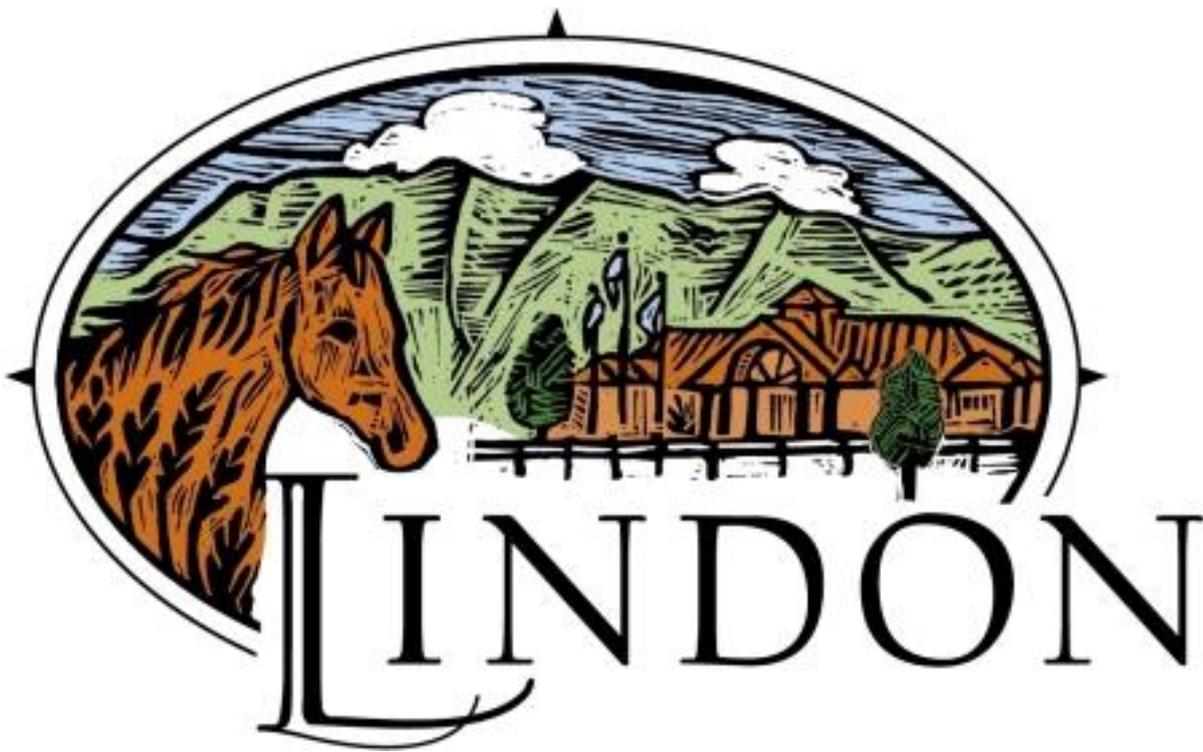


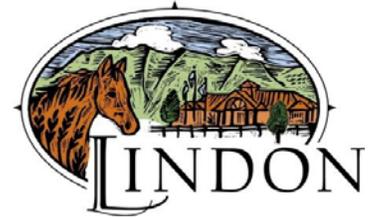
Lindon City Planning Commission Staff Report



July 22, 2014

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 22, 2014** 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



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

1. Call to Order

2. Approval of minutes from July 8, 2014

3. Public Comment

4. Minor Subdivision — Noah's Life, approx. 1976 W. 700 N.

(Review times are estimates only.)

(20 minutes)

Shaun Young of Reynolds Construction requests preliminary subdivision approval, including dedication of public streets, of a 2 lot subdivision in the General Commercial (CG) zone at approximately 1976 West 700 North.

5. Site Plan — Noah's Life, approx. 1976 W. 700 N.

(20 minutes)

Shaun Young of Reynolds Construction requests site plan approval of a 10,300 square foot commercial building on lot 1 of the Noah's Life subdivision, at approximately 1976 West 700 North in the General Commercial (CG) zone.

6. Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W.

(15 minutes)

Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

7. Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W.

(15 minutes)

Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8). Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

8. New Business (Reports by 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.

Posted By: Jordan Cullimore

Time: ~12:30 pm

Date: July 18, 2014

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

***Appoint acting Chairperson for the meeting.**

Item I – Call to Order

July 22, 2014 Planning Commission meeting.

Roll Call:

Ron Anderson
Sharon Call
Rob Kallas
Mike Marchbanks
Matt McDonald
Andrew Skinner
Bob Wily

Item 2 – Approval of Minutes

Planning Commission – Tuesday, July 8, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **July 8, 2014 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 Marchbanks, Commissioner

12 **PRESENT**

Sharon Call, Chairperson
14 Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
16 Ron Anderson, Commissioner – via Teleconference
Hugh Van Wagenen, Planning Director
18 Jordan Cullimore, Associate Planner
Kathy Moosman, City Recorder

ABSENT

Bob Wily, Commissioner

20 **Special Attendee:**

22 Matt Bean, Councilmember

- 24 1. **CALL TO ORDER** – The meeting was called to order at 7:05 p.m.
26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of June 24, 2014
28 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JUNE 24, 2014 AS AMENDED.
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

36 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.
38

40 **CURRENT BUSINESS** –

- 42 4. **Site Plan** – *Northwest Fence, 240 S. 1060 W.* Aaron Judkins, of Judkins Enterprises,
requests site plan approval of a 3,000 sq. ft. addition to an existing industrial building
located at 240 South 1060 West in the Light Industrial (LI) Zone.
44

46 Jordan Cullimore, Associate Planner, led the discussion by giving a brief
summary of this agenda item stating the applicant, Aaron Judkins, of Judkins Enterprises
(who was in attendance) is requesting site plan approval of a 3,000 sq. ft. addition to an
48 existing industrial building (approximately 6,500 sq. ft.) located at 240 South 1060 West

2 in the Light Industrial (LI) Zone. Mr. Cullimore noted this 3000 ft. addition will trigger
an amended site plan and will need to bring the site into substantial compliance with
4 current code requirements. Mr. Cullimore explained that Northwest Fence is an existing
business operating out of the existing structure on the site. He noted this proposal amends
6 the existing site by increasing the square footage of the primary structure by over 30%.
The Code requires the site to be brought into substantial compliance with all current
8 ordinances for such an increase. He added the site is located within the Light Industrial
(LI) zone.

10 Mr. Cullimore then referenced aerial photos of the site and surrounding area,
photographs of the existing site and site plan and the architectural renderings followed by
some general discussion.

12 Mr. Cullimore stated then referenced the parking summary and analysis as follows:
14 The number and configuration of parking complies with Code requirements.

