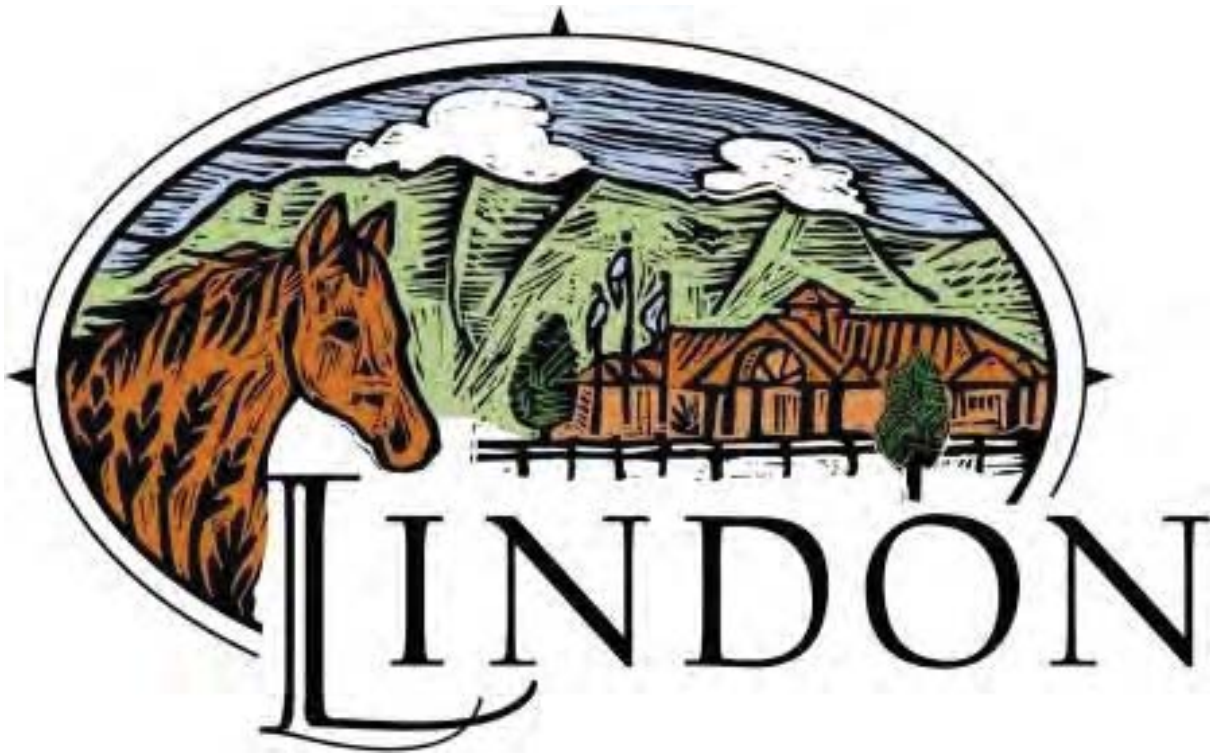


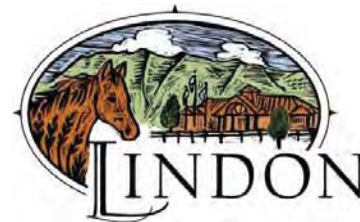
Lindon City Planning Commission Staff Report



October 13, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a work session meeting **Tuesday, October 13, 2015** at LA Lee Enterprises, 117 South State Street, Lindon, Utah. The session will begin at **6:00 p.m.** The agenda will consist of the following:

AGENDA

- 1. Tour buildings on-site for informational purposes to consider a zone change from General Commercial to Mixed Commercial on the property. No action will be taken during the session.**

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, October 13, 2015** 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**
- 3. Public Comment**



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

(Review times are estimates only.)
(25 minutes)

- 4. Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street**

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

- 5. Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street**

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

(20 minutes)

- 6. Conditional Use Permit — Building Blocks Preschool of Lindon, 190 North 980 East**

James Tanne requests a Conditional Use Permit to operate a preschool in his home located at 190 North 980 East in the R1-12 zone.

(10 minutes)

- 7. Minor Subdivision — Canberra Heights Plat I, 65 South Denali Circle**

Cameron Tea of Denali 65 LLC requests approval of a three lot subdivision on the four acre lot currently identified as Parcel ID #36:941:0042 in the R1-12 zone.

(10 minutes)

- 8. Concept Review — Faded Customs; Zone Change, 730 North State Street**

Skylar Robertson requests feedback on a General Commercial to General Commercial-Auto zone change proposal on the .39 acre lot located at 730 North State. The change would allow used cars to be sold on the property. No action will be taken.

(10 minutes)

- 9. Concept Review — 40 Geneva LLC; 10 foot landscape strip, 40 North Geneva Road**

Doug Lewis requests a concept review for a 10' landscape strip rather than a 20' strip along public frontage on the 1.5 acre lot located at 40 North Geneva Road, due to lot size, lot shape and associated visibility requirements. No action will be taken.

10. Concept Review — L&C Motor Sports; Zone Change, 460 North State Street

David Lindquist and Dave Coles request feedback on a General Commercial to General Commercial-Auto zone change proposal on the 1.3 acre lot located at 460 North State. The change would allow used cars to be sold on the property. No action will be taken.

11. New Business (Reports by Commissioners)

12. 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: October 9, 2015

Time: ~3:00 pm

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

Item I: Call to Order

October 13, 2015 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, September 22, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 22, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Bob Wily, Commissioner

12 **PRESENT** **ABSENT**

13 Sharon Call, Chairperson
14 Bob Wily, Commissioner
15 Rob Kallas, Commissioner
16 Matt McDonald, Commissioner
17 Andrew Skinner, Commissioner
18 Mike Marchbanks, Commissioner – arrived 7:20
19 Hugh Van Wagenen, Planning Director
20 Kathy Moosman, City Recorder

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

24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of September 8,
25 2015 were reviewed.

26
27 COMMISSIONER SKINNER MOVED TO APPROVE THE MINUTES OF
28 THE REGULAR MEETING OF SEPTEMBER 8, 2015 AS PRESENTED.
29 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
30 FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

34 Chairperson Call called for comments from any audience member who wished to
35 address any issue not listed as an agenda item. There were no public comments.

36
37 **CURRENT BUSINESS** –

38
39 4. **Site Plan** – *Osmond Assisted Living Phase 2, approx. 175 North State Street.* Jared
40 Osmond requests site plan approval of a 23,400 square foot memory cares addition to
41 the Osmond Assisted Living Facility located at approximately 175 North State Street
42 in the General Commercial (CG) zone.

44 Hugh Van Wagenen, Planning Director, opened the discussion by stating Jared
45 Osmond is in attendance as representative of this agenda item. He then gave some
46 background explaining this is a site plan application for a 23,400 square foot, 32 room
47 addition to Osmond Senior Living. He noted that Mr. Osmond was originally approved
48 for a 90 bed facility with Phase I, but was not able to achieve that number on the first

phase. He stated that the new phase will bring the facility to 85 rooms with a capacity for 105 residents or beds with up to 15 of those residents being “non-qualifying” individuals (per City Code) and no more than 90 may be “qualifying” residents. He mentioned that this is an expansion not a new facility.

He further explained that large care facilities are conditionally permitted in the General Commercial zone and have to meet the following site requirements: (Staff response is noted in red)

1. Facility Separation Requirement. Large facilities shall not be within one-thousand five-hundred (1500) feet of any other approved small or large care facility, group home for the elderly, group home for persons with a disability, juvenile group home, or transitional/treatment group home as defined by the Lindon City Code.

Requirement met; see attached map.

2. Lot Size Requirement. Lot size shall be according to the zone where proposed. There are some existing property lines that need to be cleaned up in order for the site to be approved. Mr. Osmond has indicated that an amended plat has been prepared and will presently be submitted to the City for review. It is recommended that a condition of approval be that an amended plat be recorded that satisfies City requirements before a building permit is issued for Phase II.

3. Project Site and Design Requirements. Large facilities shall be subject to the architectural, site plan, height and setback requirements of the commercial zone were proposed.

Setbacks met on frontage (20 feet) and along residential use (40 feet); height verified at time of building permit approval, but appears to be about 33 feet which is well below the 48 foot limit.

4. Landscaping. A minimum of thirty (30) percent of the lot shall be maintained in permanent landscaped open space. Also, a 20 foot landscape strip with a 3 foot high berm along frontages is required with turf grass and trees every 30 feet on center.

In conjunction with the existing site, the requirement is met; 36% in landscaping. The required 20 foot landscape strip with a berm and trees every 30 feet on center is shown.

5. Parking. Off-street parking shall be provided to accommodate staff and one (1) visitor per three (3) residents. If at such time parking is deemed insufficient by the Lindon City Planning Commission and/or City Council, facility operators may be required to increase the number of parking stalls on their site or reduce the number of residents in their facility.

Requirement met for whole site; 56 stalls provided, 35 for visitors and 21 for staff. There are 16 new stalls being added to the site which will require two additional trees in the parking lot landscaping requirement.

6. Facility Size. Large facilities shall provide a minimum of four-hundred (400) square feet of floor area per resident.

Requirement met for Phase II; over 25,000 total square feet provided or about 640 square foot per resident.

7. Architectural Design. The architectural design of care centers shall comply with architectural design guidelines as established in the respective commercial zone where the facility is proposed.

- 2 The new phase will match the existing structure; he referenced photographs
and elevations.
- 4 8. The Code requires that any off-street parking lot adjacent to a residential use or
6 residential zone shall provide a minimum 10' landscaped buffer from the parking
lot to the adjacent residential use or zone. Trees shall be planted at least every 10'
8 along the landscaped strip adjacent to the residential use or residential zone. Trees
must be a minimum of 2" caliper measured one foot off the ground and at least 6'
10 tall when planted. In addition to any required fencing, trees shall be of a variety
that will mature to a height of at least 20' tall in order to provide a visual barrier
12 between the non-residential use and the residential use.
- 14 The landscape strip is provided, but the trees are not shown adjacent to the
parking stalls located on the southwest corner of the lot. A recommended
16 condition of approval is that this requirement be satisfied. Lindon City Code
states: *The Planning Commission has flexibility to grant exceptions to this
18 landscape screening standard if existing vegetation or other existing
screening is found to meet the intent of the screening requirements found in
this section.*
- 20 9. Bike parking is required at 8% of the total number of parking stalls.
Seven total bike stalls are provided and five are required.

