

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, February 9, 2016**, 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 1/26/16

3. Public Comment



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

*(Review times are estimates only.)
(15 minutes)*

4. Conditional Use Permit — Streamline Manufacturing

Patrick Call, Streamline Manufacturing, LLC, requests a conditional use permit (CUP) for General Food Mfg.- under 20,000 sq/ft., to be located at 632 North 2000 West, in the Mixed Commercial (MC) zone.

(15 minutes)

5. Minor Subdivision—West Lindon Business Park

Ed Daley requests a one lot subdivision in order to dedicate Right of Way along 2800 West for the West Lindon Business Park at approximately 730 North 2800 West in the Mixed Commercial zone.

(15 minutes)

6. Site Plan — West Lindon Business Park

Ed Daley requests site plan approval for two office/warehouse buildings, 21,567 and 36,686 square feet respectively at approximately 730 North 2800 West in the Mixed Commercial zone.

(15 minutes)

7. Site Plan — Jasper Plumbing

Terry Jasper requests site plan approval for the Jasper Plumbing office/warehouse 9,050 sq. ft., to be located at 158 South 2000 West in the Light Industrial (LI) zone.

(20 minutes)

8. Continued Public Hearing—Ordinance Amendment, 17.48, Vehicle Sales Site Requirements

Lindon City is considering an City Code amendment to enact specific site requirements for vehicle sales lots in Commercial zones. Landscaping, display areas, buildings, and customer/employee parking are among the items being considered. This item was continued from the previous Planning Commission Meeting on January 26, 2016.

(30 minutes)

9. Public Hearing—Ordinance Amendment, 17.41 Anderson Farms Planned Development Zone

Ivory Development requests the creation of the Anderson Farms Planned Development Zone ordinance. The purpose of the zone is to encourage efficient use of land and resources and to provide flexibility in the City's zoning scheme in order to allow for unique, innovative, and well planned developments not otherwise provided for under one of the City's other existing zoning classifications. Recommendations will be forwarded to the City Council for final approval.

(60 minutes)

10. Public Hearing—Development Agreement, Anderson Farms Planned Development Zone

Ivory Development requests approval of the Development Agreement regarding the Anderson Farms residential project. If approved, the Agreement would become part of the Anderson Farms Planned Development Zone ordinance. The Agreement includes relevant maps and exhibits that speak to the Anderson Farms project. In total there are 500 single family units, both attached and detached, and 450 multi-family apartment units allowed by the agreement. There is also a 14 acre public park being proposed. Recommendations will be forwarded to the City Council for final approval.

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(20 minutes)

11. Public Hearing—Zone Map Amendment, Anderson Farms Planned Development Zone

Ivory Development requests a zone map amendment from Light Industrial and Mixed Commercial to Anderson Farms Planned Development Zone on the following parcels identified by Utah County Tax IDs #14:063:0061, #14:050:0006, #14:063:0048, #14:063:0046, #14:063:0047, #14:053:0042, #14:064:0012, #14:063:0068. Recommendations will be forwarded to the City Council for final approval.

(30 minutes)

12. Public Hearing—Zone Map Amendment, Light Industrial to Residential Single Family (RI-12)

Lindon City is requesting a zone map amendment from Light Industrial to Residential Single Family (12,000 square foot lots) on parcel #14:063:0017. The lot is currently in agricultural use. Recommendations will be forwarded to the City Council for final approval.

(30 minutes)

13. Public Hearing—Zone Map Amendment, Light Industrial to Mixed Commercial

Lindon City requesting a zone map amendment to Mixed Commercial from Light Industrial on parcels #47:283:0001, #47:283:0002, #47:283:0003, #47:283:0004, #47:283:0005, #47:283:0006, #47:283:0007, #47:283:0008, #47:283:0009, #47:283:00010, #47:283:0011, #47:283:00012, #47:283:0013, #47:283:0014. Four of the parcels compromise a commercial building; the rest are platted but currently vacant. Recommendations will be forwarded to the City Council for final approval.

14. New Business from Commissioners

15. 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: February 5, 2016

Time: ~3:00 pm

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