

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 10, 2018**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 06/12/2018

3. Public Comment

(15 minutes)

4. Public Hearing — Zone Map Amendment, 452 South 800 West

Lindon City, requests approval of a zone map amendment from Planned Commercial-2 (PC-2) to Planned Commercial-1 (PC-1) for parcel #46:937:0201 (Lot 201, Plat B, Murdock Cars of Lindon Subdivision), located at 452 South 800 West. Recommendation(s) will be forwarded to the City Council. (Pending Ordinance 2018-12-O)

(15 minutes)

5. Discussion Item — Lindon City General Plan, Public Facilities

Brad Jorgensen, Public Works Director, will review the Public Facilities section with the Planning Commission. This is an informative discussion item only. No motions will be made.

(15 minutes)

6. Site Plan — Lindon Flats, 1851 West 200 North

Ryan Litke, on behalf of Warr Head Properties, LCC, requests site plan approval for an office/warehouse building (40,058 sq. ft.) in the Light Industrial (LI) zone. The subject property is located at 1851 West 200 North (Parcel #44:224:0001, Lot 1, Plat A, Karma North Amended Subdivision).

(15 minutes)

7. Public Hearing — Ordinance Amendment, Lindon City Code Title 17 Zoning

Lani Podzikowski requests approval of an amendment to Lindon City Code Title 17 Zoning, to adopt a Residential Business District Overlay zone. Recommendation(s) will be forwarded to the City Council for final approval. (Pending Ordinance 2018-7-O) *(Item continued from 6/12/18)*

(15 minutes)

8. Minor Subdivision — Emery View Subdivision, Plat A, ~503 North 150 East

Jared Colledge requests preliminary plan approval of a three (3) lot residential minor subdivision, consisting of 2.27 acres (Parcels #14-071-0343 and 14-071-0347) in the Residential (R1-20) zone.

(15 minutes)

9. Site Plan Amendment — Mt. Tech 4 Amended Parking, 625 North 2800 West

WICP West Orem #3, LLC, requests amended site plan approval in order to replace two retail pads with parking stalls. The site is located at 625 North 2800 West (Parcel #67:013:0004, Lot 4, Plat B, Mountain Tech Subdivision) in the General Commercial (CG-A8) zone. The original site plan was approved by the Planning Commission 12/12/2017.

(15 minutes)

10. Site Plan — Ruf Front Office Building, 1780 West 700 North

Steve Ruf requests site plan approval for a commercial office building (~7,000 sq. ft.), to be located at 1780 West 700 North (Parcel #51:584:0001, Lot 1, Ruf East Subdivision, Plat A) in the Lindon Village Commercial (LVC) zone.

(15 minutes)

11. Public Hearing — Ordinance Amendment, Lindon City Code 8.20 Public Nuisances



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

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Lindon City requests approval of an amendment to Lindon City Code Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise. The proposal would address potential hours during which Inappropriate Noises are not allowed. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-9-O) *(Item continued from 6/12/18)*

12. New Business from Commissioners

13. 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.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

Posted By: Brandon Snyder, Associate Planner

Date: July 2, 2018

Time: 9:30 a.m.

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