22 Mr. Van Wagenen mentioned there are a few engineering issues that will need to
be resolved before the plans are finalized and staff will ensure all requirements are met.
24 He then referenced an aerial photo of the site and surrounding area, the buffer distance
map to other facilities, photographs of the existing site, the site plan, architectural
26 renderings & elevations, landscaping plan and the color palette followed by discussion.
Mr. Van Wagenen then turned the time over to Mr. Osmond for comment.

28 Jared Osmond addressed the Commission at this time noting they were originally
approved for 3 stories (90 units) and then the State Fire Marshall came back (after
30 approving the plan) and changed their minds on the third story so they had to remove the
floor which was very disappointing. Mr. Osmond commented that he would like to say
32 publicly that the State Fire Marshall's office does not function professionally. Mr.
Osmond stated they plan on putting a retaining wall on the south side of the property and
34 they do not want the trees to disrupt the wall, so they will be tall trees to act as a buffer.
Commissioner Skinner commented that he thinks the new addition looks very nice.

36 Chairperson Call then read the staff recommended conditional uses. She also
asked staff if it includes the additional trees. Mr. Van Wagenen confirmed it includes all
38 trees. She also agreed that it appears to be a very nice facility. Mr. Osmond invited the
Commission to visit the facility at any time. He noted this expansion will facilitate
40 memory care and then gave a brief description of what that involves noting he is excited
about the changes.

42 Chairperson Call observed that Commissioner Marchbanks joined the meeting at
7:20 pm. Commissioner Marchbanks had a question on the site plan regarding what type
44 of wall/fence will be between the residential area and the facility. Mr. Van Wagenen
stated on the site plan it indicates a required masonry wall be used as part of the buffer
46 between the commercial and residential, although it doesn't specify the type of design.
Following discussion the Commission agreed to let Mr. Osmond and the property

owner's work out the fencing and hopefully it will have some consistency. They also agreed to not to require the fence as a condition in the motion.

Mr. Osmond stated they will do great landscaping all around and it will be aesthetically pleasing; they will go above and beyond the requirements to ensure that it looks very nice and they will be a good neighbor. Commissioner Kallas asked if the whole project is under one ownership. Mr. Osmond confirmed that he has retained ownership. Mr. Van Wagenen stated staff is comfortable with the plan and everything seems to be in compliance with city code.

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

COMMISSIONER MCDONALD MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF A TWO STORY 23,400 SQUARE FOOT ADDITION TO OSMOND SENIOR LIVING WITH THE FOLLOWING CONDITIONS: 1. AN AMENDED PLAT BE RECORDED SO THE BUILDING IS NOT BUILT OVER PROPERTY LINES EXCEPT WHERE ALLOWED BY FIRE AND BUILDING CODES, PRIOR TO ISSUING A BUILDING PERMIT AND 2. LANDSCAPING STANDARDS FOR PARKING LOTS BE MET, INCLUDING REQUIREMENTS ALONG RESIDENTIAL USES. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Public Hearing:** *Ordinance Amendment, Commercial Design Guidelines.* Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

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

Hugh Van Wagenen, Planning Director, opened this discussion by explaining the City Council and Planning Commission recently attended a work session in which a Consultant, Brent Overson, gave a presentation about Design Standards in cities for Commercial zones. After the meeting the City Council directed staff to initiate an ordinance amendment to change the Lindon City Design Guidelines to Design Standards with the Planning Commission subsequently providing feedback regarding how to proceed.

Mr. Van Wagenen further explained they have now gone through the commercial design guidelines and where it stated "guidelines" it has now been replaced with

2 “standards.” He noted that staff will be now be more thorough in architectural and site
reviews as far as orientation and material use in buildings. He explained that there will be
4 more massaging of this document going forward, but this will get us on track and limits
any ability to push back at what is established with these design standards. He added that
6 there is still work to be done to interpret the standards and a certain level of expertise
involved and this will close some loopholes. There was then some general discussion
8 regarding the presented ordinance amendment. Following discussion the Commission
was in agreement to recommend approval of the proposed amendment as presented to the
10 City Council.

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

14 COMMISSIONER MCDONALD MOVED TO RECOMMEND APPROVAL
OF THE PROPOSED ORDINANCE AMENDMENT AS PRESENTED.

16 COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

18 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
20 COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
22 COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE

24 THE MOTION CARRIED UNANIMOUSLY.

26 6. **Public Hearing** – *General Plan Map Amendment, approx. 115/117/119 South State*
Street. This item has been continued to the next available Planning Commission
28 **meeting.** Leonard Lee of L.A. Enterprises requests approval of a General Plan Map to
change the General Plan Designation of property located at 115/117/119 South State
30 Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial (CG) to
Mixed Commercial (MC). The Commission will consider the request and make a
32 recommendation to the City Council.

34 Mr. Van Wagenen stated this item has been continued to the next available
Planning Commission meeting. Mr. Van Wagenen also informed the Commission a work
36 session to tour Leonard Lee's buildings on State Street has been confirmed for October
13, 2015 at 6:00 pm.

38 7. **Public Hearing** – *Zone Map Amendment, approx. 115/117/119 South State Street.*
40 **This item has been continued to the next available Planning Commission**
meeting. Leonard Lee of L.A. Enterprises requests approval of a Zone Map
42 amendment to rezone property located at 115/117/119 South State Street (Utah
County Tax IDs 14:070:0204 & 14:070:0306) from Commercial (CG) to Mixed
44 Commercial (MC). The Commission will consider the request and make a
recommendation to the City Council.

46 Mr. Van Wagenen stated this item has been continued to the next available
48 Planning Commission meeting.

2 8. **Public Hearing** – *Ordinance Amendment, Commercial and Industrial Landscaping*
4 *Standards. This item has been continued to the next available Planning*
Commission meeting.

6 Mr. Van Wagenen stated this item has been continued to the next available
Planning Commission meeting.

8 Chairperson Call called for any comments or questions from the Commissioners.
Hearing none she called for a motion.

10
12 COMMISSIONER WILY MOVED TO CONTINUE AGENDA ITEMS 6, 7
AND 8 TO A FUTURE MEETING DATE. COMMISSIONER KALLAS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
16 COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE
18 COMMISSIONER MARCHBANKS AYE
COMMISSIONER SKINNER AYE
20 THE MOTION CARRIED UNANIMOUSLY.

22 Chairperson Call called for any further public questions or comments. Hearing
none she called for a motion to close the public hearing.

24
26 COMMISSIONER SKINNER MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

28
30 9. **New Business: Reports by Commissioners** –

32 Chairperson Call called for any new business or reports by the Commissioners.
Commissioner Kallas inquired about the recent Johnson issue regarding the gas and water
lines. Mr. Van Wagenen explained that the City maintains that it is NOT a city water line
34 and the property owners are responsible for the line. Commissioner Skinner asked about
some drilling happening behind his property. Mr. Van Wagenen stated he does not know
36 specifically what it is but thought it may be regarding a gate that is being repaired. He
noted that he will check into the issue and send out an email with more information.

38 Chairperson Call called for any further comments or discussion. Hearing none she
moved on to the next agenda item.

40
42 10. **Planning Director Report**–

44 Mr. Van Wagenen reported on the following items followed by discussion:
• Steering committee for 700 north regarding guidelines and a small area
plan. He asked if any of the Commissioners are interested in serving
46 on the committee. He noted this committee will be “in house” and will
meet once a month. Commissioner Wily stated that he would be

- 2 interested in serving. Mr. Van Wagenen stated he will get more
information and send it out to him.
- 4 • Fire station update was discussed.
- 6 • UDOT Center Street traffic light update.

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

10 **ADJOURN** –

12 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
14 MEETING AT 8:00 P.M. COMMISSIONER MCDONALD SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16 Approved – October 13, 2015

18

20

Sharon Call, Chairperson

22

24

Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Leonard Lee Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: General Commercial</p> <p>Property Owner: Lee L A Enterprises Address: 115/117/119 South State Street Parcel ID: 14:070:0204 & 14:070:0306 Lot Size: 2.12 acres; 1.40 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-050-3</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 Commercial to Mixed 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 lots identified by Utah County Parcel #14:070:0204 & 14:070:0306 from Commercial to Mixed Commercial.</p>
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OVERVIEW

This item was considered by the Planning Commission on August 25, 2015 at which time the Commission voted to continue the item until a time could be arranged to tour the properties in question. That tour will be conducted during a work session prior the regularly scheduled meeting on October 13, 2015. Also, a comparison of uses between the MC and CG zones was requested by the Commission. That comparison is in Attachment 3.

The applicant has owned the existing structures on the subject parcels for many years. County records indicate that the structures were constructed in 1988. The buildings have typically housed light manufacturing, and other industrial related, uses. Similar uses have continued to operate from the structures over the years.

Presently, the buildings are in the General Commercial zone, which is now a zone that is predominantly oriented toward office and retail uses only. Consequently, as prospective industrial tenants have attempted to obtain business licenses from the City to operate out of the structures, staff has had to conduct research to determine whether the buildings have nonconforming rights to the specific uses proposed since the current zoning does not allow for manufacturing and light industrial uses.

The applicant requests that the general plan designation, and, in the next item, the zoning classification, be changed from Commercial to Mixed Commercial to allow, more broadly, other light industrial, manufacturing, and office/warehousing uses in the buildings.