- 16 • Required: 16 spaces; 1 ADA
- Provided: 16 spaces; 2 ADA

18 Mr. Cullimore explained with the type of landscaping proposed, the location of
interior trees, and the total square footage of the proposed landscaping needs to be
20 addressed. He further explained that a 20' landscaped strip is required along street
frontage. The landscaped strip must include trees every 30' on center. He added that this
22 site has an existing landscaped strip. Mr. Cullimore stated that the only portion of the
strip that does not comply with current code requirements is the easternmost portion of
24 the strip, where there are no trees. The site plan indicates that trees will be installed along
this frontage.

26 Mr. Cullimore further discussed that presently the site does not have interior
landscaping. Forty square feet of interior landscaping is required per parking stall, for a
28 total of 640 square feet. The site plan proposes 600 square feet of turf block to satisfy this
requirement. The site plan needs to show an additional 40 square feet of landscaping and
30 that the interior landscaping be separated from the parking lot by 6" high concrete
curbing.

32 Mr. Cullimore went on to say that the Code requires that the landscaping consist
of 75% vegetation, including ground cover, trees, and shrubbery. The remaining 25%
34 may consist of non-vegetative materials. It appears that turf block provides 44%
vegetation and 56% non-vegetative. The code requires one additional tree for every 10
36 required parking stalls (for a total of 2 trees). The site plan proposes to add two (2)
additional trees to the landscaped strip to satisfy this requirement. The Code requires
38 these trees to be located within the interior landscaping and will need to be moved.

40 Mr. Cullimore commented that the Planning Commission needs to determine
whether the plastered concrete portion of the building meets the architectural treatment
42 requirement. The proposed architectural treatment mirrors the treatment applied to the
existing structure. The base of the exterior is plastered concrete and the upper portion of
44 the exterior is ribbed metal paneling. The code requires that 25% of the exterior be
covered with brick, decorative block, stucco, wood, or other similar material as approved
46 by the Planning Commission. He noted the plastered concrete will meet the 25%
treatment requirement if the Planning Commission determines it is similar to the listed
permitted materials.

2 There was then some general discussion regarding the landscaping requirements,
3 particularly the turf block. Mr. Judkins commented that he would be willing to add
4 vegetation in his yard to meet the requirements. Mr. Judkins noted that they fill the
5 customer's orders where they park. Chairperson Call voiced her concerns about allowing
6 the same for everyone in the area as the purpose of the landscaping ordinance is to
7 beautify the building and the site. Commissioner Kallas commented that he does not
8 have a problem with the product but what makes him less flexible on the landscaping is
9 the shop in the front of the building on the cul-de-sac and he would like to see it softened
10 a bit if possible. Mr. Judkins commented that they will not have as much inventoried
11 (storage) with the new addition and stated that it is not too visible from the freeway.
12 Chairperson Call explained that the reason for the architectural guidelines and
13 landscaping ordinances (in the light industrial and commercial zones) is to dress those
14 areas up, so she can see the concerns with where the products are being warehoused.

15 Commissioner Marchbanks commented that he does not have a problem with
16 continuing the same look on the building, and noted he is not sure what help the
17 Commission can lend without an ordinance change on the landscaping. He noted the turf
18 pavers don't offend him at all and if the landscape ordinance is ever looked at he would
19 suggest having less irrigated landscaping and more zero scape. Commissioner Kallas
20 asked the applicant if he meets the requirements and finds a serious need to change it
21 would he then pursue an ordinance change. Mr. Judkins stated that he would agree to
22 work with staff and bring it into compliance.

23 Following some additional general discussion, Chairperson Call called for a
24 motion.

25 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
26 REQUEST FOR SITE PLAN APPROVAL OF AN ADDITION TO THE EXISTING
27 STRUCTURE LOCATED AT 240 SOUTH 1060 WEST, WITH THE FOLLOWING
28 CONDITION 1. THE CURRENT LANDSCAPING REQUIREMENTS ARE MET AND
29 THE EXISTING HARD SURFACE MATERIAL (25% TREATMENT) BE USED
30 THROUGHOUT THE REST OF THE ADDITION. COMMISSIONER
31 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
32 FOLLOWS:

33 CHAIRPERSON CALL AYE
34 COMMISSIONER ANDERSON AYE
35 COMMISSIONER MARCHBANKS AYE
36 COMMISSIONER KALLAS AYE
37 THE MOTION CARRIED UNANIMOUSLY.

38
39
40 5. **Concept Review** – 700 North Master plan, 700 N. Commercial Corridor. David
41 Adams of Catalyst Development, LC requests review of a proposal to rezone and
42 master plan 42 acres along the north side of the 700 north commercial corridor. The
43 Commission will provide feedback on the proposal. No official motions will be
44 made.

45 Mr. Cullimore opened the discussion by explaining this is a request by David
46 Adams of Catalyst Development, LC, who is in attendance, to review a proposal to
47 rezone and master plan 42 acres along the north side of the 700 north commercial
48 corridor.

2 Mr. Cullimore explained that the applicant would like to present ideas and receive
feedback regarding potential development along the north side of the 700 North corridor
4 between Geneva Road and 1700 West. He noted that no motion is necessary as this is a
concept review for feedback only. Mr. Cullimore then referenced an aerial photo of the
6 700 North Corridor and the Concept Land Use plan. Mr. Cullimore then turned the time
over to Mr. Adams.

8 Mr. Adams gave a brief summary stating that he represents Providence Realty and
has been hired by a group of landowners to master plan and prepare the subject property
10 that is for sale. He noted the 42 acres is owned by three (3) different partnerships, but
the partnerships are all controlled by one manager, so there is an opportunity to do
12 something here that is cohesive and master planned in this one particular area. He noted
that these investors pulled their money together and bought the property (farm) from Mr.
14 Blackhurst sometime ago with the idea being for long term future capital gains. The
investors are now ready to do something with the property and hired him to prepare the
sale.

16 Mr. Adams stated that he began by visiting with city staff, city councilmembers
and with some of the best retail, commercial and office building sales representatives in
18 the state. He has now come back with some ideas, thoughts and conclusions to present
tonight and to receive feedback and input from the Commission. Mr. Adams stated that
20 when visiting with city officials, he has gotten the feeling that Lindon is perceived by
everyone as being an upscale community, and one that has prided itself on being unique
22 and high quality. He further noted that he has heard that the 700 North Corridor is an
opportunity for Lindon to create the kind of entrance, or gateway, to this community from
24 the freeway that is consistent with the rest of the community. In other words, something
very nice that says "Welcome to Lindon, we are a high quality, nice neighborhood and
26 we are glad to have you here". Mr. Adams stated that this is Lindon's entrance to the
freeway and there is a lot of attention on it and a lot of desire to make it very nice; he has
28 heard this very clearly.

30 Mr. Adams commented that in discussion with the Coldwell representatives, they
brought up several issues and opportunities that he would like to share. He noted that one
32 of his concerns while analyzing the property, is that this commercial property wouldn't
be valuable or desirable and not developed for many years because of the distance from
34 the freeway and the number of acres that exist between the freeway entrance and the
subject property; he found that he was wrong. In their discussion they also indicated that
36 much of the land right off of the freeway exit has been "chopped up" with interior roads,
which was done with good intention, but many of the parcels are too small for some of
38 the more desirable uses. They also indicated that the Lindon entrance is very desirable
because of its large acreage and low number of owners and because of its depth.

