

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 12, 2017**, 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 August 22, 2017

3. Public Comment

(20 minutes)

- #### 4. Public Hearing — Zone Map Amendment & Ordinance Adoption ~400 North 2800 West, LCC 17.54 Regional Commercial (RC) Zone (Continued from Planning Commission meetings: 07/25/2017 and 08/22/2017)
- Lindon City requests review and approval of a Zone Map Amendment from General Commercial Auto (CG-A8) to Regional Commercial (RC), on multiple parcels located at approximately ~400 North 2800 West. Lindon City also requests approval of an amendment to Lindon City Code by way of adopting 17.54 Regional Commercial Zoning Ordinance, to address development regulations, activities and uses in the RC zone. These items may be continued for further review. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2017-#___-O).

(15 minutes)

5. Site Plan — CR&T Office Building, 681 North 2000 West

Heidi Gosar, CR&T, on behalf of Tim Aguilar, Omega 8 Holdings LLC, requests site plan approval for a 9,700 square foot office building to be located at approximately 681 North 2000 West (Utah County Parcel #47:254:0004, Lot 4, Plat A, Noah's Center Subdivision) in the Lindon Village Commercial zone.

(20 minutes)

6. Public Hearing — Zone Map Amendment, Request: Commercial Farm Zone Walker Farms of Lindon ~55 South 400-500 East

Mike Jorgensen requests approval of a Zone Map Amendment to reclassify multiple parcels from Residential Single Family (R1-20) to the Commercial Farm (CF) zone on the following parcels: 47:184:0002 (Michael B & Jill Jorgensen 55 South 400 East), 14:073:0201 (Michael & Jill Jorgensen 85 South 400 East), 47:184:0003 (Michael B & Jill Jorgensen 53 South 500 East), and 14:073:0028 (Michael B Jorgensen on behalf of MJ Real Estate Holdings LLC 484 East Center Street). Total land area of ~5.19 acres. Recommendation(s) will be forwarded to the City Council. (Pending Ordinance 2017-____-O).

(15 minutes)

7. Conditional Use Permit — Geo Automotive and Tire, 973 West 240 North, Unit "B"

Herber G. Cordova, Geo Automotive and Tire, requests conditional use permit (CUP) approval for general auto/vehicle repair services to be located at 973 West 240 North, Unit "B", in the Light Industrial (LI) zone.

(15 minutes)

8. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.48.025 (Continued from Planning Commission meeting: August 22, 2017)

The Lindon City Council requests approval of an amendment to LCC 17.48.025, regulating the Lindon Village Commercial zone, regarding the maximum acreage any given land use can occupy within the zone.

(15 minutes)

9. General Discussion — Lindon City General Plan (chapter review)



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

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Staff will present information regarding the Lindon City General Plan update and review the Land Use section. No formal action will be taken at this time.

10. New Business from Commissioners

11. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

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: September 8, 2017

Time: 10:00 a.m.

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