FINDINGS OF FACT

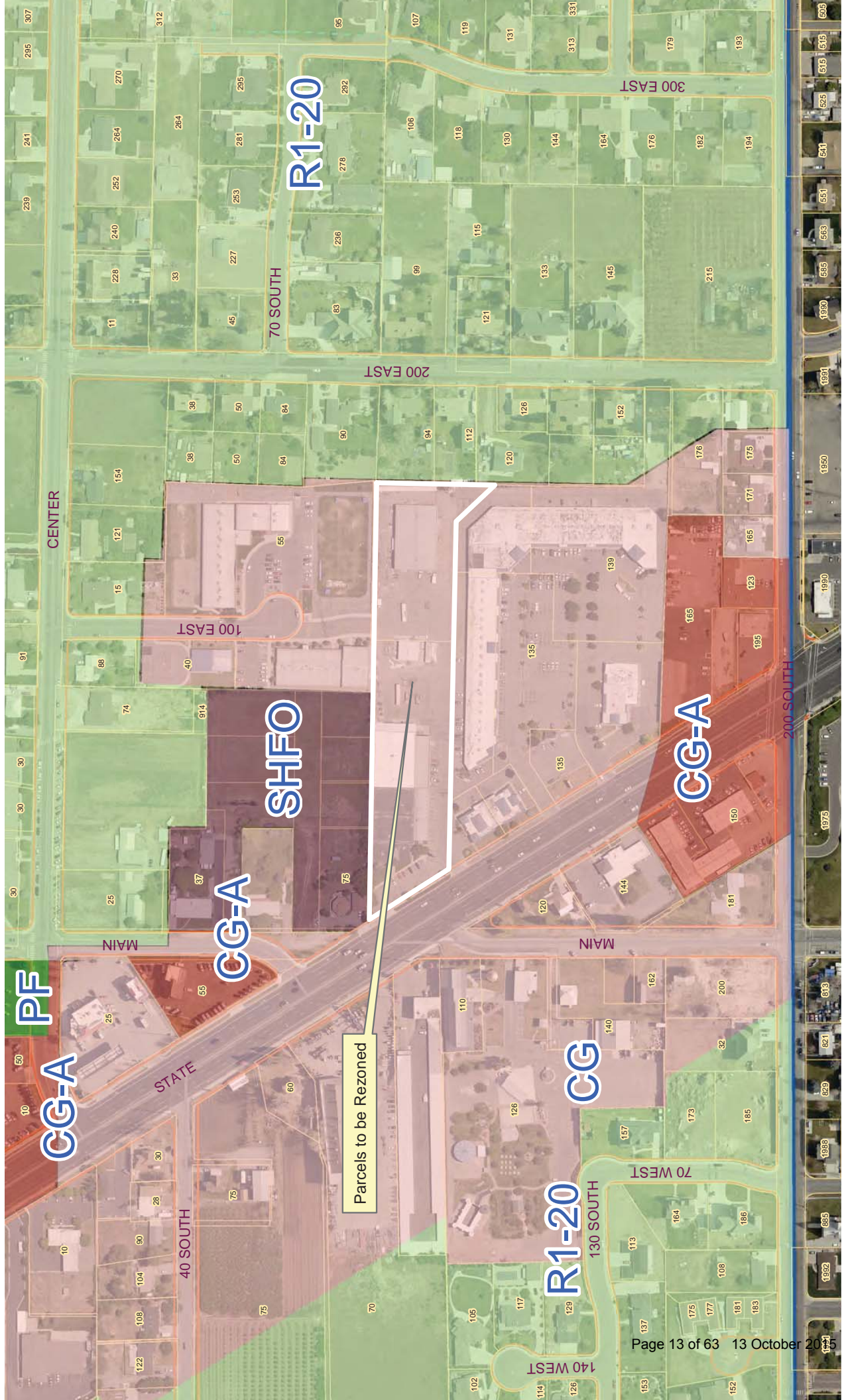
1. The General Plan currently designates the property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

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.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified.
2. Photos of the existing structures.
3. Use Comparison: CG to MC









Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
MISCELLANEOUS			
N/A	Solicitors	6.40 - Solicitors C	
N/A	Itinerant Merchants	7.140 - Tempora	
7100	Fireworks Stands	8 - Fireworks Or	
7100	Christmas Tree Sales	7.140 - Tempora	
7100	Mechanical Amusement	C	C
N/A	Individual Containers for Recyclable	C	C
	Materials - commercial storage		
RESIDENTIAL			
N/A	Single Family	N	N
1111	Accessory Apartments	N	N
1111	Condominium	N	N
1111	Apartments	N	N
1200	Rooming & Boarding Houses	N	N
1233	Fraternity & Sorority Houses	N	N
1500	Membership Lodging	C	N
1233	Student Housing	17.46 - R2 Over	
1241	Youth Rehabilitation	mes and 17.72 -	
1241	Assisted Living Facilities - small	mes and 17.72 -	
1241	Assisted Living Facilities - large	mes and 17.72 -	
1200	Transitional Treatment Home - sm.	mes and 17.72 -	
1200	Transitional Treatment Home - lg.	mes and 17.72 -	
1400	Subdivided Manufactured Mobile Homes Parks	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	P	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N
N/A	Caretaker Facilities - accessory to main uses only	C	C
MANUFACTURING			
Manufacturing business proposing "outdoor storage" in the HI or LI zones is requir			
2000	Slaughterhouse	N	N
2000	Meat & Dairy	N	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	C
2000	General Food Mfg.- over 20,000 sq/ft.	N	N
2000	Candy & Other Confectionary Products	C	C
2000	Preparing Feeds for Animals & Fowl	N	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	C
2000	Ice Manufacturing	N	P
2000	Textile Mill Products	N	N
2000	All General Apparel	N	P
2000	Lumber & Wood Products	N	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	C
2000	Pulp Products	N	N
2000	Publishing, Printing, & Misc. Related Work	N	P
2000	Industrial Chemical	N	N
2000	Explosives	N	N

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
2000	Petroleum & Coal Products	N	N
2000	Other Gas Productions	N	N
2000	Candle and wax products manufacturing	N	C
2000	Rubber and Misc. Plastics	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	C
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site obscuring fencing. Applications must meet SLU compatibility standards.)	N	N
2000	Fabricated Metal Products	N	N
2000	Fabricated Metal products, indoor storage & production only.	N	C
2000	Professional, Scientific, Photographic, Optical instruments & Associated Equipment	N	P
2000	Tobacco Products	N	N
2000	Motion Picture production (permanent studios)	N	P
2000	Signs & Advertising	N	P
TRANSPORTATION, COMMUNICATIONS, & UTILITIES			
4000	Railroad Lines Extension & Associated Uses	N	C
4000	Bus Passenger Terminals	C	P
4000	Bus Garaging & Equipment Maintenance	N	N
4000	Motor Freight Terminals	N	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N
4000	Taxicab Terminal/Garage	N	P
4000	Auto Parking Facilities - private	P	P
4000	Telephone Utility Lines - above ground	N	N
4000	Telephone Utility Lines - underground	P	P
4000	Cellular Communication Towers	See Section 5.07	
4000	Television Broadcasting Studios - only	N	P
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	C
4000	Electric Utility Lines - above ground 35 kV or greater	C	C
4000	Electric Utility Lines - underground	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N
4000	Electricity Regulating Substations	N	C
4000	Gas Utilities - underground	P	P

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N
4000	Gas Pressure Control Stations	N	N
4000	Culinary Water Treatment Plants - Purification	N	N
4000	Water Storage	P	P
4000	Water Pressure Control Stations	P	P
4000	Sewage Treatment Plants	N	N
4000	Sewage Pressure Control Stations	P	P
4000	Solid Waste Disposal & Incineration	N	N
4000	Freight Forwarding Services	N	P
4000	Packing & Crating Services	C	C
4000	Waste Transfer Stations	N	N
WHOLESALE TRADE (Sell for Resale)			
Note: Any permitted (P) wholesale business proposing "outdoor storage"			
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	C
5100	Tires & Tubes - indoor storage only	N	P
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	P
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	P
5100	Paints & Varnishes - indoor storage only	N	P
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	P
5100	Apparel & Accessories - indoor storage only	N	P
5100	Groceries & Food Stuffs - indoor storage only	N	P
5100	Agricultural Commodities (outdoor storage is permitted)	N	C
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	P
5100	Hardware - indoor storage only	N	P
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	P
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	P
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	C
5100	Professional Equipment & Supplies - indoor storage only	N	P
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	C
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N
5100	Petroleum Bulk Stations & Terminals	N	N
5100	Scrap & Waste Materials	N	N

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5100	Tobacco & Tobacco Products - indoor storage only	N	P
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	P
5100	Paper & Paper Products - indoor storage only	N	P
5100	Furniture & Home furnishings - indoor storage only	N	P
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	C
RETAIL TRADE			
5200	Lumber yards - outdoor storage	N	C
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	P	P
5200	Farm Equipment	N	C
5300	Home Improvement Centers	P	P
5300	Department Stores	P	P
5300	Mail Order Houses	N	P
5300	Limited Price Variety Stores	P	P
5300	Direct Selling Organizations - Call Centers	C	C
5300	Arts, Crafts & Hobbies	P	P
5300	Musical Instruments	P	P
5300	Flea Market - indoor storage only	C	C
5300	Groceries &/or Food	P	P
5300	Farmers Market	C	C
5300	Candy & Other Confectionery Products	P	P
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	C	C
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	P	C
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N
5500	Mobile & Manufactured Homes Sales	N	C
5500	Tires, Batteries, & Accessories	P	P
5500	Gasoline Service Station with or Without Store	P	P
5500	Marine Craft & Accessories	C	C
5500	Aircraft & Accessories	N	N
5600	Clothing, Apparel, & Accessories	P	P
5700	Furniture & Home furnishings - indoor storage only	P	P
5700	Music Supplies	P	P
5800	Restaurants	P	P
5800	Fast Food	P	P
5900	Pharmacy	P	P
5900	Antiques	P	P
5900	Jeweler or Gold, Silver Dealers	P	P
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	P	P
5900	Books	P	P
5900	Stationery	P	P
5900	Office Supplies	P	P
5900	Cigars - Cigarettes	N	P

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5900	Newspapers/Magazines	P	P
5900	Cameras & Photographic Supplies	P	P
5900	Gifts, Novelties, & Souvenirs	P	P
5900	Florists	P	P
5900	Video Rentals	P	P
5900	Sporting Goods	P	P
5900	Bicycles	P	P
5900	Toys	P	P
5900	Farm & Garden Supplies	P	P
5900	Hay, Grains, & Feed	C	C
5900	Nursery - Plants	P	P
5900	Computer Goods & Services	P	P
5900	Optical Goods	P	P
SERVICES			
6100	Professional Office Uses	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	P	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	P	P
6100	Insurance Agents, Brokers, and Related Services	P	P
6100	Real Estate Agents, Brokers, and Related Services	P	P
6100	Title Abstracting	P	P
6200	Laundering and Dry Cleaning Services	P	P
6200	Custom Tailoring	P	P
6200	Laundromats	P	P
6200	House Cleaning	P	P
6200	Commercial Janitorial	P	P
6200	Window Cleaning	P	P
6200	Chimney Sweep	P	P
6200	Photographic Services - Including Commercial	P	P
6200	Beauty & Barber Shops	P	P
6200	Massage Therapy/Personal Care Health Spa	P	P
6200	Funeral Homes	P	P
6200	Crematory Services	N	N
6200	Cemeteries	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	P	C
6200	Commercial Adult Day Care Facility	Section 17.70 and	
6200	Commercial Preschool	P	P
6200	Catering Services	P	P
6200	Wedding Reception Centers	P	P
6300	Advertising Services - General	P	P
6300	Direct Mail Advertising	C	P
6300	Travel Services	P	P
6300	Private Postal Services	P	P