40 Mr. Adams also stated they are very optimistic about the desirability and
merchant ability of this property. He noted one of the drawbacks that they mentioned
42 was the lack of rooftops in the area and the lack of density of rooftops. Another issue
that they would like to discuss is the possibility of putting in cul-de-sacs or at least design
44 a transportation plan that would have the traffic, particularly residential shopping traffic,
follow more of a parking lot pathway to get to the shopping locations. Another important
46 feature in the area is the potential for a Trax line that would run north and south; it
appears the potential location would be on the easterly side of the project (the most
48 logical location). This provides a very desirable potential for a Trax station and they
would like to look at this and capitalize on it in some manner. He noted that many

corporations are now “green conscious” and mass transit is a big part of that and utilizing a plan that would provide walkable pathways to the station and perhaps bike share etc. to get to work would be beneficial. Mr. Adams went on to say that the Coldwell representatives also mentioned the possibility of waiving impact fees, which would get corporate attention and send signals that a city is workable and willing to sit down and bring in the best tenants and make it possible for them to be there. He realizes that this is a concern, but over time the increased value of the property creates additional tax revenue that goes back in to replenish those future facilities that must eventually be constructed. He noted this key component signals the city’s willingness to work with these higher end tenants that every city may be competing for (which could be done on a case by case basis). He added that when conceptualizing the allowed uses of the property it is their hope to be very open minded in their approach and they would like to do something better and more creative than what is typically seen along the I-15 corridor.

Mr. Adams explained that they would also suggest drafting a master plan and actually laying out pathways and conceptualizing roads as to be able to see a physical representation of the vision they would like to create. He noted the conceptualized plan would have a lot of flexibility as we do not know the future. He commented that Lindon is known as an upper scale community and certainly has the possibility of attracting the upper scale developments. With the quality of housing here, the friendly atmosphere and the workability from staff and city leaders are all great assets. He added this is also the best timing for a commercial development and Utah is one of the leading states in the nation for development. Mr. Adams stated that he would strongly encourage putting the vision into place along with the ordinances, the process, and the incentives as quickly as possible as they cannot market the site to potential users until they know the vision and the clear rules of the game. Mr. Adams commented they could go out with the current zoning and market to the Walmart’s and Lowe’s etc., which would be easier and less complicated, but that is not what he has been hearing what the city wants for a nice entrance to Lindon City. They can do more and are willing to hold themselves to a higher standard for a more upscale development, and to do this they will need some help from the city; they will need some incentives to attract these upscale businesses.

Mr. Adams further discussed they would like to propose creating some type of an overlay zone in the current commercial zone that would be an option for the commercial zone. This would create higher residential density and would also allow for some mixed residential. He noted that in this case they are asking that 20% of the land be used for townhomes and about 12% of the land be used for apartments. This would allow for flexibility of use including business, retail, corporate campus, and mixed commercial; very much an open zoning. It would waive impact fees to be replenished by “tiff” financing and also have the opportunity, if the business was desirable in the city’s eyes, to go even further than that. At the same the time the city would retain strong control over building design, road layout, landscaping, pathways, open space, site lines, signage, parking, and entrance monuments etc. Mr. Adams explained that any concepts coming in to the city would be planned with the Planning and Zoning staff and would receive approvals all the way to the City Council; it would be a joint and coordinated planning and approval process so the city would have more control. Mr. Adams stated with this type of overlay tool he can go back to the investors and owners and assure them their long term value will be maintained and even enhanced. It would also give them some residential zoning that is very marketable today and would allow them to hold the commercial for a longer term. Mr. Adams mentioned that this would also give him the

2 ability to approach higher quality commercial, business and retail and inform them they
3 would be allowed in this zone and offer them some incentives that are in place, i.e., good
4 design, excellent structure and great landscaping to make it work for them here. This
5 would create housing for employees, customers for the shops, be transit oriented, less
6 development costs and also city staff assistance in the planning and approval process.
7 Mr. Adams asked if there were any questions at this time.

8 Commissioner Kallas asked for an example of the “step above” the Walmart,
9 Lowes developments etc. that Mr. Adams mentioned. Mr. Adams stated they would like
10 to hold all of the uses to a higher standard regarding landscaping, signage, etc. so
11 whatever comes in would be planned better and look nicer. He added that there has to be
12 a balance with the income revenue and a nicer, higher design standard; creating this kind
13 of design and higher standard could attract nicer types of uses to the area. Commissioner
14 Kallas commented that 700 North is revenue for the city in the future and to date no one
15 has been able to do a “Meadows” type of development in the area. Commissioner
16 Marchbanks said he doesn’t feel that anyone would be opposed to a “Meadows” type
17 development because of the tax revenue that would be generated, but he agrees the
18 demographic are vital to justify the types of businesses that are in there; but he would
19 have a hard time with any “kickbacks” on impact fees and incentives. Commissioner
20 Kallas commented that the proposed 30% high density housing may get some resistance
21 from residences in the city. Commissioner Marchbanks stated that he likes some of the
22 vision presented tonight but the tax deferrals does not sit well with the residential high
23 density. He added that he is in support of things that will bring tax revenue and he is open
24 minded to some higher density to help bring the demographics that are essential to make
25 this happen.

26 Mr. Adams commented that the impression he received from the City Council is
27 that they want quality uses to raise the look and feel as you drive into Lindon to a higher
28 level. The question is how do we work together to make this happen and create this
29 vision. Chairperson Call expressed her concerns, along with that of the City Council,
30 about giving up commercial property along the 700 North Corridor because of the value
31 to the city. She noted that one of the biggest concerns seems to be that the city is trying
32 to put into place how they would like it developed, and the plan really isn’t in place yet
33 so the concern is having other developers take this and do it in a “piece mill” fashion
34 until a holistic plan is in place. She added that another concern is the tax base and the
35 higher density which is a difficult thing to manage.

36 Commissioner Marchbanks expressed that we do need to master plan this to
37 something that will work and he suggested looking to the private sector, not the city, to
38 bring the architecture; he feels we could ask for a higher standard. Chairperson Call
39 asked Mr. Adams if he is going to be developing or just selling the property for the
40 investors. Mr. Adams replied that he will be selling the property to the developer that is
41 why putting the controls and rules in place is so important. Chairperson Call commented
42 that would be a concern because he won’t have anything to do with how it actually
43 develops other than having the overlay in place. She commented on the residential aspect
44 stating that it will be swept to someone else. She expressed her biggest concern is that
45 700 North Corridor is not “piece mill” developed and that there is a general plan in place.
46 Mr. Adams pointed out that at some point the property needs to be sold and future
47 developers will need to know what the rules are.

