Development Agreement). 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.

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
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
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).

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
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
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
required along the rear yards of the units to the west, adjacent to the mixed commercial
area as per the Development Agreement.

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,
Overall townhome concept (Parcel C), Street cross sections, Off-site utility maps,
and the Building elevations followed by some general discussion.

The applicant Ken Watson, representing Ivory Development, addressed the
Planning Commission at this time. There was some general discussion regarding the
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
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
will be no park (large main park) improvements to be done with this plat.

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
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
street) parking will not be allowed. Chairperson Call asked if there were any public
comments. There were no public comments.

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

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

Mr. Van Wagenen opened this discussion by explaining 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. Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement and all standards are referred to 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 consistent with the concept plan for the townhomes.

Mr. Van Wagenen noted 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. New roads will be built to serve the subdivision; however, they 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 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 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 (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 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 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. Watson gave an update regarding the UDOT I-15 study. Commissioner Kallas raised the 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 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.

Chairperson Call asked if there were any further comments or discussion from the Commissioners. Hearing none she called for a motion.
COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE APPLICANT’S REQUEST FOR APPROVAL OF A 25-LOT RESIDENTIAL TOWNHOME SUBDIVISION WITH THE FOLLOWING CONDITION 1. CONDITIONS OF SECTION 7.4.3 OF THE DEVELOPMENT AGREEMENT BE MET. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL   AYE
COMMISSIONER KALLAS  AYE
COMMISSIONER KELLER  AYE
COMMISSIONER JOHNSON  AYE
COMMISSIONER VANCHIERE  AYE

THE MOTION CARRIED UNANIMOUSLY.

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.

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

- Land Development Process
- Land Development Process – Subdivision Approval Phase
- Land Development Process – Property Line Adjustment Approval Phase
- Construction Phase

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

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

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

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

- Planning Commission priorities for 2018 were discussed. There were no pressing items brought up by the Commission. There was some general
discussion relating to landscaping and economic development. It was also the 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.

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

**ADJOURN**

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

Approved – February 27, 2018

______________________________
Sharon Call, Chairperson

______________________________
Hugh Van Wagenen, Planning Director
Item 3: Public Comment

1 - Subject ________________________________
Discussion
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

2 - Subject ________________________________
Discussion
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

3 - Subject ________________________________
Discussion
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
Item 5: Major Subdivision — Parkview Towns at Anderson Farms Plat D, approx. 240 North 1610 West

<table>
<thead>
<tr>
<th>Applicant: Ivory Development, LLC</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Presenting Staff:</strong> Hugh Van Wagenen</td>
<td>1. Whether to recommend approval of a 34-lot residential townhome subdivision in the Anderson Farms Planned Development zone based on compliance with the Development Agreement.</td>
</tr>
<tr>
<td><strong>General Plan:</strong> Residential High</td>
<td><strong>MOTION</strong></td>
</tr>
<tr>
<td><strong>Current Zone:</strong> Anderson Farms Planned Development zone</td>
<td>I move to recommend (approval, denial, continuance) of the applicant’s request for approval of a 34-lot residential townhome subdivision with the following conditions (if any):</td>
</tr>
<tr>
<td><strong>Property Owners:</strong> Ivory Development, LLC</td>
<td>1. Conditions of Section 7.4.3 of the Development Agreement be met.</td>
</tr>
<tr>
<td><strong>Address:</strong> ~240 North 1610 West</td>
<td>2.</td>
</tr>
<tr>
<td><strong>Parcel IDs:</strong> portion of 14:063:0074</td>
<td></td>
</tr>
<tr>
<td><strong>Subdivision Acreage:</strong> 2.8 acres</td>
<td></td>
</tr>
<tr>
<td><strong>Type of Decision:</strong> Administrative</td>
<td></td>
</tr>
<tr>
<td><strong>Council Action Required:</strong> Yes</td>
<td></td>
</tr>
</tbody>
</table>

**BACKGROUND**
1. This is the fourth 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 D consists of 34 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 1,410 s.f. with the largest lot being 1,510 s.f. (14 units) and the smallest being 1,340 s.f. (20 units). These lots are consistent with the concept plan for the townhomes.
- This is the fourth phase of the townhomes which completes the total unit count of 125 for the townhome project.

**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.
- Each unit has a two-car garage with a 20-foot driveway, capable of parking two additional vehicles.
- Eight visitor parking stalls are being constructed with this phase. There will be a total of 57 dedicated visitor parking stalls for the entire project.

ATTACHMENTS

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

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

BEAR ELEVATION
Item 6:  New Business (Planning Commissioner Reports)

Item 1 – Subject ________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

Item 2 – Subject ________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

Item 3 – Subject ________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
Item 7: Planning Director Report

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

Adjourn