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6300	Blueprinting & Photocopying	P	P
6300	Disinfecting & Exterminating	N	C
6300	Locksmithing	P	P
6300	News Syndicate	P	P
6300	Employment Services	P	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	P
6300	Research, Development, & Testing Services	C	P
6300	Business & Management Consulting	P	P
6300	Detective & Protective Services	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	P	P
6300	Photo-Finishing	P	P
6300	Stamp Trading	P	P
6300	Motion Picture Distribution & Services	P	P
6411	Automobile Wash	P	P
6411	Auto Lube & Tune-up	C	P
6411	Auto Tire Shops / Tire Sales / Tire Services	C	P
6411	General Auto / Vehicle Repair	N	C
6400	Wrecking Yards	N	N
6400	Impound Yards	N	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	C	C
6400	Watch, Clock, & Jewelry Repair	P	P
6400	Re-Upholstery & Furniture Repair	P	P
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	P	P
6513	Hospital Services	C	C
6500	Medical & Dental Laboratories	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	C	C
6500	Veterinarian Services, Animal Hospitals - large animals	N	N
6500	Legal Services	P	P
6500	Engineering & Architectural	P	P
6500	Educational & Scientific Research	P	P
6500	Accounting, Auditing & Bookkeeping	P	P
6500	Urban Planning	P	P
6500	Auction Services - Indoor Only	P	P
6500	Family & Behavioral Counseling	P	P
6500	Genealogical - Family History Services	P	P
6500	Interior Design	P	P
6600	Building Construction - General Contractor, Office & Storage	N	C
6600	Landscaping Service, Office & Storage	N	C

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6800	Private Primary & Secondary Schools	C	C
6800	Universities & Colleges	C	C
6800	Professional & Vocational Schools	C	C
6800	Martial Arts Studios	P	P
6800	Barber & Beauty Schools	P	P
6800	Art & Music Schools	P	P
6800	Dancing, Tumbling, and Gymnastics Schools	P	P
6800	Driving Schools	P	P
6911	Churches, Synagogues & Temples	N	C
6800	Adoption Agencies	P	P
6800	Professional Members Organizations	N	P
6800	Labor Unions & Similar Labor Organizations	N	P
6800	Civic, Social & Fraternal Associations	N	P
PUBLIC ASSEMBLIES & AMUSEMENTS			
7100	Libraries	P	P
7100	Museums	P	P
7100	Art Galleries	P	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	P	P
7100	Zoos	N	N
7100	Sexually-Oriented Businesses	Section 8.30 and	
7100	Amphitheaters	C	C
7100	Motion Picture Theaters	P	P
7100	Stage Theater	P	P
7100	Dance Clubs/Music Venues	C	C
7100	Stadiums	C	C
7100	Arenas / Field Houses	C	C
7100	Auditoriums & Exhibit Halls	C	C
7100	Convention Centers	P	P
7100	Fairgrounds	N	P
7100	Amusements Parks	C	C
7100	Arcades & Miniature Golf	C	P
7100	Golf Driving Ranges	C	C
7100	Go-Cart Tracks	N	N
7100	Golf Courses &/ or Country Clubs	N	N
7100	Tennis Courts - Private	C	P
7100	Roller Skating & Blading	C	P
7100	Skate Board Parks - Private	N	N
7100	Skate Board Parks - Publicly Owned	Section III - Apper	
7100	BMX Biking Tracks & Facilities	N	N
7100	ATV / Motorcycle Tracks	N	N
7100	Riding Stables - Commercial	N	P
7100	Bowling Lanes	P	P
7100	Play Fields & Athletic Fields - Commercial	N	N
7100	Recreation Centers - General	C	P
7100	Gymnasium & Athletic Clubs	C	P
7100	Swimming Pools - Commercial	C	P
7100	Indoor Soccer Facilities	N	P

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
7100	Indoor Gun Ranges	C	C
7100	Water Slides	C	P
7100	Parks - General Recreation - Public Property	P	P
7100	Campgrounds	N	N
AGRICULTURE & RESOURCE EXTRACTION			
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	C	C
N/A	Horticultural Services	C	C
N/A	Forestry & Timber Production	N	N
N/A	All Fisheries & Fish Hatcheries	N	N
N/A	All Mining & Related Services	N	N
N/A	All Resource Production & Extraction	N	N
N/A	Peat Extraction	N	C
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51		
UNCLASSIFIED			
N/A	All unclassified items	III of SLU Table (/	

Item 5: Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Leonard Lee Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: General Commercial</p> <p>Property Owner: Lee L A Enterprises Address: 115/117/119 South State Street Parcel ID: 14:070:0204 & 14:070:0306 Lot Size: 2.12 acres; 1.40 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-065-6</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 General Commercial (CG) to Mixed Commercial (MC). <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 #14:070:0204 & 14:070:0306 from General Commercial (CG) to Mixed Commercial (MC).</p>
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OVERVIEW

This item was considered by the Planning Commission on August 25, 2015 at which time the Commission voted to continue the item until a time could be arranged to tour the properties in question. That tour will be conducted during a work session prior the regularly scheduled meeting on October 13, 2015. Also, a comparison of uses between the MC and CG zones was requested by the Commission. That comparison is in Attachment 3.

The background of the subject parcels was presented in the staff report for the accompanying General Plan map amendment (item #7). This is a request to rezone the parcels from General Commercial (CG) to Mixed Commercial (MC). Both the CG and MC zones are subject to the Commercial Design Guidelines, and both have similar landscaping requirements. Both the General Commercial and the Mixed Commercial zones only allow outdoor storage of merchandise when the inventory is stored behind a sight-obscuring fence.

FINDINGS OF FACT

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 4 involving the General Plan designation of the lot.

ANALYSIS & CONCLUSIONS

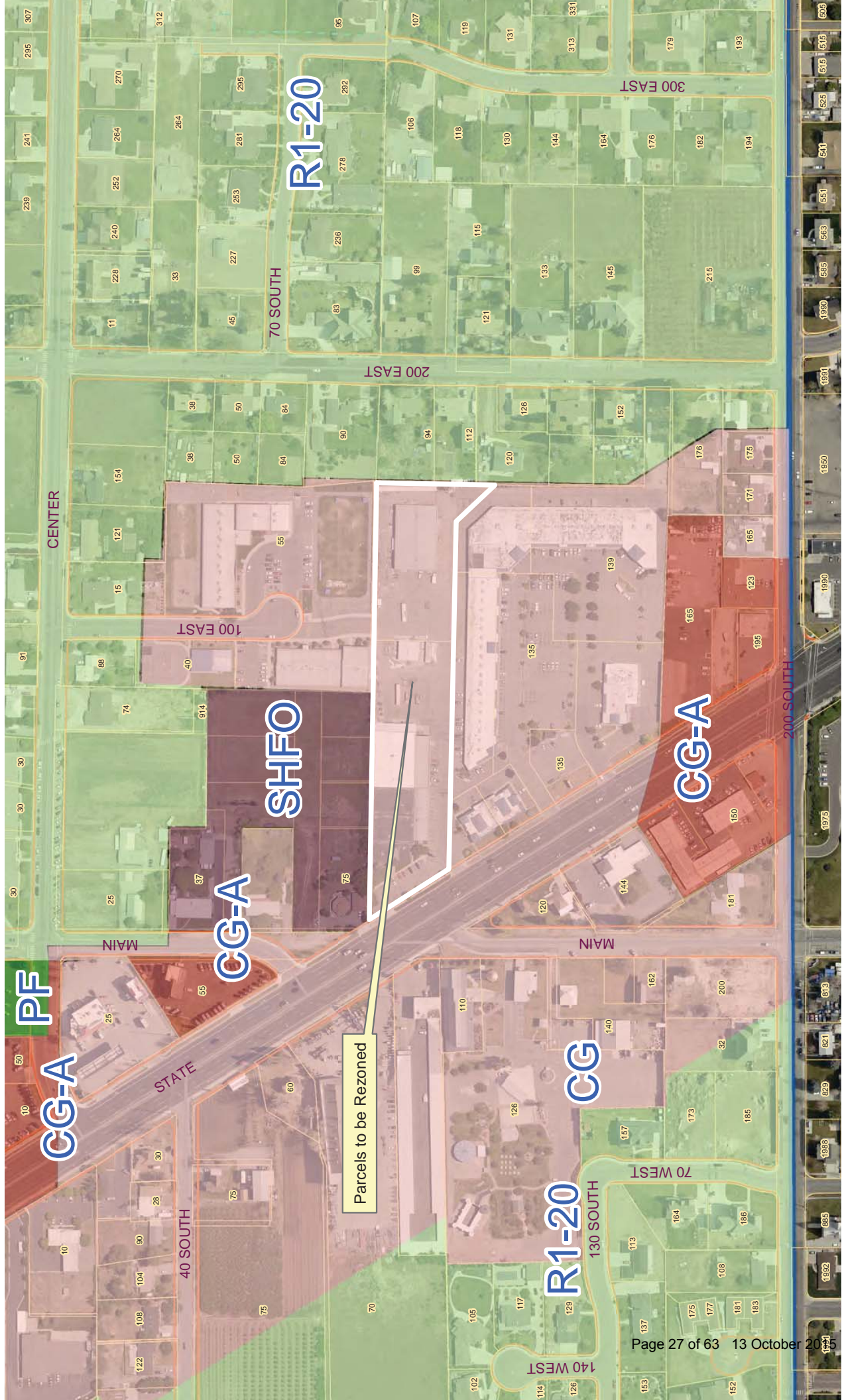
- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning

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.