48 Chairperson Call stated that a lot of what has been presented tonight are very
49 good ideas. She noted that the feedback from the councilmembers she talked to is that

2 they would like to see the city determine how they would like that to develop before
3 giving individual investors and developers that opportunity. Commissioner Kallas
4 inquired, hypothetically speaking, what the investors would think if the city did not allow
5 high density housing. Mr. Adams stated that the investors would probably “piece mill” it
6 out and see what happens. Commissioner Kallas asked why the investors feel that high
7 density is so critical to their development. Mr. Adams replied that they feel it enhances
8 the overall desirability of the commercial area; they can afford and desire to hold on to
9 the commercial longer for a nicer and better development. Commissioner Anderson
10 commented that we should not be supplying roads for Pleasant Grove’s heavy industrial.
11 He added that he does not see a problem taking those roads off of our master plan. He
12 can see that the market is for residential and mixed commercial and that does make sense
and may be more palatable to the City Council.

13 Councilmember Bean commented that he feels there is more openness on this
14 council to do some mixed development in the area even though it is currently zoned
15 commercial. He commented that a planned community approach with higher end office
16 space, some retail and some commercial has been brought up by Councilmember
17 Lundberg and he feel it bears discussion. Commissioner Marchbanks asked how feasible
18 is the option of a transit stop in the area? Mr. Van Wagenen replied that it is a possibility
19 and depends on what ordinances and zoning the city is willing to put into place in order
20 to attract a Trax station and to qualify to get the federal funding. Chairperson Call
21 commented that she heard that where the residential area is being proposed is where one
22 of the key transit hubs would be located. Mr. Adams noted this would probably be a
smaller transit site than some of the other sites.

23 Mr. Adams concluded by stating he just wants to be a catalyst for thought and to
24 begin the process. He mentioned one thing that is hard is that they have to wait for all of
25 the other property owners to join together and come up with a plan. They thought they
26 could go forward with a specific overlay and have all of the discussion and plans with
27 keeping in mind and envision the entire area, but not have to wait for everyone to agree;
28 that is why they took this approach. There was then some additional general discussion
29 by the Commission. Chairperson Call commented that she feels the Commission has
30 given Mr. Adams sufficient input and there are some concerns with creating an overlay
31 and applying it. Commissioner Marchbanks suggested that Mr. Adams present his
32 concept to the City Council. Mr. Adams stated the next step is to move the discussion
33 forward to the City Council with a concept review. He then thanked the Commission for
34 their time. Chairperson Call thanked Mr. Adams for the presentation and information.

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

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40 6. **Concept Review** – *White Horse Subdivision, Approximately 97 North 400 West.*
41 Krisel Travis of DR Horton requests review of a proposed subdivision in the R1-20
42 zone at approximately 97 N. 400 W. The Commission will provide feedback on a
43 proposal to create and apply to this subdivision an overlay zone that would provide
44 for flexibility in lot size while still maintaining overall density of two (2) dwelling
units/acre. No official motions will be made.

45 Mr. Cullimore led this discussion by explaining this is a request by Krisel Travis
46 of DR Horton who is requesting a review of a proposed subdivision in the R1-20 zone at

2 approximately 97 N. 400 W. He noted that the Commission will provide feedback only
3 on a proposal to create and apply an overlay zone that would provide for flexibility in lot
4 size while still maintaining the overall density of two (2) dwelling units per acre. He
5 noted that no official motions will be made as this is a concept review only.

6 Mr. Cullimore stated that the applicant presented an alternative configuration to
7 the Planning Commission in a meeting held on May 13, 2014. He noted this new
8 configuration does not comply with minimum lot size requirements in the R1-20 zone,
9 but it does maintain an average density of two (2) dwelling units per acre in accordance
10 with the General Plan. Mr. Cullimore re-iterated that the applicant would also like to
11 discuss a proposal to create and apply an overlay zone that would permit lot size
12 flexibility in infill situations while maintaining an overall average density in the R1-20
13 zone. Mr. Cullimore then referenced aerial photos of the land involved in the proposed
14 development, the new concept plan, and the concept plan that was presented at the
15 previous meeting held on May 13th. Mr. Cullimore then turned the time over to Ms.
16 Travis to address the Commission.

17 Ms. Travis gave a brief overview of DR Horton and stated that they are anxious to
18 build in Lindon as they have not had the opportunity to build here and they know that
19 Lindon is a great community and they would like to help it grow. She noted that DR
20 Horton builds everything from million dollar homes to townhomes, so they can hit every
21 price range and every buyer. In the Lindon project, they would hope to have homes that
22 start in the \$350,000 range and go up from there. They plan to build high quality homes
23 with many options with a “bumper to bumper” warranty. She noted that this property can
24 give them a unique opportunity.

25 Ms. Travis then presented the new concept prepared since the last meeting,
26 including approximately 18 acres. Ms. Travis note they also approached the two (2)
27 neighbors as directed by the commission. She stated they are proposing an overlay zone
28 in the R1-20 zone only and the initial concept is that they don’t exceed any of the
29 densities that would be R1-20 zoned. They are also asking for consideration on lot sizes
30 so they can get things to work with the odd shapes and sizes of the existing homes. She
31 noted there are eight (8) property owners involved in this transaction.

32 Ms. Travis commented this would also provide the opportunity to encourage
33 connectivity with existing roadways through the city and also the assembly of parcels.
34 This would also help with some of the “in-fill” areas left to develop in those R1-20 areas
35 that are not big enough to come in and do a master planned community, but would also
36 discourage people from purchasing or selling ½ acre lots and creating flag lots. Ms.
37 Travis stated they would meet the criteria for the R1-20 zone and the setbacks, the only
38 difference is the flexibility in the lot sizes (ranging from 13,000 to 20,000 sq. ft.). She
39 noted that on average the lots would meet the general plan concepts and criteria and
40 would not exceed the density. She added that the look and feel of the development will
41 be the same it will just give some diversity in the market for those people who want to
42 live in Lindon but do not necessarily want to maintain a ½ acre lot. Ms. Travis went on
43 to say this concept includes the existing homes on the larger lots, which does make it a
44 little harder for them to work with the interiors they are assembling; that is why the
45 overlay would become necessary with the flexibility in the lot sizes.

46 Commissioner Kallas inquired how many lots are laid out on this parcel. Ms.
47 Travis stated there are 35 with 6 existing homes (29 net new households). Chairperson
48 Call asked what the minimum lot size would be. Ms. Travis replied in this concept the
49 smallest lot is 13,200 sq. ft. Chairperson Call mentioned her concerns with the animal

rights and possible conflicts. Ms. Travis commented that they will have full covenant's to ensure they are in full compliance with animal rights and they will disclose this upfront. Commissioner Kallas asked staff if we were to do an overlay zone what would be the city's rights to limit animal rights within that overlay. Mr. Van Wagenen stated within this context, right now, the current animal ordinance does distinguish between lots that are 20,000 sq. ft. and those below, so things are in place. He added if there are concerns with this proposed community and the possible conflicts with animal rights, it could be added to the animal ordinance. Commissioner Marchbanks commented that one reason the animal ordinance was revisited is because even within a completed R1-20 development it poses problems with issues with neighbors and animals which can be very subjective. He noted the animal ordinance is very specific regarding different lot sizes and animal rights.

