

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting **beginning with a Work Session at 6:00 p.m. on Tuesday, August 27, 2013.** The agenda will consist of the following:

Work Session — 6:00 p.m.

The Planning Commission will meet onsite to tour a Home Occupation Business run by Mr. Shawn Madsen. The property is located at **314 East 450 North.** Mr. Madsen's Home Occupation Permit will be reviewed during the regular session.

Regular Session — 7:00 p.m.

The Planning Commission will hold the regular session in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah.

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

- 1. Call to Order**
- 2. Approval of minutes from July 9, 2013**
- 3. Public Comment**

(Review times are estimates only.)

- 4. Review and Action — Home Occupation Permit: The Woodworks, Inc. (45 minutes)**
314 East 450 North

A complaint has recently been lodged against The Woodworks, Inc. which is a home occupation business run by Mr. Shawn Madsen. The Planning Commission will be reviewing Mr. Madsen's permit to determine if it is compatible with the surrounding neighborhood.

- 5. Concept Review — Storage Units on Gillman Lane (15 minutes)**

This is a concept being proposed by Craig Fryer for mini-storage units located at 439 West Gillman Lane. Currently, the property is split-zoned residential and commercial, although it has been used as a commercial piece of property. Storage units are not permitted under either zoning designation.

- 6. Concept Review — Avalon Senior Housing (15 minutes)**

This is a concept being proposed by Jeff Southard for age 55 and older senior living apartments located at ~175 North State Street. The property is currently split-zoned commercial and residential, although it is being used as a commercial piece of property. The City recently passed an ordinance allowing for senior housing facilities to be located in commercial zones.

7. Public Hearing: Zoning Map Amendment — Senior Housing Facility Overlay (20 minutes)
175 North State Street

This is a request by Jared Osmond to rezone 4.85 acres currently zoned General Commercial (CG) to Senior Housing Facility Overlay zone. Rezoning the property to that designation will allow senior housing facilities as a conditional use on the property.

8. Minor Subdivision — Osmond Senior Subdivision Plat A (20 minutes)
175 North State Street

This is a request by Jared Osmond for a two (2) lot subdivision on 4.85 acres in the General Commercial zone generally located at 175 North State Street.

9. Public Hearing: Ordinance Amendment — 17.32.350 Public Utility Lots (15 minutes)

This is a city initiated request to adopt ordinance language governing subdivision lots to be used for public utility purposes. This ordinance would exempt such lots from certain subdivision requirements, including minimum lot size.

10. New Business (Reports by Commissioners)

11. 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.

Posted By: Hugh Van Wagenen

Date: August 23, 2013

Time: ~ 2:00 pm

Place: Lindon City Center, Lindon Public Works, Lindon Community Center