ATTACHMENTS

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the exiting site.
3. Use Comparison: CG to MC









Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
MISCELLANEOUS			
N/A	Solicitors	6.40 - Solicitors C	
N/A	Itinerant Merchants	7.140 - Tempora	
7100	Fireworks Stands	8 - Fireworks Or	
7100	Christmas Tree Sales	7.140 - Tempora	
7100	Mechanical Amusement	C	C
N/A	Individual Containers for Recyclable	C	C
	Materials - commercial storage		
RESIDENTIAL			
N/A	Single Family	N	N
1111	Accessory Apartments	N	N
1111	Condominium	N	N
1111	Apartments	N	N
1200	Rooming & Boarding Houses	N	N
1233	Fraternity & Sorority Houses	N	N
1500	Membership Lodging	C	N
1233	Student Housing	17.46 - R2 Over	
1241	Youth Rehabilitation	mes and 17.72 -	
1241	Assisted Living Facilities - small	mes and 17.72 -	
1241	Assisted Living Facilities - large	mes and 17.72 -	
1200	Transitional Treatment Home - sm.	mes and 17.72 -	
1200	Transitional Treatment Home - lg.	mes and 17.72 -	
1400	Subdivided Manufactured Mobile Homes Parks	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	P	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N
N/A	Caretaker Facilities - accessory to main uses only	C	C
MANUFACTURING			
Manufacturing business proposing "outdoor storage" in the HI or LI zones is requir			
2000	Slaughterhouse	N	N
2000	Meat & Dairy	N	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	C
2000	General Food Mfg.- over 20,000 sq/ft.	N	N
2000	Candy & Other Confectionary Products	C	C
2000	Preparing Feeds for Animals & Fowl	N	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	C
2000	Ice Manufacturing	N	P
2000	Textile Mill Products	N	N
2000	All General Apparel	N	P
2000	Lumber & Wood Products	N	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	C
2000	Pulp Products	N	N
2000	Publishing, Printing, & Misc. Related Work	N	P
2000	Industrial Chemical	N	N
2000	Explosives	N	N

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
2000	Petroleum & Coal Products	N	N
2000	Other Gas Productions	N	N
2000	Candle and wax products manufacturing	N	C
2000	Rubber and Misc. Plastics	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	C
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site obscuring fencing. Applications must meet SLU compatibility standards.)	N	N
2000	Fabricated Metal Products	N	N
2000	Fabricated Metal products, indoor storage & production only.	N	C
2000	Professional, Scientific, Photographic, Optical instruments & Associated Equipment	N	P
2000	Tobacco Products	N	N
2000	Motion Picture production (permanent studios)	N	P
2000	Signs & Advertising	N	P
TRANSPORTATION, COMMUNICATIONS, & UTILITIES			
4000	Railroad Lines Extension & Associated Uses	N	C
4000	Bus Passenger Terminals	C	P
4000	Bus Garaging & Equipment Maintenance	N	N
4000	Motor Freight Terminals	N	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N
4000	Taxicab Terminal/Garage	N	P
4000	Auto Parking Facilities - private	P	P
4000	Telephone Utility Lines - above ground	N	N
4000	Telephone Utility Lines - underground	P	P
4000	Cellular Communication Towers	See Section 5.07	
4000	Television Broadcasting Studios - only	N	P
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	C
4000	Electric Utility Lines - above ground 35 kV or greater	C	C
4000	Electric Utility Lines - underground	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N
4000	Electricity Regulating Substations	N	C
4000	Gas Utilities - underground	P	P

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N
4000	Gas Pressure Control Stations	N	N
4000	Culinary Water Treatment Plants - Purification	N	N
4000	Water Storage	P	P
4000	Water Pressure Control Stations	P	P
4000	Sewage Treatment Plants	N	N
4000	Sewage Pressure Control Stations	P	P
4000	Solid Waste Disposal & Incineration	N	N
4000	Freight Forwarding Services	N	P
4000	Packing & Crating Services	C	C
4000	Waste Transfer Stations	N	N
WHOLESALE TRADE (Sell for Resale)			
Note: Any permitted (P) wholesale business proposing "outdoor storage"			
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	C
5100	Tires & Tubes - indoor storage only	N	P
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	P
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	P
5100	Paints & Varnishes - indoor storage only	N	P
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	P
5100	Apparel & Accessories - indoor storage only	N	P
5100	Groceries & Food Stuffs - indoor storage only	N	P
5100	Agricultural Commodities (outdoor storage is permitted)	N	C
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	P
5100	Hardware - indoor storage only	N	P
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	P
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	P
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	C
5100	Professional Equipment & Supplies - indoor storage only	N	P
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	C
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N
5100	Petroleum Bulk Stations & Terminals	N	N
5100	Scrap & Waste Materials	N	N

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5100	Tobacco & Tobacco Products - indoor storage only	N	P
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	P
5100	Paper & Paper Products - indoor storage only	N	P
5100	Furniture & Home furnishings - indoor storage only	N	P
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	C
RETAIL TRADE			
5200	Lumber yards - outdoor storage	N	C
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	P	P
5200	Farm Equipment	N	C
5300	Home Improvement Centers	P	P
5300	Department Stores	P	P
5300	Mail Order Houses	N	P
5300	Limited Price Variety Stores	P	P
5300	Direct Selling Organizations - Call Centers	C	C
5300	Arts, Crafts & Hobbies	P	P
5300	Musical Instruments	P	P
5300	Flea Market - indoor storage only	C	C
5300	Groceries &/or Food	P	P
5300	Farmers Market	C	C
5300	Candy & Other Confectionery Products	P	P
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	C	C
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	P	C
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N
5500	Mobile & Manufactured Homes Sales	N	C
5500	Tires, Batteries, & Accessories	P	P
5500	Gasoline Service Station with or Without Store	P	P
5500	Marine Craft & Accessories	C	C
5500	Aircraft & Accessories	N	N
5600	Clothing, Apparel, & Accessories	P	P
5700	Furniture & Home furnishings - indoor storage only	P	P
5700	Music Supplies	P	P
5800	Restaurants	P	P
5800	Fast Food	P	P
5900	Pharmacy	P	P
5900	Antiques	P	P
5900	Jeweler or Gold, Silver Dealers	P	P
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	P	P
5900	Books	P	P
5900	Stationery	P	P
5900	Office Supplies	P	P
5900	Cigars - Cigarettes	N	P

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5900	Newspapers/Magazines	P	P
5900	Cameras & Photographic Supplies	P	P
5900	Gifts, Novelties, & Souvenirs	P	P
5900	Florists	P	P
5900	Video Rentals	P	P
5900	Sporting Goods	P	P
5900	Bicycles	P	P
5900	Toys	P	P
5900	Farm & Garden Supplies	P	P
5900	Hay, Grains, & Feed	C	C
5900	Nursery - Plants	P	P
5900	Computer Goods & Services	P	P
5900	Optical Goods	P	P
SERVICES			
6100	Professional Office Uses	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	P	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	P	P
6100	Insurance Agents, Brokers, and Related Services	P	P
6100	Real Estate Agents, Brokers, and Related Services	P	P
6100	Title Abstracting	P	P
6200	Laundering and Dry Cleaning Services	P	P
6200	Custom Tailoring	P	P
6200	Laundromats	P	P
6200	House Cleaning	P	P
6200	Commercial Janitorial	P	P
6200	Window Cleaning	P	P
6200	Chimney Sweep	P	P
6200	Photographic Services - Including Commercial	P	P
6200	Beauty & Barber Shops	P	P
6200	Massage Therapy/Personal Care Health Spa	P	P
6200	Funeral Homes	P	P
6200	Crematory Services	N	N
6200	Cemeteries	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	P	C
6200	Commercial Adult Day Care Facility	Section 17.70 and	
6200	Commercial Preschool	P	P
6200	Catering Services	P	P
6200	Wedding Reception Centers	P	P
6300	Advertising Services - General	P	P
6300	Direct Mail Advertising	C	P
6300	Travel Services	P	P
6300	Private Postal Services	P	P

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6300	Blueprinting & Photocopying	P	P
6300	Disinfecting & Exterminating	N	C
6300	Locksmithing	P	P
6300	News Syndicate	P	P
6300	Employment Services	P	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	P
6300	Research, Development, & Testing Services	C	P
6300	Business & Management Consulting	P	P
6300	Detective & Protective Services	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	P	P
6300	Photo-Finishing	P	P
6300	Stamp Trading	P	P
6300	Motion Picture Distribution & Services	P	P
6411	Automobile Wash	P	P
6411	Auto Lube & Tune-up	C	P
6411	Auto Tire Shops / Tire Sales / Tire Services	C	P
6411	General Auto / Vehicle Repair	N	C
6400	Wrecking Yards	N	N
6400	Impound Yards	N	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	C	C
6400	Watch, Clock, & Jewelry Repair	P	P
6400	Re-Upholstery & Furniture Repair	P	P
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	P	P
6513	Hospital Services	C	C
6500	Medical & Dental Laboratories	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	C	C
6500	Veterinarian Services, Animal Hospitals - large animals	N	N
6500	Legal Services	P	P
6500	Engineering & Architectural	P	P
6500	Educational & Scientific Research	P	P
6500	Accounting, Auditing & Bookkeeping	P	P
6500	Urban Planning	P	P
6500	Auction Services - Indoor Only	P	P
6500	Family & Behavioral Counseling	P	P
6500	Genealogical - Family History Services	P	P
6500	Interior Design	P	P
6600	Building Construction - General Contractor, Office & Storage	N	C
6600	Landscaping Service, Office & Storage	N	C