Commissioner Kallas expressed that he is favorable to this concept especially with Lindon developing the way it is. He feels the city is going to end up with some odd size pieces of property and this proposal would allow us to use them without having flag lots or a weed patch behind a house. Commissioner Marchbanks agrees that this looks like a nice development and he is open to the idea of some density stacking, but he is also concerned about ending up with "weed patches." Ms. Travis stated they will be open to working with staff so it works with not only this parcel but other smaller areas in Lindon. Commissioner Kallas noted that he is not saying he is not in favor of changing the city code to allow small lots, but with this development, where the average is the same, he feels it makes for better use of land.

Chairperson Calls stated that this is not a public hearing but she will take public comment at this time. Steve Smith, landowner in attendance, had a question with regards to the calculations of the density for clarification, whether it was done on net or gross density. Ms. Travis commented that the calculations are based on gross acreage. Mr. Smith noted this happened 15 years ago in the Pheasant Brook subdivision.

Chairperson Call mentioned that people do look to Lindon for acreage and animal rights which makes Lindon unique, and she has some positive feelings towards the proposal. However, we need to be careful that if someone moves to Lindon because they want a ½ acre lot, they would need to know that next door is a 12,000 sq. ft. lot with a much smaller home. Ms. Travis commented that it would not be a smaller home as they can build the same size home on a 6,000 sq. ft. lot because it is a choice from the market (they want the bigger home without the maintenance of a ½ acre lot). She noted that this overlay can be worked to appeal to both of these people and hopefully they can accommodate everyone.

Councilmember Bean asked Ms. Travis, outside of the financial reasons, what is the most compelling reason to do this development in Lindon? Ms. Travis stated that the connectivity is important to them and the market demand for the different lot sizes; they want to be able to offer more choices and to hit all of the demographics who want to live in Lindon. Chairperson Call commented that it appears that DR Horton is a reputable company and she feels they will make a great addition to Lindon. She also thanked Ms. Travis for her presentation. Ms. Travis thanked the Commission for their time and consideration in the matter.

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

7. **NEW BUSINESS** – Reports by Commissioners.

2 Chairperson Call called for any new business or reports from the Commissioners.
Hearing no comments she moved on to the next agenda item.

4 8. **PLANNING DIRECTOR'S REPORT**–

6 Mr. Van Wagenen reported on the following items followed by some general
discussion by the Commission.

- 8 • National Packaging Update
• Planning Commission Vacancy Update
10 • Tithing House Update

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

14 **ADJOURN** –

16 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
18 MEETING AT 9:36 P.M. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Approved – July 22, 2014

22
24 _____
Sharon Call, Chairperson

26
28
30 _____
Hugh Van Wagenen, Planning Director

Item 3 – Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Minor Subdivision — Noah’s Life, approx. 1976 West 700 North

Shaun Young of Reynolds Construction requests preliminary subdivision approval, including dedication of public streets, of a 2 lot subdivision in the General Commercial (CG) zone at approximately 1976 West 700 North. File 14-026-0.

<p>Applicant: Shaun Young Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: NP Lots, LLC; BW Inc. and Idaho Corp. Address: ~1976 West 700 North Parcel IDs: 47:254:0003; 14:057:0073 Lot Sizes: 0.815 acres; 3.826 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p> <p>Related Item: File 14-27-2 Site Plan</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a two lot subdivision in the CG zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for approval of a two lot subdivision with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
--	---

BACKGROUND

1. The proposed subdivision involves two existing parcels. Parcel #47:254:0003 is currently lot 3 of the existing Noah’s Center Subdivision, Plat A. Parcel #14:057:0073 is an un-subdivided parcel with a metes and bounds description.
2. The proposed subdivision will vacate lot 3 of Noah’s Center Subdivision, plat A, and create three new parcels. The proposed subdivision will include two of the parcels as lots in the subdivision. The remaining parcel will not be included in the subdivision, but will become a 90.997 sq. ft. un-subdivided parcel.
3. Lot 1 of the proposed subdivision will become the site for a Noah’s Life Events Center.
4. The applicant will voluntarily 8,710 square feet of land as public right-of-way for a future master planned collector street. The City will not require the applicant to install the public street improvements at this time. The street is not necessary to mitigate impacts created by the subdivision.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the CG zone is 20,000 square feet.
 - Lot 1 will be 88,552 square feet.
 - Lot 2, because of the street right-of-way dedication, will be substandard at 13,742 square feet. If the subdivision is approved, the City will designate lot 2 as a legal nonconforming buildable lot since the right-of-way alignment will make the lot nonconforming and is beyond the developer’s control.

Other Requirements

- Staff has determined that the proposed subdivision complies with all remaining land use standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

I move to (*approve, deny, continue*) the applicant's request for approval of a two lot subdivision with the following conditions (if any):

- 1.
- 2.
- 3.

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Photographs of the existing site.
3. Preliminary plat.