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6800	Private Primary & Secondary Schools	C	C
6800	Universities & Colleges	C	C
6800	Professional & Vocational Schools	C	C
6800	Martial Arts Studios	P	P
6800	Barber & Beauty Schools	P	P
6800	Art & Music Schools	P	P
6800	Dancing, Tumbling, and Gymnastics Schools	P	P
6800	Driving Schools	P	P
6911	Churches, Synagogues & Temples	N	C
6800	Adoption Agencies	P	P
6800	Professional Members Organizations	N	P
6800	Labor Unions & Similar Labor Organizations	N	P
6800	Civic, Social & Fraternal Associations	N	P
PUBLIC ASSEMBLIES & AMUSEMENTS			
7100	Libraries	P	P
7100	Museums	P	P
7100	Art Galleries	P	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	P	P
7100	Zoos	N	N
7100	Sexually-Oriented Businesses	Section 8.30 and	
7100	Amphitheaters	C	C
7100	Motion Picture Theaters	P	P
7100	Stage Theater	P	P
7100	Dance Clubs/Music Venues	C	C
7100	Stadiums	C	C
7100	Arenas / Field Houses	C	C
7100	Auditoriums & Exhibit Halls	C	C
7100	Convention Centers	P	P
7100	Fairgrounds	N	P
7100	Amusements Parks	C	C
7100	Arcades & Miniature Golf	C	P
7100	Golf Driving Ranges	C	C
7100	Go-Cart Tracks	N	N
7100	Golf Courses &/ or Country Clubs	N	N
7100	Tennis Courts - Private	C	P
7100	Roller Skating & Blading	C	P
7100	Skate Board Parks - Private	N	N
7100	Skate Board Parks - Publicly Owned	Section III - Apper	
7100	BMX Biking Tracks & Facilities	N	N
7100	ATV / Motorcycle Tracks	N	N
7100	Riding Stables - Commercial	N	P
7100	Bowling Lanes	P	P
7100	Play Fields & Athletic Fields - Commercial	N	N
7100	Recreation Centers - General	C	P
7100	Gymnasium & Athletic Clubs	C	P
7100	Swimming Pools - Commercial	C	P
7100	Indoor Soccer Facilities	N	P

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
7100	Indoor Gun Ranges	C	C
7100	Water Slides	C	P
7100	Parks - General Recreation - Public Property	P	P
7100	Campgrounds	N	N
AGRICULTURE & RESOURCE EXTRACTION			
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	C	C
N/A	Horticultural Services	C	C
N/A	Forestry & Timber Production	N	N
N/A	All Fisheries & Fish Hatcheries	N	N
N/A	All Mining & Related Services	N	N
N/A	All Resource Production & Extraction	N	N
N/A	Peat Extraction	N	C
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51		
UNCLASSIFIED			
N/A	All unclassified items	III of SLU Table (/	

Item 6: Conditional Use Permit — Building Blocks Preschool of Lindon, 190 North 980 East.

Megan & James Tanne request approval of a conditional use permit to operate a preschool for 3-5 year old children in the Single Family Residential (R1-12) zone. The proposed preschool will serve a maximum of 13 students per session for 2 sessions per day, 5 days per week. File 15-071-1.

<p>Applicant: Megan & James Tanne Presenting Staff: Hugh Van Wagenen</p> <p>Zone: Single Family Residential (R1-12)</p> <p>Parcel ID: 49:196:0011 Parcel Address: 190 North 980 East</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">Whether to approve the applicants' request for a conditional use permit to operate a preschool in their home. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicants' request for a conditional use permit to operate a preschool located at 190 North 980 East in the Single Family Residential (R1-12) zone with the following conditions, if any:</p> <ol style="list-style-type: none">
---	--

FINDINGS OF FACT

- The preschool will be located at 190 North 980 East, which is in the Single Family Residential (R1-12) zone.
- Child Day Care facilities serving 5 to 16 children are conditionally permitted in the R1 zone.
- The preschool will educate 3-5 year old children. The applicant will serve up to 13 children per session for two sessions per day, five days a week. The two sessions will cover from 9:15am to 3:00pm with a short noon hour break.
- Students will be dropped off and picked up during a 15 minute period before and after each class.
- Consult attachment 3 for a complete explanation of the business.

ANALYSIS

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Additionally, the Lindon City Code provides that a conditional use may be denied when:

- "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
- "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to operate a preschool located at 190 North 980 East in the Single Family Residential (R1-12) zone with the following conditions, if any:

- 1.
- 2.
- 3.

ATTACHMENTS

1. Aerial photo of the site
2. Business Description
3. Site Plan
4. Proposed Floor Plan





LINDON CITY

Home Use Application

Business Overview

Building Blocks Preschool of Lindon is a preschool. It is not a daycare. We provide a curriculum appropriate for children aged 3 to 5 with a focus on pre-reading, writing, math, and sensory experiences. The school is currently a sole proprietorship, operating privately, but runs on approximately the same schedule with the public school system (Alpine School District). In general, children are enrolled by the first week of September and are expected to attend through to the end of May, when we have a final performance.

Class Size & Composition

Building Blocks Preschool provides instruction with one teacher for every 12 or 13 children. The children are both boys and girls, age 3 to 5 with two class levels, appropriately called "3 Year Olds" and "4 Year Olds". We currently have 45 students enrolled for Fall 2015, in *4 separate classes*.

Operating Calendar and Schedule

Building Blocks Preschool holds separate morning and afternoon classes of 2 1/2 hours per class, five days a week. There are approximately 36 weeks between September and May, beginning the week after Labor Day. Hours of operation are between 9:15am and 3pm with a short noon hour break.

Physical Facilities

The preschool consists of two rooms: a music and activity gathering room and a room which caters to the units being taught, in other words, "the classroom". Students enter the establishment through a separate entrance to the basement which was recently renovated with amenities necessary for preschool activities. There is a private walkway that comes from the front of the house and goes around the side of the house to a shallow step-down patio of 4 steps. The preschool facilities connect to the private residence through a heavy fireproof door. The walls and floors between the preschool and the residence are separated with a double layer of drywall and insulation.

The premises are equipped with a kitchen but we do not prepare or serve any food. The students (their parents) are responsible for bringing their own snacks.

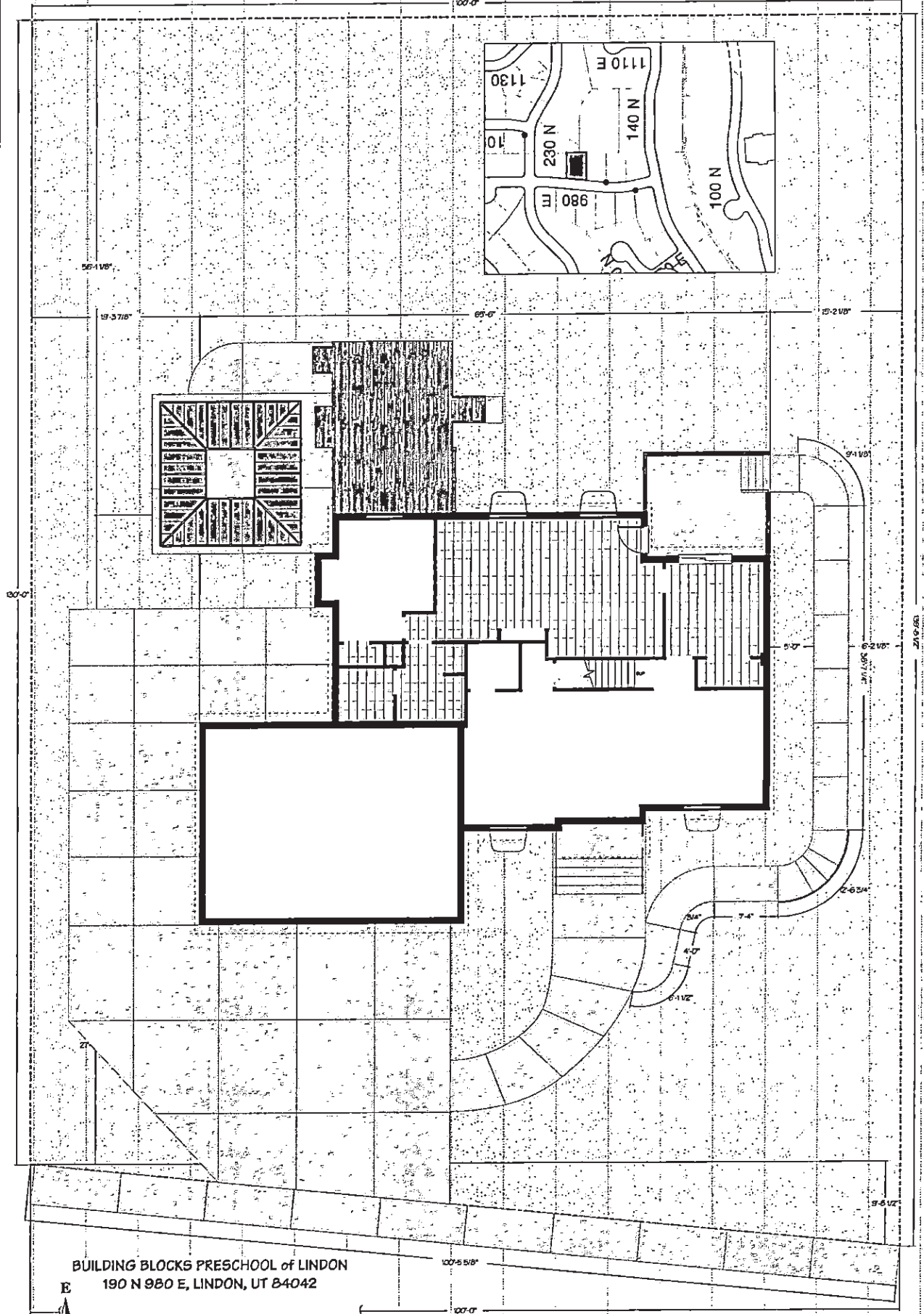
Parking, Traffic Flow, and Environmental Impact

There are no heavy demands for parking other than moderate demands while parents drop off and pick up of children which lasts for approximately 15 minutes. Many of the cars ^{use} ~~using~~ our private driveway which holds 5-6 cars. The traffic is evenly distributed through a fifteen minute period of pickup and drop off with usually no more than 3 or 4 parents picking up their children at any one time.

Activities with children are primarily kept inside, but there is an enclosed trampoline and small size play structure for occasional outside play when weather permits. Other than supervised field trips, all activities remain on-site.