Attachment 2

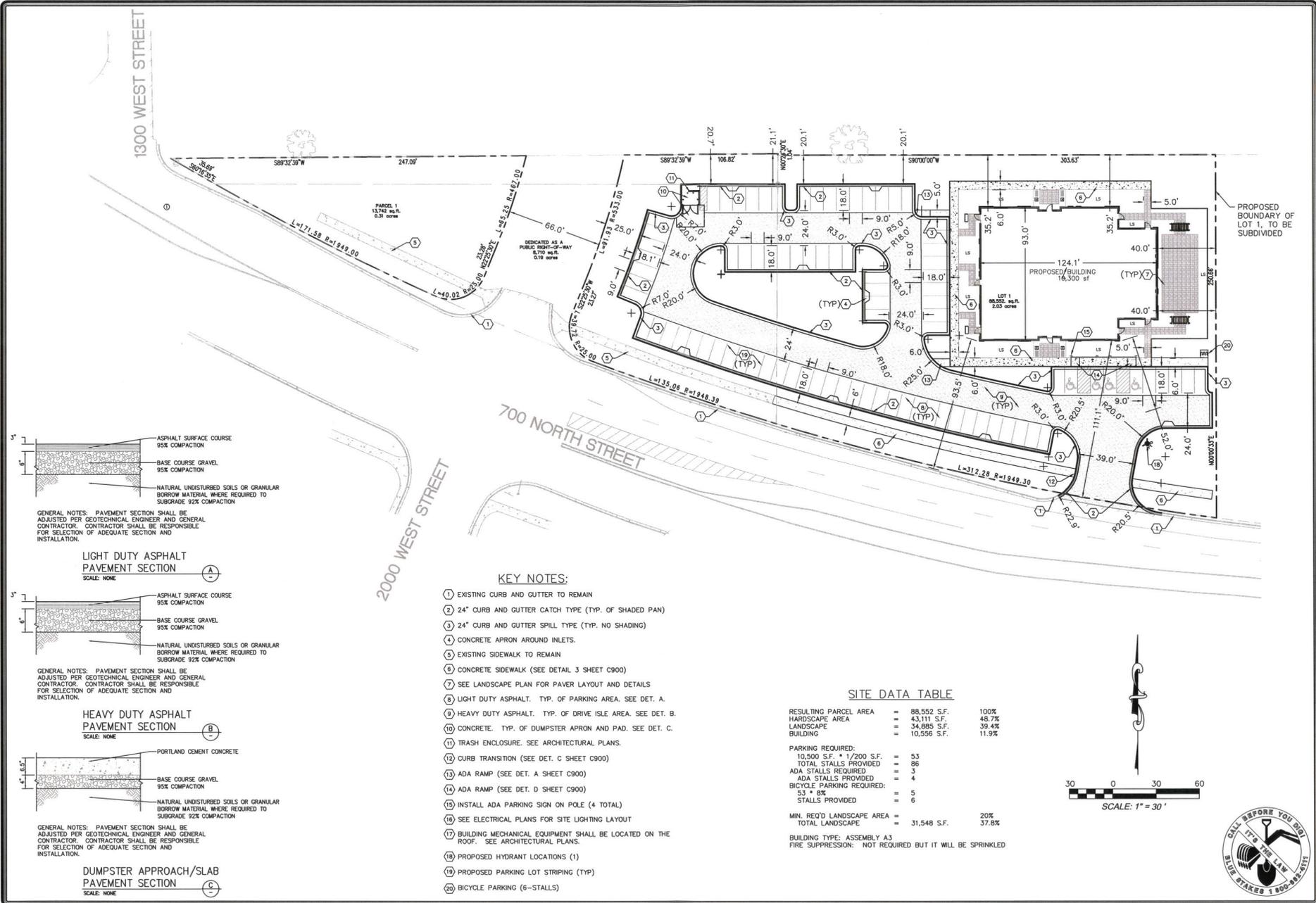
Lot 1



Lot 2



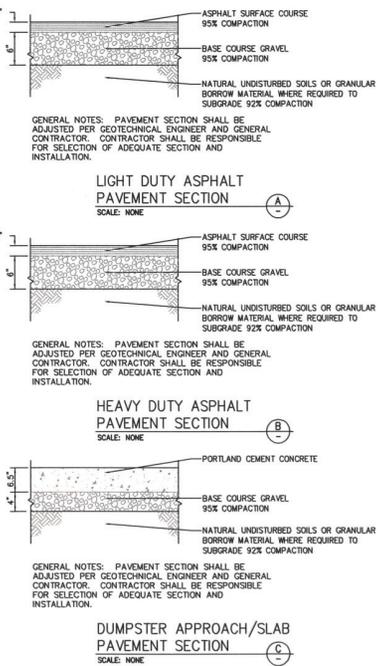
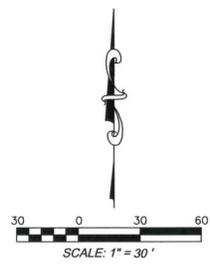
Attachment 3



- KEY NOTES:**
- 1 EXISTING CURB AND GUTTER TO REMAIN
 - 2 24" CURB AND GUTTER CATCH TYPE (TYP. OF SHADED PAN)
 - 3 24" CURB AND GUTTER SPILL TYPE (TYP. NO SHADING)
 - 4 CONCRETE APRON AROUND INLETS.
 - 5 EXISTING SIDEWALK TO REMAIN
 - 6 CONCRETE SIDEWALK (SEE DETAIL 3 SHEET C900)
 - 7 SEE LANDSCAPE PLAN FOR PAVEMENT LAYOUT AND DETAILS
 - 8 LIGHT DUTY ASPHALT. TYP. OF PARKING AREA. SEE DET. A.
 - 9 HEAVY DUTY ASPHALT. TYP. OF DRIVE ISLE AREA. SEE DET. B.
 - 10 CONCRETE. TYP. OF DUMPSTER APRON AND PAD. SEE DET. C.
 - 11 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
 - 12 CURB TRANSITION (SEE DET. C SHEET C900)
 - 13 ADA RAMP (SEE DET. A SHEET C900)
 - 14 ADA RAMP (SEE DET. D SHEET C900)
 - 15 INSTALL ADA PARKING SIGN ON POLE (4 TOTAL)
 - 16 SEE ELECTRICAL PLANS FOR SITE LIGHTING LAYOUT
 - 17 BUILDING MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF. SEE ARCHITECTURAL PLANS.
 - 18 PROPOSED HYDRANT LOCATIONS (1)
 - 19 PROPOSED PARKING LOT STRIPING (TYP)
 - 20 BICYCLE PARKING (6-STALLS)

SITE DATA TABLE

RESULTING PARCEL AREA	88,552 S.F.	100%
HARDSCAPE AREA	43,111 S.F.	48.7%
LANDSCAPE	34,085 S.F.	39.4%
BUILDING	10,556 S.F.	11.9%
PARKING REQUIRED:		
10,500 S.F. * 1/200 S.F.	53	
TOTAL STALLS PROVIDED	86	
ADA STALLS REQUIRED	3	
ADA STALLS PROVIDED	4	
BICYCLE PARKING REQUIRED:		
53 * 6%	5	
STALLS PROVIDED	6	
MIN. REQ'D LANDSCAPE AREA		
TOTAL LANDSCAPE	31,548 S.F.	20%
		37.8%
BUILDING TYPE: ASSEMBLY A3		
FIRE SUPPRESSION: NOT REQUIRED BUT IT WILL BE SPRINKLED		



REYNOLDS CONSTRUCTION AND SALES
6891 S. 700 W. SUITE 200
TOLSON, UT 84041
TEL: 801-431-5988
FAX: 801-431-5989

S.E. SCIENCE, LLC
1010 N. 1100 W. SUITE 101
TOLSON, UT 84041

DATE: 6/25/2014 REV: DESCRIPTION:
SCALE: AS SHOWN DRAWN BY: PSF
CHECKED BY: PSF PROJECT NO.: 881437

NOAH'S LIFE
1976 WEST 700 NORTH, LINDON, UTAH
PRELIMINARY SITE PLAN
SITE PLAN

SHEET
C100

Item 5: Site Plan — Noah’s Life, approx. 1976 W. 700 N.

Shaun Young of Reynolds Construction requests site plan approval of a 10,300 square foot commercial building on lot 1 of the Noah’s Life subdivision, at approximately 1976 West 700 North in the General Commercial (CG) zone.

<p>Applicant: Shaun Young Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: NP Lots, LLC; BW Inc. and Idaho Corp. Address: ~1976 West 700 North Existing Parcel IDs: 47:254:0003; 14:057:0073 Lot Size (Proposed): 2.03 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p> <p>Related Item: File 14-26-0 Subdivision</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve the site plan for a 10,300 square foot building in the CG zone.2. Refer to the recommended conditions of approval below. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for site plan approval of the Noah’s Life site with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
---	--

BACKGROUND

1. This is a site plan application for a 10,300 square foot wedding & events center on Lot 1 of the proposed Noah’s Life subdivision.
2. The site is located in the General Commercial (CG) zone. Wedding receptions centers are permitted by right in the CG zone.

DISCUSSION & ANALYSIS

Parking Standards

The required parking ratio for reception centers is 1 space/3.5 occupants at maximum occupancy. The submitted site plan used the calculation of 1 space/200 square feet, which is not the correct ratio. Maximum occupancy is listed at 432 persons. Consequently, 123 spaces will be required. LCC Section 17.18.077 allows for a reduction in required stalls if the applicant can show that comparative uses do not require more than what the applicant is proposing. If the reduction is approved then the applicant must provide a parking land bank for future potential uses. This land bank must be landscaped. The applicant could use lot 2 of the subdivision as this land bank for the additional 37 spaces if they can show that the number of spaces provided is sufficient based on comparative uses.

Additionally, the site currently proposes 6 bicycle parking spaces. If the 123 space requirement is followed, the applicant will need to provide an additional 4 parking stalls.

Staff recommends, as a condition of approval, a requirement that the applicant resolve the vehicle and bicycle parking issue in accordance with code requirements

Summary of Parking Requirements

- Vehicle Spaces Required: 123 (Unless comparable use can be provided)
- Vehicle Space Provided: 86
- Bicycle Spaces Required: 10
- Bicycle Spaces Provided: 6

Landscaping Standards

Landscaped Strip Along Frontage

The 700 North Corridor has a specific street cross section which includes a narrower landscaped strip than is typically required in the CG zone because there is a landscaped median on 700 North. The landscaping plan for this site complies with the required cross section, as it relates to the proposed dimensions.

700 North Tree Plan

700 North also includes a specific tree plan along the corridor. The submitted landscaping plan does not match the tree plan for 700 North. Staff recommends, as a condition of approval, a requirement that the landscaping plan be modified to incorporate the trees identified in the 700 North Tree Plan.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall. The site provides generous amounts of on-site landscaping, but the specific minimum amount to be required will be contingent upon how the parking requirement is addressed above. Staff recommends, as a condition of approval, that adequate interior landscaping be provided once the parking requirement is established.

Architectural Standards

Lindon's Commercial Design guidelines, which govern architectural treatments in the CG zone, identify masonry building materials, such as brick, stone, and colored decorative concrete block as the preferred primary building material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding, and timbers as secondary materials.

The building materials proposed for the exterior of the structure include brick, porcelain tile, and cast stone. It is staff's opinion that these materials properly satisfy the materials requirement of the Commercial Design Guidelines.

Access Management

The 700 North has a detailed access management plan that requires the access point for this site to be a shared access with the property to the east. The submitted site plan does not reflect this requirement. Staff recommends, as a condition of approval, that the applicant complete the necessary changes to establish their access along 700 North as a shared access with the property to the east.

Street Lighting

Lindon's Development Manual requires Washington Postlight street lights to be installed every 100 feet along the 700 North street frontage. These street lights are not shown on the submitted site plan. Staff

recommends, as a condition of approval, a requirement that the applicant provide street lights along 700 North in accordance with City requirements.

Other Site Considerations

Open Ditch

Presently, a large open ditch runs along the northern boundary of the property. The City Engineer has recommended that the Planning Commission consider safety concerns relative to the ditch, and impose any necessary conditions of approval to ensure user safety.

Obligation to Provide Irrigation Water

The site has an ongoing obligation to provide irrigation water to property south of 700 North. The City Engineer has indicated that this may require considerably more piping than is currently shown on the site plan submittal. Staff recommends, as a condition of approval, a requirement that the issue be resolved so as to preserve irrigation water access by properties south of 700 North.

Engineering Requirements

The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

RECOMMENDATIONS

In summary, staff recommends the following conditions of approval:

1. Resolve the parking requirement issue, related to both vehicle and bicycle parking, with staff before the site plan is finalized.
2. Modify the landscaping plan to incorporate the 700 North Tree Plan.
3. Install adequate interior landscaping according to the parking standard, once it is established.
4. Complete necessary changes to the site plan to establish the access off of 700 North as a shared access point with the property to the East.
5. Provide Washington Postlight street lights every 100 feet along the 700 North street frontage according to City requirements.
6. Design and implement an irrigation line that preserves the interests of the property owners who rely on the irrigation water that runs through the property.

Staff also recommends that the Planning Commission consider safety concerns relative to the open ditch along the north property line.

MOTION

I move to (*approve, deny, continue*) the applicant's request for site plan approval of the Noah's Life site with the following conditions (if any):

- 1.
- 2.
- 3.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.
3. Site Plan
4. Architectural Renderings
5. Landscaping Plan
6. 700 North Tree Plan

Attachment 2

Site looking east from future street right-of-way.



Site looking east from 700 North access.



Site looking north from 700 North access.



Open ditch along north property boundary.



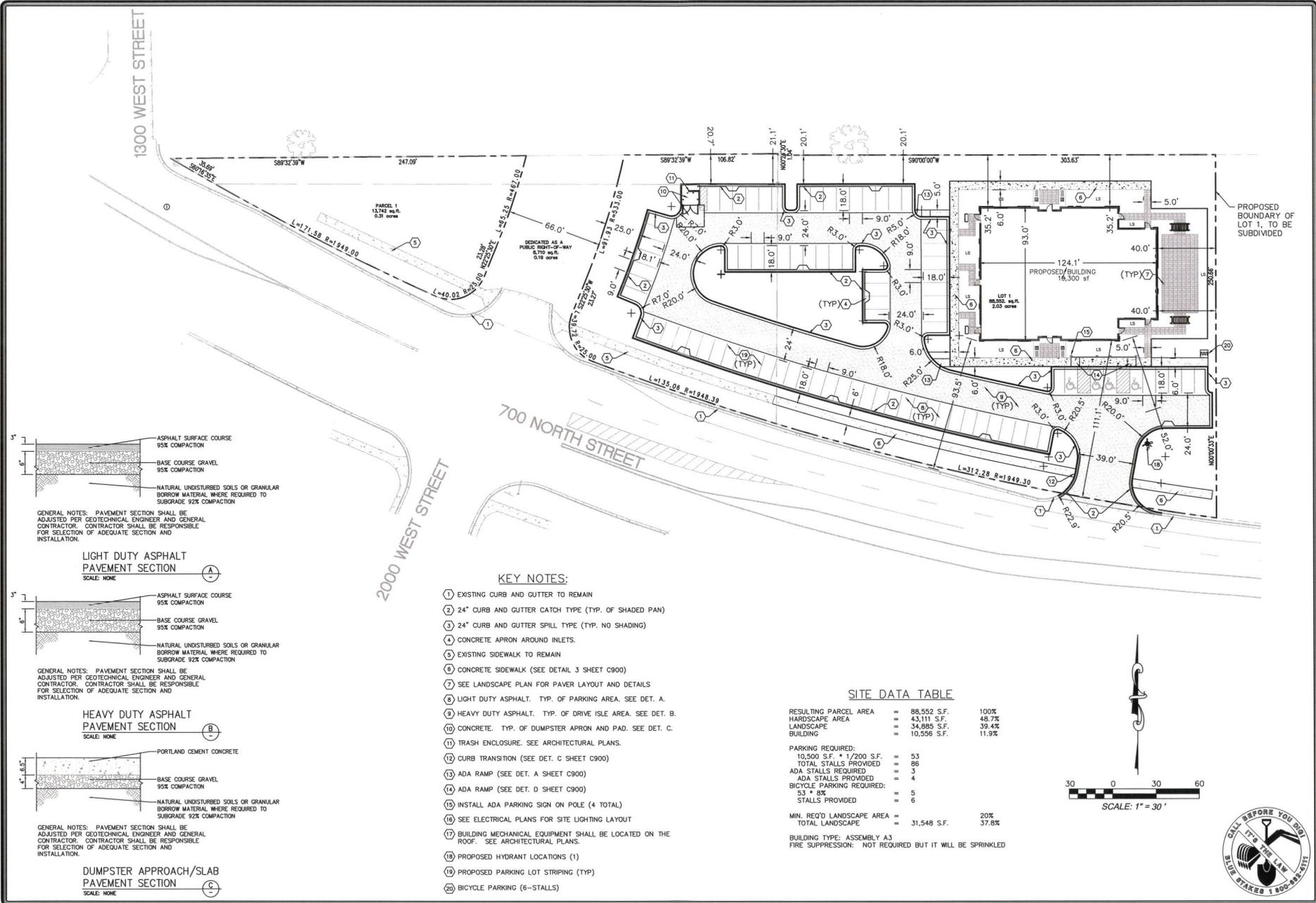
Open ditch along north property line.