Building Blocks Preschool of Lindon



BUILDING BLOCKS PRESCHOOL of LINDON
190 N 980 E, LINDON, UT 84042



SCALE: 1/4" = 1' (PRINTED @ 20/6/2014)

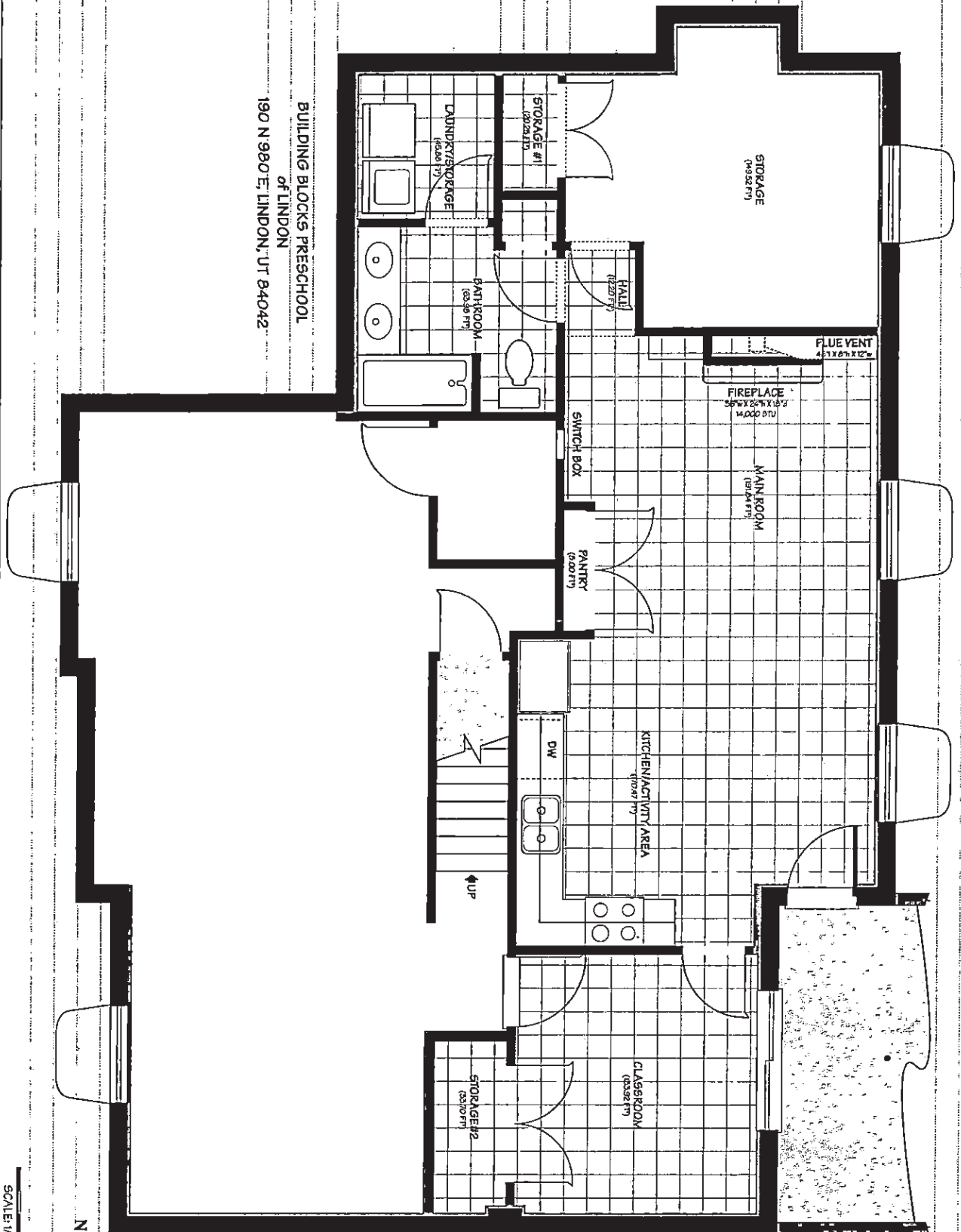
S I T E P L A N



Building Blocks Preschool of Lindon

BUILDING BLOCKS PRESCHOOL
of LINDON

190 N 980 E, LINDON, UT 84042



SCALE: 1/4" = 1' (PRINTED @ 50%)



Item 7: Minor Subdivision — Canberra Heights Plat I 65 South Denali Circle

Cameron Tea of Denali 65 LLC requests preliminary approval of a three (3) lot subdivision at 65 South Denali Circle in the Single Family Residential (R1-12) zone.

<p>Applicant: Cameron Tea Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Medium Current Zone: Single Family Residential (R1-12)</p> <p>Property Owner: MCM Capital Partners LLC Address: 65 South Denali Circle Parcel ID: 36:941:0042 Lot Sizes: 2.45 acres; 0.97 acres; .58acres; 4 acres total</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a two lot residential subdivision in the Single Family Residential (R1-12) zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a three lot residential subdivision, to be known as Canberra Heights Plat I, with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
--	---

BACKGROUND

1. This subdivision creates three residential lots out of one currently existing residential lot in the Single Family (R1-12) zone. Originally, this land was platted as the three lots shown, only to be subsequently combined into one lot. This subdivision will recreate the original three lots.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the R1-12 zone is 12,000 square feet (.28 acre). The existing lot is about 4 acres. The subdivision will create three lots. Lot 46 will be 106,577 square feet, lot 47 will be 25,081 square feet, and lot 48 will be 42,131 square feet in area.
- Frontage requirements are met for all lots.
- Curb, gutter, and utility stubs were installed with the original three lot subdivision.

Other Requirements

- This subdivision will be subject to the Hillside Overlay zone with differing setbacks than lots not subject to the hillside requirements. Building envelopes are shown on the plat.
- 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.

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



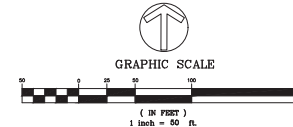
Canberra Heights Plat I

LOCATED IN LINDON, UTAH AT
APPROX. 65 SOUTH DENALI CIRCLE

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- 10' PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	107.96'	60.00'	93.73'	S59°14'17"W	102°45'49"
C2	36.92'	50.00'	36.08'	S25°39'20"W	42°18'08"
C3	91.25'	50.00'	79.10'	N67°11'23"W	104°33'56"
C4	53.78'	60.00'	52.00'	S30°10'59"W	51°21'25"
C5	53.78'	60.00'	52.00'	S81°32'23"W	51°21'25"



Surveyor's Certificate
I, Robbin J. Mullein, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 368356 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

BEGINNING AT THE NORTHWEST CORNER OF LOT 12, CANBERRA HEIGHTS, PLAT A, SAID POINT ALSO BEING N.89°53'05"W, ALONG THE SECTION LINE 1380.00' AND NORTH 1720.78' FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;
THENCE, N.65°12'11"E FOR A DISTANCE OF 248.72 FEET TO A POINT ON A LINE. THENCE, S.60°28'44"E FOR A DISTANCE OF 334.26 FEET TO A POINT ON A LINE. THENCE, S.37°41'28"E FOR A DISTANCE OF 43.21 FEET TO A POINT ON A LINE. THENCE, S.17°13'05"W FOR A DISTANCE OF 207.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 102°42'49", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S.55°51'41"W FOR A DISTANCE OF 93.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42°18'08", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S.25°39'20"W FOR A DISTANCE OF 36.08 FEET. THENCE, S.40°48'24"W FOR A DISTANCE OF 65.45 FEET TO A POINT ON A LINE. THENCE, N.42°13'15"W FOR A DISTANCE OF 150.02 FEET TO A POINT ON A LINE. THENCE, S.46°48'24"W FOR A DISTANCE OF 71.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 104°33'56", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N.67°11'23"W FOR A DISTANCE OF 79.10 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N.19°09'38"W FOR A DISTANCE OF 340.44 FEET TO A POINT ON A LINE TO THE POINT OF BEGINNING;
CONTAINS 3.99 ACRES AND 3 LOTS.

Date _____ Surveyor (See Seal Below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that, owner has caused a survey to be made of said land and to be prepared for the Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this ____ day of _____ A.D. 20 ____.

Acknowledgement

State of Utah } S.S.
County of Utah

On this ____ day of _____, A.D. 20 ____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ Notary Public (see Seal below)

Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated hereon, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this ____ day of _____, A.D. 20 ____.

Mayor/Planning Commission Chairman _____

City Attorney _____

City Recorder _____

City Engineer _____

Planning Director _____

Conditions of Approval

Canberra Heights Plat I

LOCATED IN LINDON, UTAH AT
APPROX. 65 SOUTH DENALI CIRCLE

Lindon City, _____ Utah County, Utah
Scale: 1" = 50 Feet



NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

- Rocky Mountain Power**
- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 - Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way the law applicable to prescriptive easements
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law

PROJECT DEVELOPER

DENALI 65, LLC
Cameron Teo
435-527-1125
CameronTeo@gmail.com

PROJECT ENGINEER/SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE ST. #110
OREM, UTAH 84057
PH: 801-378-2245

City Engineer's Certificate

I Mark L. Christensen as the Lindon City Engineer, have inspected the foregoing plat and legal description and find them to be correct, and do hereby give the approval of said plat on this ____ day of _____, 20 ____.

Lindon City Engineer (see seal)

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are hereby notified of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&R.s) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

Qwest

Qwest Representative _____

Date _____

Approved Rocky Mountain Power

Rocky Mountain Power Representative _____

Date _____

Approved Utopia

Utopia Representative _____

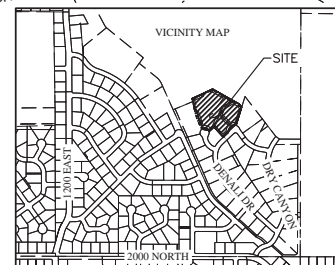
Date _____

Questar Gas

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Declaration and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6552.

Questar Gas Representative _____

Date _____



Item 8: Concept Review — Faded Customs, 730 North State Street

Skylar Robertson requests feedback on a General Commercial to General Commercial-Auto zone change proposal on the .39 acre lot located at 730 North State. The change would allow used cars to be sold on the property. No action will be taken.

<p>Applicant: Skylar Robertson Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: None Council Action Required: No</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal. <p><u>MOTION</u> No motion necessary.</p>
---	---

OVERVIEW

The applicant will be present to discuss the proposal to change the zone on the subject property to allow used car sales.

MOTION

No motion necessary.

ATTACHMENTS

1. Aerial of land involved in the concept review.



Item 9: Concept Review — 40 Geneva LLC, 40 North Geneva Road

Doug Lewis requests a concept review for a 10' landscape strip rather than a 20' strip along public frontage on the 1.5 acre lot located at 40 North Geneva Road, due to lot size, lot shape and associated visibility requirements. No action will be taken.