Existing irrigation ditch.



Attachment 3



REYNOLDS CONSTRUCTION AND SALES
 6891 S. 700 W. SUITE 200
 TOLSON, UT 84301
 TEL: 801-431-5100
 FAX: 801-431-5108

S.E. SCIENCE, LLC
 1501 ANBOR BLVD
 TOLSON, UT 84301

NOAH'S LIFE
 1976 WEST 700 NORTH, LINDON, UTAH
 PRELIMINARY SITE PLAN
SITE PLAN

DATE: 6/25/2014 **REV:** DESCRIPTION
 SCALE: AS SHOWN **DRAWN BY:** PSF
CHECKED BY: PSF
PROJECT NO.: 88-1437

DATE: 6/25/2014 **REV:** DESCRIPTION
 SCALE: AS SHOWN **DRAWN BY:** PSF
CHECKED BY: PSF
PROJECT NO.: 88-1437

CALL BEFORE YOU DIG
 800-4-A-DIG
 800-428-4242

SHEET C100

Attachment 4



EXTERIOR ELEVATION - GARDEN VIEW



EXTERIOR ELEVATION - ENTRANCE

NOAH'S EVENT VENUE

700 North Corridor Trees - Section 1

Legend

Trees

-  Trees
- C = Incense Cedar (10' W)
- EQ = Emerald Queen Maple (32' W)
- H = Frans Fontaine Hornbeam (15' W)
- J = Skyrocket Juniper (7' W)
- L = Corinthian Linden (10' W)
- LP = London Plane Sycamore (50' W)
- M = Bowhall Maple (20' W)
- P = Fastigate White Pine (16' W)
- SM = Shademaker Honey Locust (32' W)
- Z = Zelkova (64' W)

 Clear Vision Zone

 700 N. Linework

 Parcels as of 12-12-06



Item 6: Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W.

Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 14-030-6.

<p>Applicant: Lindon City Presenting Staff: Jordan Cullimore</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: Victory Quarry Company, LLC Address: ~750 North 2800 West Parcel ID: 13:063:0057 Lot Size: 4.995 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 14-029-3</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the General Plan designation of the subject lot from Mixed Commercial to Commercial. <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial.</p>
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Background

On July 1, 2014, the City Council approved a General Plan designation change on the subject property from Commercial to Mixed Commercial. Members of the Council indicated that they were willing to change the General Plan designation of the property because they believed that the specific office/warehouse project presented by the applicant was in the public interest. After approval was granted, the project fell through. This is an action to revert the General Plan designation to Commercial.

Discussion & Analysis

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
 - a. It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
 - b. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
 - c. The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.
 - i. Objectives of this goal are to:

1. Expand the range of retail and commercial goods and services available within the community.
 2. Promote new office, retail, and commercial development along State Street and 700 North.
- d. Applicable city-wide land use guidelines:
- i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
 - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

Motion

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial.

Attachments

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the exiting site.

Attachment 1



ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





Views from the southwest corner of the proposed site:





Item 7: Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W.

Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8). Recommendations will be made to the City Council at their next available meeting after Planning Commission review. 14-029-3.

<p>Applicant: Lindon City Presenting Staff: Jordan Cullimore</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: Victory Quarry Company, LLC Address: ~750 North 2800 West Parcel ID: 13:063:0057 Lot Size: 4.995 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 14-030-6</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the Zoning designation of the subject lot from Mixed Commercial (MC) to General Commercial A8 (CG-A8) <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from Mixed Commercial (MC) to General Commercial A8 (CG-A8).</p>
--	---

Background

On July 1, 2014, the City Council approved a Zone Map Amendment that changed the zoning of the subject property from Commercial A8 (CG-A8) to Mixed Commercial (MC). Members of the Council indicated that they were willing to change the zoning of the property because they believed that the specific office/warehouse project presented by the applicant was in the public interest. After approval was granted, the project fell through. This is an action to revert the zoning to Commercial A8 (CG-A8).

Discussion & Analysis

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
 - The proposed amendment is in accord with the master plan of Lindon City;
 - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”

- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

Motion

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant’s request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from Mixed Commercial (MC) to General Commercial A8 (CG-A8).

Attachments

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the existing site.

Attachment 1



ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





Views from the southwest corner of the proposed site:





Item 8: New Business (Planning Commissioners Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 9: Planning Director Report

1. City Council/Planning Commission Joint Work Session: Tuesday, August 12 @ 6:00pm.

Adjourn

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) lsmith@housinguc.org	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) info@heritageyouth.com info@birdseyertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2015 Last Reviewed: 3/14	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
Bikes Belong - Trail construction grant. Requested amount: \$10,000 Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
Land and Water - Trail construction grant. Requested amount: \$200,000 Status: NOT SELECTED. RE-APPLY IN 2014.	Utah Heritage Foundation - Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	CDBG 2013 Grant - Senior Center Van (\$50,000). Funds dispersed July 2013
FEMA Hazard Mitigation Grant - (pipe Main Ditch)	EDC Utah 2014 - Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
	CDBG 2014 Grant - Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 92 New residential units: 22	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 50	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 24 Drug-free zone maps: 14	Lindon Heritage Trail Phase 3 Gateway RDA improvements		Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee Monthly