Applicant: Doug Lewis Presenting Staff: Hugh Van Wagenen Type of Decision: None Council Action Required: No	<u>SUMMARY OF KEY ITEMS</u> 1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal. <u>MOTION</u> No motion necessary.
--	--

OVERVIEW

Lindon City Code requires a 20 foot landscape strip along public frontages, unless otherwise approved by the Planning Commission. This is a concept review to see if the Planning Commission feels it appropriate to grant a 10 foot landscape strip on an upcoming site plan application. A concept plan is attached.

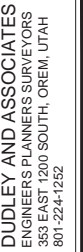
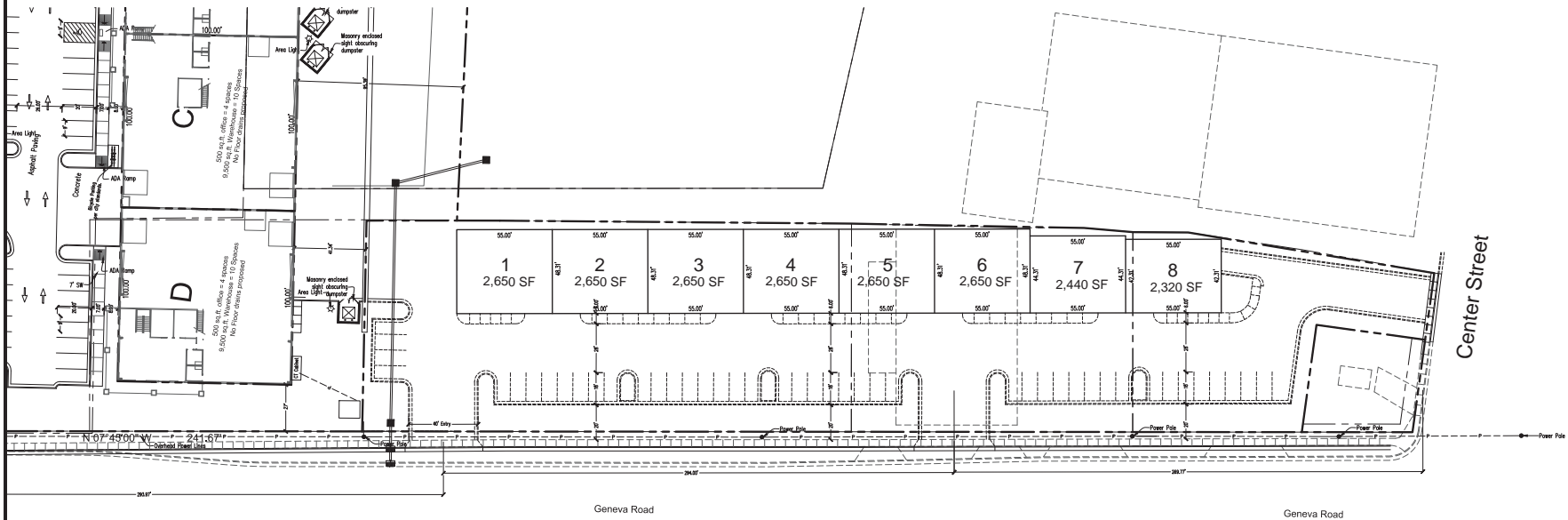
MOTION

No motion necessary.

ATTACHMENTS

1. Aerial
2. Applicant's concept site plan





Project Name

Concept Plan

1000000

Revisions

Date
10-7-2015
Scale
Scale
By
By
Tracing No.
Tracing No.

Sheet No.

Item 10: Concept Review — L&C Motor Sports, 460 North State Street

David Lindquist and Dave Coles request feedback on a General Commercial to General Commercial-Auto zone change proposal on the 1.3 acre lot located at 460 North State. The change would allow used cars to be sold on the property. No action will be taken.

<p>Applicant: David Lindquist/Dave Coles Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: None Council Action Required: No</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal. <p><u>MOTION</u> No motion necessary.</p>
---	---

OVERVIEW

Lindon City Code requires a 20 foot landscape strip along public frontages, unless otherwise approved by the Planning Commission. This is a concept review to see if the Planning Commission feels it appropriate to grant a 10 foot landscape strip on an upcoming site plan application. A concept plan is attached.

MOTION

No motion necessary.

ATTACHMENTS

1. Aerial
2. Applicants' letter
3. Photos of Mr. Linquist's existing business (not a dealership)



October 8, 2015

To Whom It May Concern:

We are writing you today to ask for your consideration regarding property tax ID 14:068:0082 located at 460 N. State Street in Lindon. We would like the opportunity to offer vehicles and recreational toys to the great people in and around the Lindon area.

While this will be our first endeavor regarding our own dealership, neither Dave Coles or David Lindquist is new to auto world or owning a business. Dave Coles has been selling, servicing and repairing all types of vehicles, both over the road and recreational toys since he was a young boy. He has worked at a number of known dealerships around the area for close to 18 years. He has a passion for this line of work and takes pride in providing a great value to consumers backed by amazing customer service. He is married with four children and resides in the Lehi area.

David Lindquist grew up working side by side with his father, who owned his own service/mechanic station for over 10 years before selling that business and becoming a Deputy Sheriff for the SLC area. During that time they spent numerous hours tinkering on vehicles. David rebuilt his first engine with his father at the age of 17. Since that time, David has turned to construction to earn a living. He worked with numerous contractors in the area before starting his own siding company, Siding Solutions, in late 2009. During the last six years, he has grown exponentially, employing 16 individuals now and specializing in high-end custom installations. Included, you will find past projects David and his crew have completed throughout Utah which add to his level of commitment at being the best in the business. He is married with three children and also resides in the Lehi area.

During the past few years, Dave and Dave noticed the auto industry in general lacked something very important to any consumer, great customer service at a fair and honest price- both before and after the sale. Along with their love for anything motor related, it was for this reason they decided to join forces and open their own dealership.

The location of choice would be the property referenced above. While the current zoning doesn't allow for a dealership at this location, we are asking for your consideration in allowing us to move forward with this endeavor. We realize you take great pride in your city and have many different factors to consider with any new business. Please rest assured; we also take great pride in everything we do and are certain we would be a great asset to the community. If allowed to move forward, our short term improvements at the location would be to clean up the debris inside the yard and around the property, add in some colorful flowers and or bushes, remove and properly dispose of the large white vinyl fence across the front and north east corner, fix up the buildings which would consist of new stucco and or paint, repairing the roof and replacing the dilapidated siding. Our three to five year

goals include upgrading the parking lot structure, adding in a nice rod iron fence and creating a new and more inviting entrance on the front of the main building. Our five to ten year goal would be to erect a new office building towards the back corner of the property and then possibly remove the current building at the front.

In closing, we would like to express our appreciation for your time and consideration in this matter. As model citizens of Utah County, we take great pride in our efforts and strongly feel we have much to offer this area.

Warmly,

Dave Coles &
David Lindquist







Item 11: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 12: Planning Director Report

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
Site Plan: Nicholson Business Park Phase II	July 2015	Mark Clemen	TBD	N/A
<i>Request for site plan approval to construct a 40,000 s.f. office/warehouse building at 150 North Geneva Road in the LI zone.</i>				
Zone Map Amendment: L.A. Lee Enterprises	July 2015	Leonard Lee	August 11	August 18
<i>Request to rezone two parcels at 119 South State from CG to MC.</i>				
Ordinance Amendment: Intermountain Precision Casting	July 2015	John Williams	August 11	August 18
<i>Request to amend the Industrial zone building setbacks to create a "side-yard" setback of 15 feet.</i>				
Ordinance Amendment: Accessory Building Sq. Ft.	July 2015	Lindon City	August 11	August 18
<i>Request to modify residential accessory building dimensional requirements.</i>				
Major Subdivision: Lindon Self Storage	July 2015	Victor	TBD	TBD
<i>Request for approval of a condominium subdivision at approximately 860 West 200 South.</i>				
Site Plan: Lindon Self Storage	July 2015	Victor	TDB	TBD
<i>Request for site plan approval of storage units at approx. 860 West 200 South.</i>				
Misc. Application: Ace Disposal	July 2015	Spencer Robinsion	N/A	N/A
<i>Request to connect to the City storm drain at approximately 1155 West 135 South.</i>				
Misc. Application: WICP West Orem	July 2015	Mark Weldon	N/A	N/A
<i>Request for approval of off-site sewer design for an office complex at approximately 2500 West 600 North.</i>				
Site Plan: Performance Motors	August 2015	Brandon Pierce	August 25	N/A
<i>Request for site plan approval of a used car lot at approx. 53 North State Street.</i>				
Site Plan: Lindon Fire Station	August 2015	Adam Cowie	TBD	N/A
<i>Request for site plan approval of a fire station at approximately 100 North State Street.</i>				
Misc. Application: Sonic Car Wash	Sept 2015	Curtis Roberts	N/A	N/A
<i>Request for site modification to accommodate vacuums.</i>				
Site Plan: Osmond Memory Care Expansion	Sept 2015	Jared Osmond	TBD	N/A
<i>Request for site plan approval of an addition to the Osmond Assisted Living Facility.</i>				
Minor Subdivision: Denali 65 LLC	Sept 2015	Cameron Tea	TBD	N/A
<i>Request for approval of a 3 lot subdivision at approximately 65 South Denali Circle.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				

PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):		
Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Timpview Business Park Site Plan	Keetch Estates Plat A	Lindon Harbor Industrial Park II
Honeysuckle Estates Subdivision	Pen Minor Subdivision	Green Valley Subdivision
NuStar Site Plan	Joyner Business Park Site Plan	Blackcliff Industrial Park
Murdock Hyundai Plat Amendment	Prodigy Promos Site Plan	Eastlake at Geneva North Plat B
Torgersen Heights Subdivision	WICP West Orem Site Plan	Mitchell X Nonconforming Use Alteration
Ferrin Property Line Adjustment		

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 2016 Last Reviewed: 3/15	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 2016 Last Reviewed: 3/15	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@birdseyvertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2016 Last Reviewed: 3/15	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
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	EDC Utah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 152 New residential units: 23	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 85 Land Use Applications: 68	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee