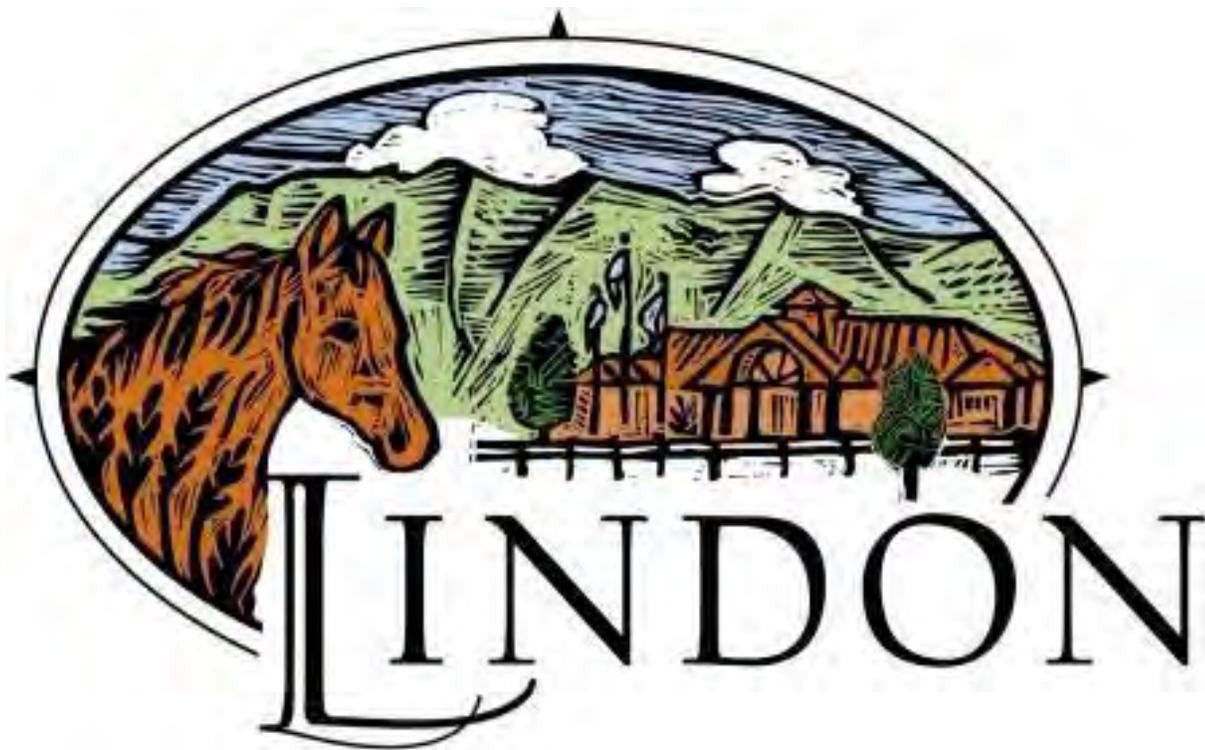


Lindon City Planning Commission Staff Report



February 28, 2017

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a meeting on **Tuesday, February 28, 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 2/16/2017

3. Public Comment

(30 minutes)

4. Amended Site Plan — Karl G. Maeser Preparatory Academy

Jason Dodge, on behalf of Karl G. Maeser Preparatory Academy, requests amended site plan approval for a proposed second driveway approach. The new drive approach would be accessed off of Lindon's 400 West Street. The subject property is located at approximately 320 West 600 South (Utah County Parcel #46:967:0003) in the General Commercial (CG) zone.

(45 minutes)

5. Public Hearing—General Plan Amendment, MS Properties

The applicant is requesting a General Plan Land Use Map Amendment from Mixed Commercial to Industrial or Commercial to Industrial on subject properties located in various locations and identified by Utah County Parcel IDs #s 140620027, 140620051, 140630031, 140630067, 140640131, 140640139, 140640143, 140640144, 140650024, 140650051, 140650167, 170210059, 451110002, 451110003, 451110004, 451110005, 451110006, 451110007, 451110008, 451110009, 451110010, 451110011, 451110012, 451110013, 451110014, 451110015, 451110016, 451110018, 451110025, 457440026, 454740027, 454750027, 454940028, 140630053, 140630039, 140630037, 140630055, 140640145, 451110001, 450630052, 465180001, 465180002, 465180003, 465180004, 465180005, 465180006, 465180007, 465180008, 465180009, 465180010, 451110008.

6. New Business from Commissioners

7. 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

Date: February 24, 2017

Time: 12:30 pm

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



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

Item I: Call to Order

February 28, 2017 Lindon City Planning Commission Meeting

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Mike Vanchiere
Bob Wily

Item 2: Approval of Minutes

Planning Commission 2/16/2017 will be sent out shortly.

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Amended Site Plan — Karl G. Maeser Preparatory Academy 320 West 600 South

Jason Dodge, on behalf of Karl G. Maeser Preparatory Academy, requests amended site plan approval for a proposed second driveway approach. The new drive approach would be accessed off of Lindon’s 400 West Street. The subject property is located at approximately 320 West 600 South (Utah County Parcel #46:967:0003) in the General Commercial (CG) zone.

<p>Applicant: Jason Dodge Presenting Staff: Brandon Snyder</p> <p>General Plan: Commercial Zone: General Commercial (CG)</p> <p>Property Owner: Karl G. Maeser Preparatory Academy Address: 320 West 600 South Parcel ID: 46:967:0003 (Lot 3, Plat B, Maeser Academy Subdivision) Lot Size: 7.9 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p>SUMMARY OF KEY ISSUES</p> <ol style="list-style-type: none"> Whether the request for amended site plan approval complies with applicable development regulations. <p>MOTION</p> <p>I move to (<i>approve, deny, continue</i>) the proposed amended site plan for the Karl G. Maeser Preparatory Academy located at 320 West 600 South in the General Commercial (CG) zone approval with the following conditions (if any):</p> <ol style="list-style-type: none">
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BACKGROUND

- The applicant proposes to construct a second driveway approach to improve access to and from the school. (The applicant has looked into multiple placement options.) The existing access is not adequate and has changed (no left turns) since first approved to address safety and traffic concerns.
- Driveways are subject to Lindon City Code 17.18.110 Driveway Access Requirements (see below)
- The surface will be asphalt with concrete curbing. The drive width proposed is 20 feet.
- The proposed slope will be 9.68%. This will lessen to 5% as the driveway approaches 400 West.
- The driveway is not intended to accommodate walking/biking traffic (no walkway proposed).
- The applicant’s intention is to install an electronic gate that will be solid, secure, and either a rolling gate on wheels (no track so that the snow plow can clear the snow) or a suspended gate that will close off the road completely. The height will be at least 6 feet. (Something similar to the gates below.) The gate will be operated from the school office and will only be open before school and at the end of the day. The gate will remain shut when icy conditions are present.
- The applicant will present information relating to the site’s internal circulation. (One way?)
- The Land Use Authority has the authority to approve, continue, or deny a site plan application. A denial is justified if the site plan does not meet the codes, ordinances, or requirements of the City. The Land Use Authority may also approve with conditions if the imposed conditions are necessary to meet the intent of a City code or ordinance and said conditions are necessary to further the protection of the public’s health, safety, and welfare.

The applicant has provided a breakdown of the demographic cities from which they pull from:

Alpine=18
American Fork=52
Cedar Hills=19
Centerville=1
Eagle Mountain=4
Highland=24
Lehi=73
Lindon=65

Mapleton=2
Midvale=1
Mona=4
Nephi=1
Orem=202
Payson=3
Pleasant Grove = 90
Provo=38

Riverton=2
Saratoga Springs=18
Spanish Fork=3
Springville=2
Stansbury Park=1
Tooele=1
Vineyard=5
West Jordan=2



REVIEW PROCESS

DRC Review

The City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted. The City Engineer has discussed safety concerns with the applicant and has provided the attached opinion letter regarding the application (**attachment #1**). In summation, the letter states:

*“It is our opinion that the proposed access will result in a net reduction in hazards to school children and drivers. We further believe this solution is as good as is available. We appreciate the school’s efforts to improve the situation and do not object to it. We do, however, have two recommendations: **1.** That the width of the access be 24 feet, so that it can accommodate entering and exiting traffic. **2.** That the school consider an entrance only at the emergency access if there are still problems after constructing the additional access.”*

Public Comment

Third party notices were provided on February 17, 2017, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has not received any responses at this time.

DISCUSSION & ANALYSIS

LINDON CITY CODE 17.18.005 PURPOSE

THE PURPOSE OF THE OFF-STREET PARKING ORDINANCE IS TO:

1. ENSURE THAT ENOUGH ON-SITE VEHICULAR PARKING SPACES ARE AVAILABLE TO ACCOMMODATE THE MAJORITY OF TRAFFIC GENERATED BY THE RANGE OF USES WHICH MIGHT LOCATE AT A SITE OVER TIME;
2. ENSURE THAT OFF-STREET PARKING, LOADING, AND ACCESS DEMANDS ASSOCIATED WITH NEW DEVELOPMENT, OR CHANGES IN USE OR CAPACITY, WILL NOT ADVERSELY AFFECT OTHER NEARBY LAND USES AND SURROUNDING NEIGHBORHOODS;
3. MAINTAIN AND ENHANCE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN THE COMMUNITY, INCLUDING THE MANEUVERABILITY OF EMERGENCY VEHICLES WITHIN A PARKING AREA, ADEQUATE INGRESS AND EGRESS, ETC.;
4. PROVIDE CONSIDERATION TO REDUCING ENVIRONMENTAL IMPACTS CAUSED BY HARD SURFACE PARKING AREAS AND MINIMIZE THE VISUAL IMPACTS OF TRADITIONAL PARKING LOTS THROUGH LANDSCAPING, SCREENING, AND IMPLEMENTATION OF PARKING LOT DESIGNS THAT BREAK UP THE VISUAL IMPACT OF LARGE EXPANSES OF ASPHALT;
5. PROMOTE A VARIETY OF TRANSPORTATION CHOICES AND INCENTIVES TO REDUCE PARKING SPACES THROUGH ALLOWANCE OF SHARED PARKING ARRANGEMENTS, TRANSIT-SUPPORTIVE DEVELOPMENTS, BICYCLE PARKING, AND PEDESTRIAN ACCESSSES THAT CONNECT TO CITY TRAILS OR PEDESTRIAN ROUTES.

LINDON CITY CODE 17.18.110 DRIVEWAY ACCESS REQUIREMENTS.

ADEQUATE INGRESS AND EGRESS TO AND FROM ALL RESIDENTIAL, INDUSTRIAL, AND COMMERCIAL USES SHALL BE PROVIDED FOR IN THE FOLLOWING MANNER:

1. ALL NEW SUBDIVISION CONSTRUCTION OF ONE LOT OR MORE SHALL HAVE CURB, GUTTER AND SIDEWALK INSTALLED THROUGHOUT THE ENTIRE PROJECT AS REQUIRED BY CITY ORDINANCE. DRIVEWAY ACCESSSES ACROSS CURB, GUTTER, AND SIDEWALK SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL SUCH TIME AS A BUILDING PERMIT IS ISSUED FOR A SPECIFIC STRUCTURE ON A SPECIFIED LOT WITHIN THE SUBDIVISION, UNLESS THE APPLICANT CAN DEMONSTRATE TO THE SATISFACTION OF THE CITY ENGINEER THAT DRIVEWAY LOCATIONS CAN BE RELIABLY ESTABLISHED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
2. THE LINDON CITY PLANNING DIRECTOR SHALL APPROVE ALL DRIVEWAY ACCESSSES WHICH CROSS A PUBLIC RIGHT- OF-WAY IN RESIDENTIAL ZONES. THE CITY ENGINEER SHALL APPROVE ALL DRIVEWAY ACCESSSES IN NON-RESIDENTIAL ZONES. MULTIPLE ACCESSSES TO THE SAME PROPERTY IN ANY ZONE MAY BE CONSIDERED, BUT THE CITY MAY LIMIT THE NUMBER OF ACCESS WITH REGARD TO HOW THE DRIVEWAY CUTS IMPACT PEDESTRIAN AND VEHICULAR TRAFFIC.
3. ALL DRIVEWAY ACCESSSES INSTALLED IN VIOLATION OF THIS PROVISION SHALL BE REMOVED BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED FOR ANY RESIDENTIAL, INDUSTRIAL, OR COMMERCIAL PROJECT.

4. DRIVEWAY ACCESSES IN RESIDENTIAL ZONES SHALL TYPICALLY NOT EXCEED 24' IN WIDTH UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR, BUT IN NO CASE SHALL THE DRIVEWAY WIDTH EXCEED 40'. DRIVEWAY ACCESSES IN NON-RESIDENTIAL ZONES SHALL NOT EXCEED 40' IN WIDTH UNLESS APPROVED BY THE CITY ENGINEER FOR UNUSUAL CIRCUMSTANCES RELATED TO LOT CONFIGURATION, EXISTING BUILDING PLACEMENT, COMMON USE OF LARGE VEHICLE TRAFFIC, OR OTHER UNIQUE CIRCUMSTANCES NOT COMMONLY FOUND ON OTHER LOTS WITHIN THE VICINITY.

5. UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER, DRIVEWAY SLOPES FOR RESIDENTIAL USES SHALL NOT EXCEED 16% AND DRIVEWAY SLOPES FOR NON-RESIDENTIAL USES SHALL NOT EXCEED 12%.

6. DRIVEWAYS AND ACCESSES FOR ALL USES SHALL NOT BE PERMITTED WITHIN 40' OF AN INTERSECTION OF A PUBLIC STREET. (ORD. 99-8, ADOPTED, 2000)

ATTACHMENTS

1. Gate Examples
2. City Engineer Opinion Letter
3. Site Plan (Drive Access)





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

February 24, 2017

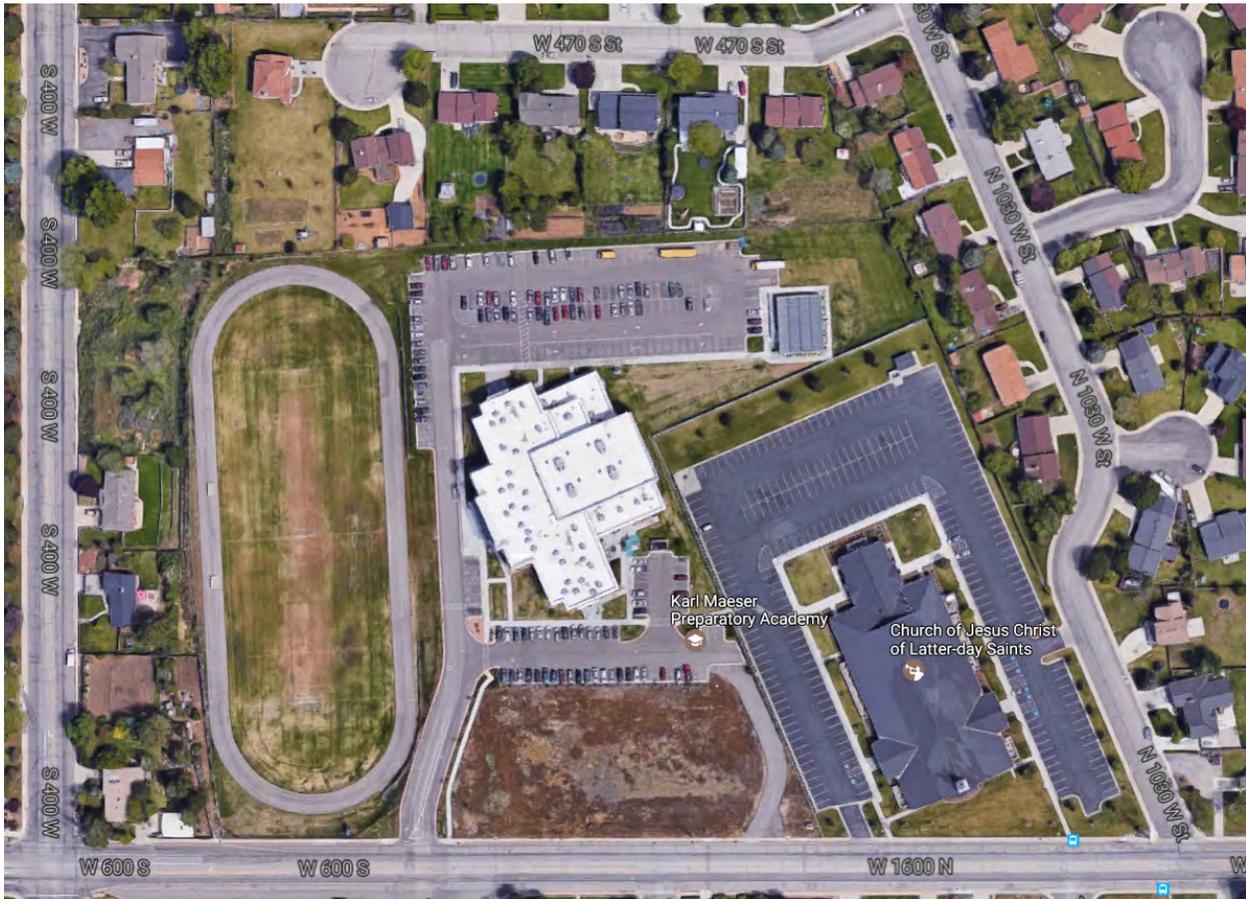
Brandon Snyder
Lindon City Associate Planner
100 North State Street
Lindon, UT 84042

RE: City Engineer Opinion of Karl G. Maeser Preparatory Academy Second Access

Dear Brandon,

As you know, representatives of the Maeser Academy have been working with Lindon City Staff since last summer to find a way to mitigate the traffic and safety problems related to school traffic on 600 South Street.

The image below shows Maeser Academy and the streets surrounding it.



There are several characteristics of the school that lead to traffic and safety concerns.

1. They are a charter school drawing students from around the valley and without traditional busing, so we suspect that there are an unusually high percentage of students who drive (or are driven) to and from school.
2. There is only one access – the access onto 600 South. In the image on the previous page it may appear that there is another access onto 600 South, but that is an emergency access, as it was determined during the initial design of the site that it has limited sight distance.
3. The access is only 400 feet from the intersection of 400 West and 600 South, which is a signalized intersection.
4. The slope of 600 South Street is about 10% on the east side of the 400 West intersection.
5. Traffic volumes appear to have increased on 600 South since the school was built.
6. The school has blocked existing left turn movements, as drivers waiting to make that movement resulted in more congestion.

Based on reported traffic conditions, there are two traffic and safety concerns related to school traffic:

1. There are conflicts between the signalized intersection and the school entrance. At times drivers desiring to turn left at both locations need to occupy the same space in the center left turn lane, resulting in vehicles blocking the through lanes.
2. The number of gaps in 600 South traffic leads to considerable backups of traffic both on the site (exiting) and on 600 South (entering).

The school has taken it upon themselves to find a way to mitigate the traffic and safety concerns. They have explored use of the existing emergency access, purchasing properties to the north and east of the school (which have homes on them), and an access to 400 West Street. From a high-level traffic standpoint, having a second access onto 400 West (a major collector street) would be much better than onto a local street. It is also better than using the emergency access, as sight distance would not allow left turns exiting, and right turning vehicles would just occupy the available gaps that drivers at the existing access need. From the standpoint of congestion on the public streets, it would make sense to allow vehicles to enter the site at the emergency access. However, we understand that it doesn't work well for on-site traffic circulation.

Their current proposal is attached. It shows a 20' wide access to 400 West Street along the north edge of their property. We understand that they have obtained an easement from the property owner to the west allowing the access to 400 West. It would require moving the north end of the track further south, as well as multiple retaining walls along the road.

Our primary concerns with the various versions of a proposed access to 400 West have been 1) the safety of school children, and 2) the safety of drivers when the access surface is slippery. Of particular note is that if the retaining walls are high enough and the side slope steep enough, during the middle of the winter the low angle of the sun results in the sun never shining on portions of the road for extended periods of time. The potential for children on wheeled vehicles to lose control going downhill and continue into 400 West traffic has been the main concern with children.

They have addressed these concerns in the following ways:

1. Previous versions of the proposal have included a steeper access, both on the school property and approaching 400 West. This version includes a slope of less than 10%, which is probably less steep than 600 South.
2. We believe they are committed to making the retaining wall angle flat enough that it doesn't block the sun from shining on the access surface, even in the middle of the winter.
3. They propose a gate across the access at their westerly property line, and commit to keep it closed when it is icy or there are other hazardous conditions. They also indicate that it will be normally closed except for periods around the start and end of the school day, thus giving them the ability to limit its use. We have understood in conversations with representatives of the school that a staff member is normally stationed near the upper end of the access, who could try to restrict the use of the access to vehicles only.

We recognize that there are some risks associated with this additional access, particularly related to school children who may go down it on a bicycle or a long board. We have weighed the potential reduction in hazards on 600 South to the potential additional hazards associated with the proposed access. In our opinion, we conclude the following:

1. The ability of drivers to get to the school from 400 West could significantly reduce the congestion and hazard caused by vehicles accessing the existing access from the west.
2. The slope of the access is not steeper than 600 West approaching 400 West.
3. The school has committed to take measures such as minimizing the impact of shading by the retaining walls and placing a gate to restrict use of the access during hazardous conditions.
4. The school has indicated that they will attempt to limit use of the access to vehicles only.
5. The additional traffic congestion currently resulting from school traffic increases the hazard to school children (whether or not they are in cars) and to drivers.

It is our opinion that the proposed access will result in a net reduction in hazards to school children and drivers. We further believe this solution that is about as good as is available. We appreciate the school's efforts to improve the situation and do not object to it. We do, however, have two recommendations:

1. That the width of the access be 24 feet, so that it can accommodate entering and exiting traffic.
2. That the school consider an entrance only at the emergency access if there are still problems after constructing the additional access.

Sincerely,

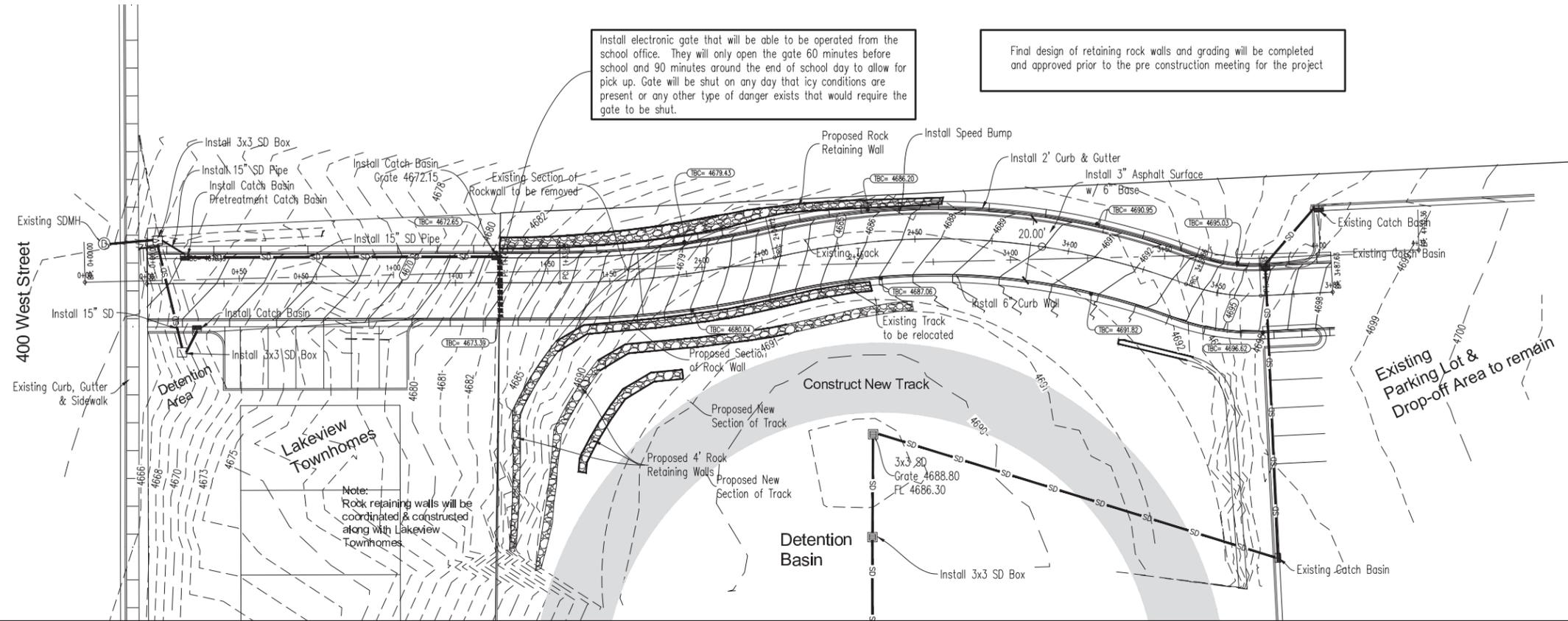
J-U-B ENGINEERS, Inc.
Lindon City Engineers



Mark L. Christensen, P.E.



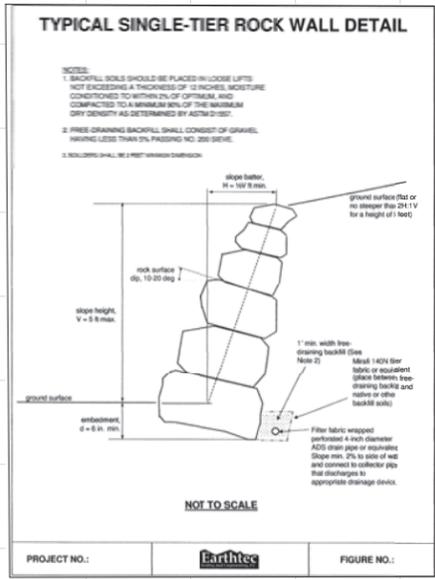
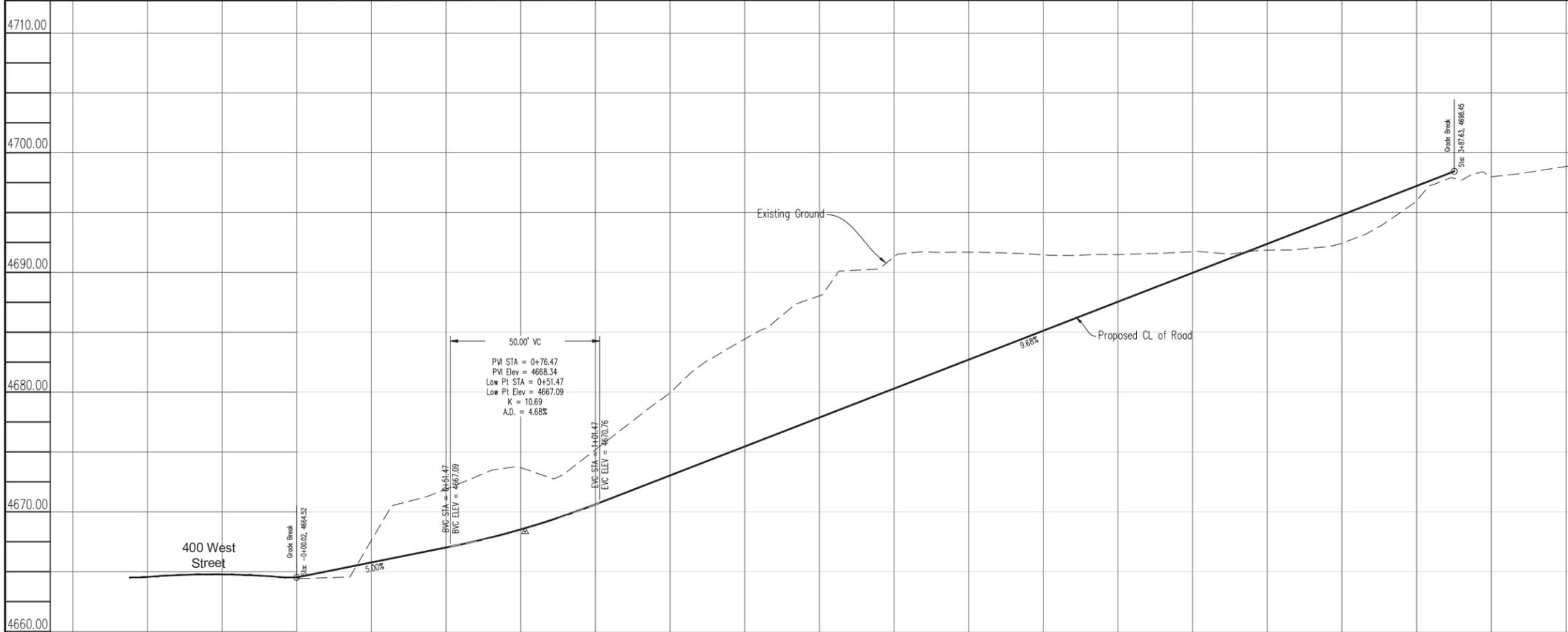
NORTH
1" = 20'



Install electronic gate that will be able to be operated from the school office. They will only open the gate 60 minutes before school and 90 minutes around the end of school day to allow for pick up. Gate will be shut on any day that icy conditions are present or any other type of danger exists that would require the gate to be shut.

Final design of retaining rock walls and grading will be completed and approved prior to the pre construction meeting for the project

Note:
Rock retaining walls will be coordinated & constructed along with Lakeview Townhomes



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Access Improvement Plan
Maeser School
Utah
Lindon City

NO.	REVISIONS

DATE
5-4-2016
SCALE
1"=20'
BY
BHT
TRACING NO.
L-14180

SHEET No.
C-1

**Item 5: Continued Public Hearing —
General Plan Amendment
MS Industrial Properties, several parcels**

Applicant: MS Industrial Properties
Presenting Staff: Hugh Van Wagenen

General Plan: Mixed Commercial, Commercial,
Research & Development, Parks-Public Facilities
Current Zone: Light Industrial; Heavy
Industrial

Property Owner(s):
Mike Lamb
Utah Pacific Bridge & Steel
Olsen Enterprises, Inc.
Stephen Spencer
Shadow Mountain Industrial Properties
MS Industrial Properties
Joseph D. Colledge
Darin Frampton
Shaun Houston
Lynn Roundy
Lindsey Strasburg
Intermountain Precision Castings, Inc.
James Smith
Antone Davis
Boyd Anderson & Sons Inc.
Sue Rose Trust
Whitely Family Trust
DMR Investments LLC

Parcel IDs:
140620027, 140620051, 140630031, 140630067,
140640131, 140640139, 140640143, 140640144,
140650024, 140650051, 140650167, 170210059,
451110002, 451110003, 451110004, 451110005,
451110006, 451110007, 451110008, 451110009,
451110010, 451110011, 451110012, 451110013,
451110014, 451110015, 451110016, 451110018,
451110025, 457440026, 454740027, 454750027,
454940028, 140630053, 140630039,
140630037, 140630055, 140640145, 451110001,
450630052, 465180001, 465180002, 465180003,
465180004, 465180005, 465180006,
465180007, 465180008, 465180009, 465180010,
451110008

Area Size: about 211 acres; 51 parcels
Type of Decision: Legislative
Council Action Required: Yes

SUMMARY OF KEY ITEMS

1. Whether to recommend approval of a request to change the General Plan designation of the subject lots from Commercial and Mixed Commercial to Light Industrial and Heavy Industrial.

MOTION

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the General Plan designation of the lots identified in the staff report to Light and Heavy Industrial, respectively, with the following conditions (if any):

- 1.
- 2.
- 3.

OVERVIEW

This item was originally considered on January 28, 2016. At that time it was continued pending the regular review of the General Plan slated for Fall of 2016. That regular review is behind schedule. Therefore, this application is being considered so as not delay the applicant's request any further.

On January 28, 2016, many public comments were taken. Minutes from that meeting are attached to this report (**attachment #6**).

REQUEST

The applicant has provided a letter dated February 23, 2017 regarding the request (**attachment #1**). The applicant would like the General Plan Land Use Map to reflect the current Zoning Map. As shown above, many additional property owners are in support of this application. Currently, all the parcels requesting the change are zoned either Light Industrial or Heavy Industrial. The current status of these parcels on the General Plan Land Use Map ranges from Mixed Commercial to Research & Development to Commercial to Parks – Public Facilities. See attached maps for reference.

The current General Plan Land Use Map does not have a Heavy Industrial area identified on the Map. However, Heavy Industrial is referred to in the General Plan under the Industrial Land Uses section.

FINDINGS OF FACT

2. The General Plan currently designates one property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
3. The General Plan currently designates one property under the category of Parks – Public Facilities. This category refers to open space property owned by the city and designated for public use – primarily recreation (parks & trail systems) or public works and government facilities.
4. The General Plan currently designates several properties under the category of Mixed Commercial. This category includes general commercial, low intensity light industrial, and research and business uses.
5. The General Plan currently designates several properties under the category of Research & Development. This category is for areas of very light industrial uses with the character of a high-tech research park, corporate offices, and/or commercial uses which are compatible with surrounding properties. Depending on specific business activities, this type of development is viewed as particularly helpful for buffering between residential and other uses.
6. The applicant requests that the General Plan designation of certain properties be changed to Light Industrial, which accommodates manufacturing, industrial processes, and warehousing uses not producing objectionable effects. The Light Industrial designation also allows some appropriate related retail uses such as gasoline service stations.

7. The applicant requests that the General Plan designation of certain properties be changed to Heavy Industrial, which accommodates areas where heavy manufacturing industrial processes necessary to the economy may be conducted.

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 industrial to provide for employment and manufacture of materials which are essential to the economy of Lindon City and to provide areas in appropriate locations where a combination of research and development, manufacturing, and industrial processing and warehousing may be conducted.
 - b. The goal of industrial development is to promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity as reflected in the Community Vision Statement.
 - i. Objectives of this goal are to:
 1. Encourage the development of high quality, aesthetically pleasing business park areas incorporating major landscape features.
 2. Identify those areas most appropriate for business park development in future growth areas, such as major highway access areas.
 3. Establish and enforce standards with respect to environmental concerns such as; noise, air quality, odor and visual.
 4. Increase the city's business base in the technology sector, building on the existing base and growing technology infrastructure, and consider expanding the Research and Development zones.
 - c. 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.
2. A comparison of permitted uses in the General Commercial, Mixed Commercial, Light Industrial, and Heavy Industrial zones is also attached (**attachment #5**). This comparison will guide in understanding how uses may change depending on the outcome of this proposal. Without listing every possible change some examples are below:
 - a. There are five land use categories that would *not be permitted* if a property were rezoned from **Heavy Industrial to Light Industrial** and are:

1. Other Gas Productions manufacturing
 2. Rubber and Misc. Plastics manufacturing
 3. Natural or Manufactured Gasoline Storage & Distribution Points
 4. Metal & Minerals wholesale trade
 5. Petroleum Bulk Stations & Terminals
- b. There are 23 land use categories that would *not be permitted* if a property were rezoned from **Light Industrial to Mixed Commercial** and are:
1. Meat & Dairy manufacturing
 2. General Food Manufacturing – over 20,000 s.f.
 3. Preparing Feeds for Animals & Fowl
 4. Lumber & Wood Products manufacturing
 5. Recycling Businesses
 6. Fabricated Metal Products manufacturing (outdoor storage)
 7. Tobacco Products manufacturing
 8. Bus Garaging and Equipment Maintenance
 9. Motor Freight Terminals
 10. Motor Freight Garaging & Equipment Maintenance
 11. Culinary Water Treatment Plants – Purification
 12. Used Vehicles Sales Lots
 13. Aircraft & Accessories retail trade
 14. Crematory Services
 15. Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW
 16. Impound Yards
 17. Veterinarian Services, Animal Hospitals – large animals
 18. Go-Cart Tracks
 19. Golf Courses &/or Country Clubs
 20. Skate Board Parks – Private
 21. BMX Biking Tracks & Facilities
 22. Commercial Play Fields/Athletic Fields
 23. All Fisheries & Fish Hatcheries

PUBLIC COMMENT

Mr. Mike Christensen submitted a letter dated February 24, 2017, that stated opposition to the request (**attachment #8**).

ATTACHMENTS

1. Letter from Applicant, February 23, 2017
2. Aerial photo of the proposed area to be re-classified.
3. Current General Plan Land Use Map
4. Current Zoning Map
5. Applicant Proposed General Plan Land Use Map
6. Standard Land Use Comparisons
7. January 28, 2016 Meeting Minutes
8. Letter from Mike Christensen, February 24, 2017



February 23, 2017

Via U.S. Mail and Electronic Mail (hvanwagenen@lindoncity.org)

Lindon City Planning Commission
c/o Lindon City Planner, Hugh Van Wagenen
LINDON CITY CENTER
100 North State Street
Lindon, Utah 84042

RE: *General Plan Amendment*

Planning Commission Members:

I represent Universal Industrial Sales, Inc. (“**UIS**”). As you know, UIS and other manufacturers have requested that the Lindon City General Plan be amended so that it matches the current zoning classifications of certain real property in Lindon currently zoned light and heavy industrial (the “**Manufacturing Property**”). I have previously provided the Planning Commission with information regarding the economic benefit of the industrial manufacturing base to Lindon in terms of tax revenues and jobs created for citizens of Lindon. I will not re-iterate those here.

As I indicated to you all at the January 26, 2017 Planning Commission meeting, my client’s concern regarding the General Plan is that, from my client’s perspective, it sends a message to my client and other manufacturers that they are not part of Lindon’s long-term plans for city development. I was heartened to learn at the January 26, 2017 Planning Commission meeting from former Commissioner Bean that the current General Plan classification of the Manufacturing Property as Mixed Commercial and Research Development was done without extensive discussion or consideration and that Lindon did not intend by implementation of the current General Plan to signal to manufacturing businesses that they were no longer welcome in Lindon.

UIS is requesting that the General Plan be amended to reflect the current zoning classification applicable to the Manufacturing Property – light and heavy industrial -- so that the manufacturing businesses have an indication from Lindon that they are still welcome and so that any future developments requiring a re-zone in the Manufacturing Property area will require a public hearing where UIS and the other manufacturing entities with businesses in the Manufacturing Property area can be heard.

Thank you for your consideration. UIS looks forward to a long and mutually beneficial relationship with Lindon.

BENNETT TUELLER JOHNSON & DEERE

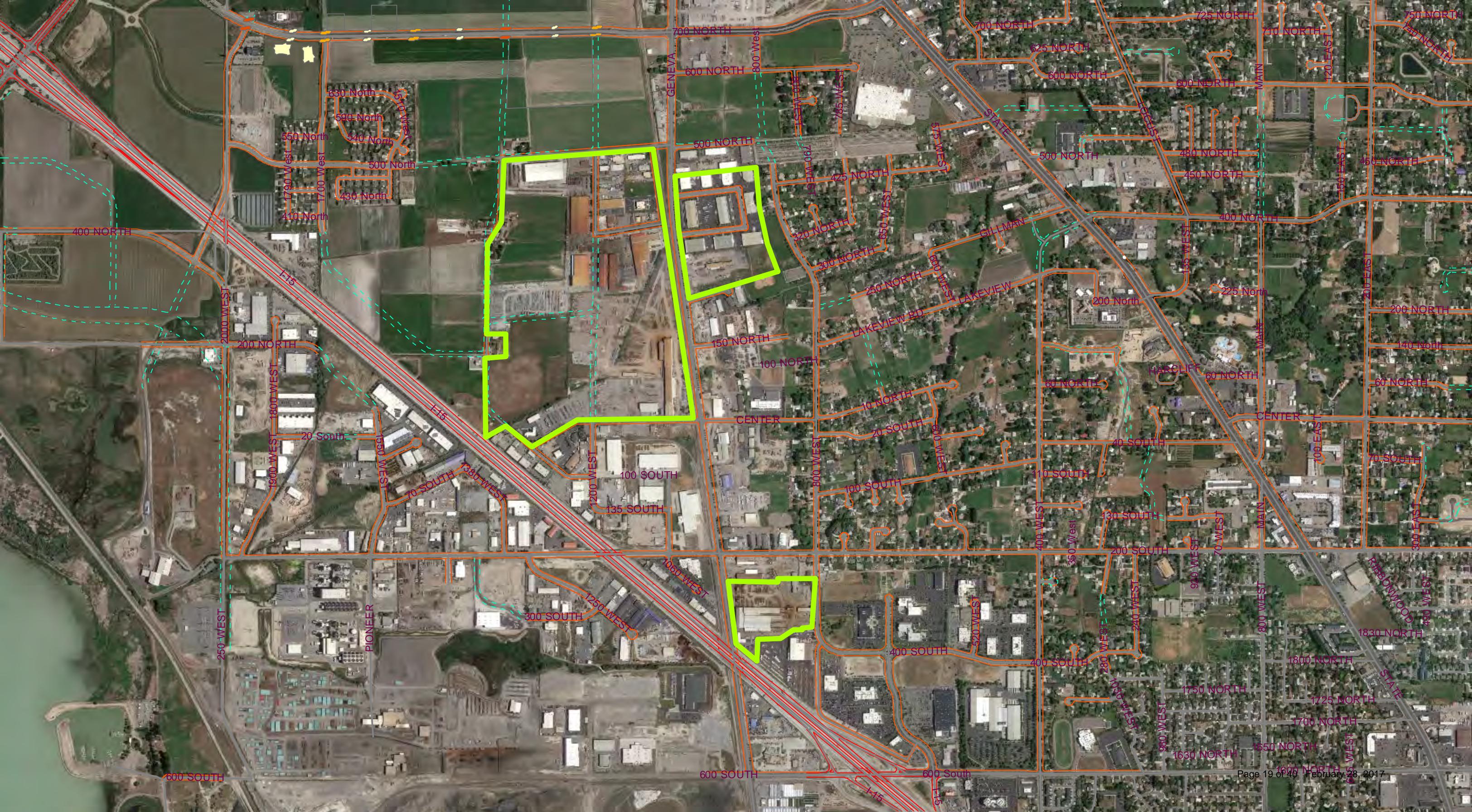
/s/ Sean A. Monson

Sean A. Monson

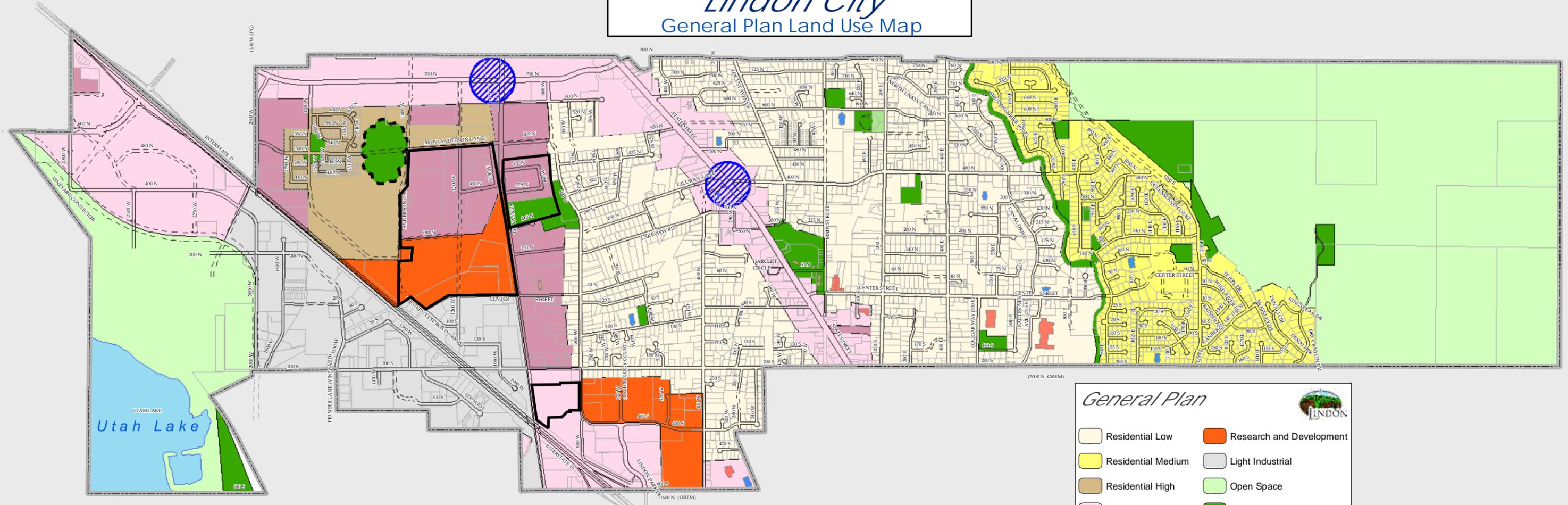
3165 East Millrock Drive
Suite 500
Salt Lake City, Utah
84121-4704

Cc: Client

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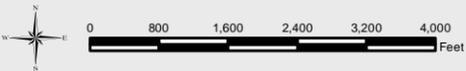
Lindon City General Plan Land Use Map



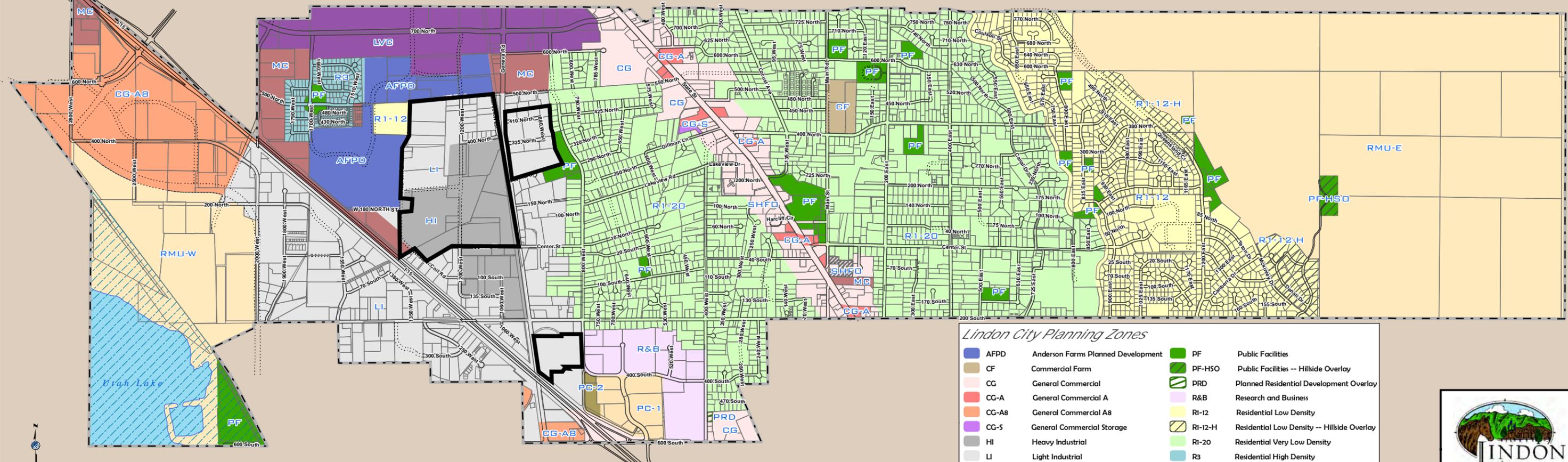
General Plan

- Residential Low
- Residential Medium
- Residential High
- Commercial
- Mixed Commercial

- Research and Development
- Light Industrial
- Open Space
- Parks - Public Facilities
- Transit Node

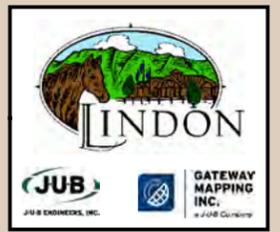


Lindon City Zoning Map



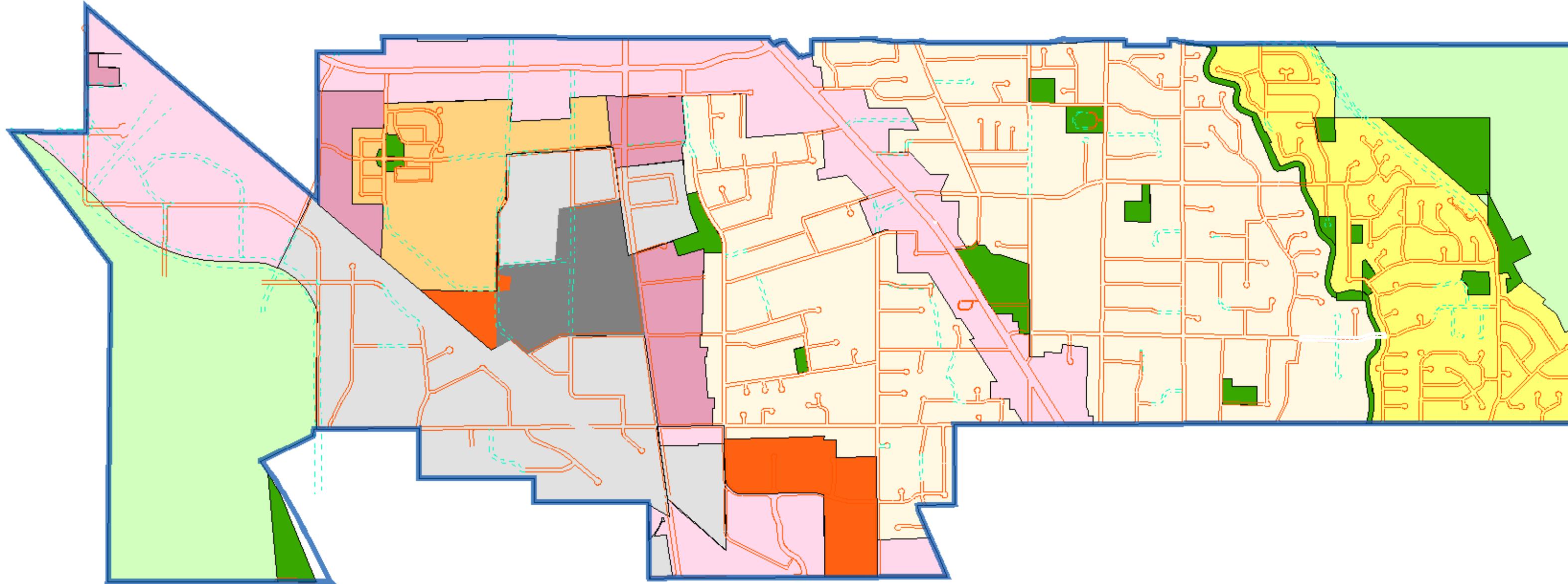
Lindon City Planning Zones

AFPD	Anderson Farms Planned Development	PF	Public Facilities
CF	Commercial Farm	PF-HSO	Public Facilities -- Hillside Overlay
CG	General Commercial	PRD	Planned Residential Development Overlay
CG-A	General Commercial A	R&B	Research and Business
CG-A8	General Commercial A8	R1-12	Residential Low Density
CG-S	General Commercial Storage	R1-12-H	Residential Low Density -- Hillside Overlay
HI	Heavy Industrial	R1-20	Residential Very Low Density
LI	Light Industrial	R3	Residential High Density
LVC	Lindon Village Commercial	RMU-E	Recreational Mixed Use -- East
MC	Mixed Commercial	RMU-W	Recreational Mixed Use -- West
PC-1	Planned Commercial - 1	SHFO	Senior Housing Facility Overlay
PC-2	Planned Commercial - 2	SPOD	Utah Lake SPOD



Printed: 2/6/2017

Applicant Proposed General Plan Land Use Map



STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
MISCELLANEOUS						
N/A	Solicitors	See LCC 5.40 - Solicitors Ordinance				
N/A	Itinerant Merchants	See LCC 17.17.140 - Temporary Site Pla				
7100	Fireworks Stands	See 8.28 - Fireworks Ordinance				
7100	Christmas Tree Sales	See LCC 17.17.140 - Temporary Site Pla				
7100	Mechanical Amusement	C	C	C	C	N
N/A	Individual Containers for Recyclable Materials - commercial storage	C	C	C	C	N
RESIDENTIAL						
N/A	Single Family	N	N	N	N	N
1111	Accessory Apartments	N	N	N	N	N
1111	Condominium	N	N	N	N	N
1111	Apartments	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N
1500	Membership Lodging	C	N	N	N	N
1233	Student Housing	See 17.46 - R2 Overlay				
1241	Youth Rehabilitation	Group Homes and 17.72 - Care Facil				
1241	Assisted Living Facilities - small	Group Homes and 17.72 - Care Facil				
1241	Assisted Living Facilities - large	Group Homes and 17.72 - Care Facil				
1200	Transitional Treatment Home - sm.	Group Homes and 17.72 - Care Facil				
1200	Transitional Treatment Home - lg.	Group Homes and 17.72 - Care Facil				
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	P	P	N	N	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N	N	N	N
N/A	Caretaker Facilities - accessory to main uses only	C	C	C	C	C
MANUFACTURING						
only" manufacturing business proposing "outdoor storage" in the HI or LI zones is required to obta						
2000	Slaughterhouse	N	N	N	N	N
2000	Meat & Dairy	N	N	P	C	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	C	P	P	N
2000	General Food Mfg.- over 20,000 sq/ft.	N	N	C	C	N
2000	Candy & Other Confectionary Products	C	C	P	P	N
2000	Preparing Feeds for Animals & Fowl	N	N	P	C	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	C	P	C	N
2000	Ice Manufacturing	N	P	P	P	N
2000	Textile Mill Products	N	N	P	N	N
2000	All General Apparel	N	P	P	P	N
2000	Lumber & Wood Products	N	N	P	C	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	C	P	P	N
2000	Pulp Products	N	N	N	N	N
2000	Publishing, Printing, & Misc. Related Work	N	P	P	P	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 1

STANDARD LAND USE TABLE BY ZONE

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

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*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 2

STANDARD LAND USE TABLE BY ZONE

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

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*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025 3

STANDARD LAND USE TABLE BY ZONE

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

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
5900	Office Supplies	P	P	N	N	P
5900	Cigars - Cigarettes	N	P	N	P	N
5900	Newspapers/Magazines	P	P	N	P	N
5900	Cameras & Photographic Supplies	P	P	N	P	N
5900	Gifts, Novelties, & Souvenirs	P	P	N	N	N
5900	Florists	P	P	N	N	N
5900	Video Rentals	P	P	N	N	N
5900	Sporting Goods	P	P	N	P	N
5900	Bicycles	P	P	N	P	N
5900	Toys	P	P	N	N	N
5900	Farm & Garden Supplies	P	P	N	P	N
5900	Hay, Grains, & Feed	C	C	N	P	N
5900	Nursery - Plants	P	P	N	P	N
5900	Computer Goods & Services	P	P	N	P	P
5900	Optical Goods	P	P	N	N	N
SERVICES						
6100	Professional Office Uses	P	P	P	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	P	P	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	P	P	N	N	P
6100	Insurance Agents, Brokers, and Related Services	P	P	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	P	P	N	N	P
6100	Title Abstracting	P	P	N	N	P
6200	Laundering and Dry Cleaning Services	P	P	N	P	N
6200	Custom Tailoring	P	P	N	N	N
6200	Laundromats	P	P	N	N	N
6200	House Cleaning	P	P	N	P	N
6200	Commercial Janitorial	P	P	N	P	N
6200	Window Cleaning	P	P	N	P	N
6200	Chimney Sweep	P	P	N	P	N
6200	Photographic Services - Including Commercial	P	P	N	P	C
6200	Beauty & Barber Shops	P	P	N	P	N
6200	Massage Therapy/Personal Care Health Spa	P	P	N	P	N
6200	Funeral Homes	P	P	N	N	N
6200	Crematory Services	N	N	C	C	N
6200	Cemeteries	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	P	C	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72				
6200	Commercial Preschool	P	P	N	N	C
6200	Catering Services	P	P	N	P	N
6200	Wedding Reception Centers	P	P	N	N	N
6300	Advertising Services - General	P	P	N	P	P

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
6300	Direct Mail Advertising	C	P	N	P	P
6300	Travel Services	P	P	N	N	P
6300	Private Postal Services	P	P	C	P	C
6300	Blueprinting & Photocopying	P	P	N	P	P
6300	Disinfecting & Exterminating	N	C	N	P	N
6300	Locksmithing	P	P	N	P	N
6300	News Syndicate	P	P	N	P	P
6300	Employment Services	P	P	N	N	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	N	P	N
6300	Research, Development, & Testing Services	C	P	N	P	P
6300	Business & Management Consulting	P	P	N	P	P
6300	Detective & Protective Services	P	P	N	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	P	P	N	P	N
6300	Photo-Finishing	P	P	N	P	N
6300	Stamp Trading	P	P	N	P	N
6300	Motion Picture Distribution & Services	P	P	N	P	N
6411	Automobile Wash	P	P	N	P	N
6411	Auto Lube & Tune-up	C	P	N	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	C	P	N	P	N
6411	General Auto / Vehicle Repair	N	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N
6400	Impound Yards	N	N	C	C	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	C	C	N	C	N
6400	Watch, Clock, & Jewelry Repair	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	P	P	N	N	P
6513	Hospital Services	C	C	N	N	N
6500	Medical & Dental Laboratories	P	P	N	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	N	N	C	N
6500	Legal Services	P	P	N	P	P
6500	Engineering & Architectural	P	P	N	P	P
6500	Educational & Scientific Research	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	P	P	N	P	P
6500	Urban Planning	P	P	N	P	P
6500	Auction Services - Indoor Only	P	P	N	P	N
6500	Family & Behavioral Counseling	P	P	N	N	P
6500	Genealogical - Family History Services	P	P	N	N	P

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial*		Industrial		R&B
		CG	MC	HI	LI	
6500	Interior Design	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	C	N	C	N
6800	Universities & Colleges	C	C	N	C	C
6800	Professional & Vocational Schools	C	C	N	C	C
6800	Martial Arts Studios	P	P	N	P	N
6800	Barber & Beauty Schools	P	P	N	N	N
6800	Art & Music Schools	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	P	P	N	P	C
6800	Driving Schools	P	P	N	P	N
6911	Churches, Synagogues & Temples	N	C	N	N	C
6800	Adoption Agencies	P	P	N	N	P
6800	Professional Members Organizations	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	P	N	C	P
PUBLIC ASSEMBLIES & AMUSEMENTS						
7100	Libraries	P	P	N	N	N
7100	Museums	P	P	N	N	P
7100	Art Galleries	P	P	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	P	P	N	N	C
7100	Zoos	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61				
7100	Amphitheaters	C	C	N	N	N
7100	Motion Picture Theaters	P	P	N	N	N
7100	Stage Theater	P	P	N	N	N
7100	Dance Clubs/Music Venues	C	C	N	C	N
7100	Stadiums	C	C	C	C	N
7100	Arenas / Field Houses	C	C	N	C	N
7100	Auditoriums & Exhibit Halls	C	C	N	N	N
7100	Convention Centers	P	P	N	C	P
7100	Fairgrounds	N	P	N	C	N
7100	Amusements Parks	C	C	N	N	N
7100	Arcades & Miniature Golf	C	P	N	N	N
7100	Golf Driving Ranges	C	C	N	C	N
7100	Go-Cart Tracks	N	N	N	C	N
7100	Golf Courses &/ or Country Clubs	N	N	C	C	N
7100	Tennis Courts - Private	C	P	N	C	P
7100	Roller Skating & Blading	C	P	N	C	N
7100	Skate Board Parks - Private	N	N	N	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A				
7100	BMX Biking Tracks & Facilities	N	N	N	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N
7100	Riding Stables - Commercial	N	P	N	C	N
7100	Bowling Lanes	P	P	N	N	N
7100	Play Fields & Athletic Fields - Commercial	N	N	N	C	N

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STANDARD LAND USE TABLE BY ZONE

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

2 Chairperson Call inquired, because this is a master planned road, if there is a reason why
4 this has to be done right now before we see how things development around it. Mr. Van
6 Wagenen replied it affects what the property owner, who is developing now, wants to do
8 with their property and it becomes more complicated with a road that doesn't serve them,
10 so they prefer to remove it. If there wasn't development happening now with an
12 application submitted it would not be so critical.

14 Following some additional discussion Chairperson Call asked if there were any
16 further questions or comments. Hearing none she called for a motion.

18 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
20 COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO REMOVE THE
22 STREET IDENTIFIED AT APPROXIMATELY 700 NORTH 2800 WEST FROM THE
24 STREET MASTER PLAN WITH NO CONDITIONS. COMMISSIONER
26 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
28 FOLLOWS:

30 CHAIRPERSON CALL	AYE
32 COMMISSIONER WILY	AYE
34 COMMISSIONER KALLAS	AYE
36 COMMISSIONER MARCHBANKS	AYE
38 COMMISSIONER MCDONALD	AYE
40 COMMISSIONER KELLER	AYE

42 THE MOTION CARRIED UNANIMOUSLY.

44 8. **Public Hearing – General Plan Amendment, MS Properties.** The applicant is
46 requesting a General Plan Land Use Map Amendment from Mixed Commercial to
48 Industrial or Commercial to Industrial on subject properties located in various
locations and identified by Utah County Parcel IDs #s 140620027, 140620051,
140630031, 140630067, 140640131, 140640139, 140640143, 140640144,
140650024, 140650051, 140650167, 170210059, 451110002, 451110003,
451110004, 451110005, 451110006, 451110007, 451110008, 451110009,
451110010, 451110011, 451110012, 451110013, 451110014, 451110015,
451110016, 451110018, 451110025, 457440026, 454740027, 454750027,
454940028, 140630053, 140630039, 140630037, 140630055, 140640145,
451110001, 450630052, 465180001, 465180002, 465180003, 465180004,
465180005, 465180006, 465180007, 465180008, 465180009, 465180010,
465110008.

48 Mr. Van Wagenen led this discussion by giving a brief background of this agenda
item. He explained the applicant, MS Properties is requesting a General Plan Land Use
Map Amendment from Mixed Commercial to Industrial or Commercial to Industrial on
subject properties located in various locations and identified by the parcel numbers listed
above. Mr. Van Wagenen stated the applicant representative, Shawn Monsen is in
attendance to address the Commission at this time.

Mr. Monsen explained that UIS along with these other industries have a long
established history in this area and are asking for an amendment to the general plan. He
then gave a brief history of UIS Industrial. He noted they also purchase and utilize
services from other businesses in Lindon. He reminded the Commission that UIS is a
significant contributor to the economic well-being of Lindon City along with the other

2 applicants. Mr. Monsen stated they are here tonight to ask for a General Plan Land Use
Map Amendment because 1) the General Plan Map provides a vision for the City and
4 they want to make sure they communicate clearly to the city that they are committed to
continue doing business at their current locations in Lindon City as they have invested
6 hundreds of millions of dollars and 2) If the General Plan Map were to turn into a Zoning
Map essentially many of those uses currently going on in that area would become a non-
8 conforming use and that is a concern.

10 Mr. Monsen further explained part of this is driven by some intimations or
comments made by the city to the industrial side about not responding or attending to
12 notices/meetings regarding the proposed Ivory Development. He noted they explained
why that happened, but the point is they are interested in being long term, good standing
14 citizens and contributing members of the City which has been proven by their roots here
and the investments they have made in the buildings and development of those parcels
and 3) they are trying to figure out what the city feels on their commitment; does the city
16 want them to be here or not. They feel this is a good gauging ground to see if the city's
vision is the same as their vision.

18 Mr. Van Wagenen went on to explain that the applicant would like the General
Plan Land Use Map to reflect the current Zoning Map. He noted as listed above, many
20 additional property owners are in support of this application. Currently, all the parcels
requesting the change are zoned either Light Industrial or Heavy Industrial. The current
22 status of these parcels on the General Plan Land Use Map ranges from Mixed
Commercial to Research & Development to Commercial to Parks – Public Facilities. The
24 current General Plan Land Use Map does not have a Heavy Industrial area identified on
the Map. However, Heavy Industrial is referred to in the General Plan under the
26 Industrial Land Uses section. Mr. Van Wagenen then presented an aerial photo of the
proposed area to be re-classified, the current General Plan Land Use Map and the current
28 Zoning Map.

30 Mr. Van Wagenen noted the General Plan currently designates one property under
the category of Commercial. This category includes retail and service oriented
businesses, and shopping centers that serve community and regional needs. The General
32 Plan currently designates one property under the category of Parks — Public Facilities.
This category refers to open space property owned by the city and designated for public
34 use — primarily recreation (parks & trail systems) or public works and government
facilities. The General Plan currently designates several properties under the category of
36 Mixed Commercial. This category includes general commercial, low intensity light
industrial, and research and business uses. The General Plan currently designates several
38 properties under the category of Research & Development.

40 Mr. Van Wagenen noted this category is for areas of very light industrial uses
with the character of a high-tech research park, corporate offices, and/or commercial uses
which are compatible with surrounding properties. Depending on specific business
42 activities, this type of development is viewed as particularly helpful for buffering
between residential and other uses. The applicant requests that the General Plan
44 designation of certain properties be changed to Light Industrial, which accommodates
manufacturing, industrial processes, and warehousing uses not producing objectionable
46 effects. The Light Industrial designation also allows some appropriate related retail uses
such as gasoline service stations. The applicant requests that the General Plan designation

2 of certain properties be changed to Heavy Industrial, which accommodates areas where
heavy manufacturing industrial processes necessary to the economy may be conducted.

4 Mr. Van Wagenen also stated the General Plan is different from the zoning map
as it is a vision for the city and where they see land use going in the future (5-25 year
6 outlook) whereas the zoning map governs today and what is currently happening. The last
General Plan review was in 2011 and it is on the schedule for review and update this
8 year.

10 Chairperson Call mentioned that she understands these concerns and she would
suggest the Commission certainly take into account some of these issues/concerns when
12 reviewing the General Plan. Commissioner Kallas asked for clarification from Mr.
Monsen with the concerns in wanting to change the General Plan Map. Mr. Monsen
14 stated if the zoning were to parallel and match the General Plan Map, as it currently
stands, many of the uses that are currently allowed will become non-conforming uses.
16 Commissioner Kallas pointed out the uses would still continue. Mr. Monsen agreed to
that statement noting it would restrict the ability to expand and grow.

18 Chairperson Call called for any public comment at this time. Several residents in
attendance addressed the Commission as follows:

20 **Melvin Radmall:** Mr. Radmall stated he does steel fabrication in Lindon and purchased
his property as a Light Industrial use. He voiced his concerns that he feels we should be
22 making more industrial property not taking it away and this change may impact his
ability to sell his property in the future.

24 **Scott Robbins:** Mr. Robbins stated he lives in the Pheasant Brook subdivision. He
26 questioned what the difference is between the light industrial and the mixed commercial
use. He and his neighbors who live on 800 West have concerns with impacts from the
28 noise and other issues as it is very loud and it is a problem.

30 **Lonnie Bigelow:** Ms. Bigelow stated she also lives on 800 West (10 years) and voiced
her concerns about how this change will affect the residents. She stated that the zoning is
32 the same, however, there are violations (noise, garbage, lights, etc.) that occur daily.
There are a lot of problems now and they would like to know what will change for
34 residents and what it will entail for them on their street; they would like to resolve the
issues that so far have not been mitigated. She noted that they would like to have these
36 issues addressed perhaps on another agenda as they have been subject to these issues for
a long time.

38 **Rob Tubman:** Mr. Tubman (MS Properties) stated this is a Segway to a much bigger
40 issue as when these things are discussed these are the types of voices that need to be
heard when considering putting residential up against industrial. They are here tonight
42 because they were concerned when they first heard about this and now they don't want
this to slip away from them. He feels the dialogue needs to remain open and they want to
44 make sure that Lindon, as a whole, are in with the industrial businesses that have been
here for a long time. The concern is with the Standard Land Use table, which is what the
46 Planning Department goes by, that if the General Plan map changes and supersedes the
current zoning the Mixed Commercial zone where UIS is located the fabrication of metal
48 products will not be permitted. They are extremely concerned about the future and for all

2 intensive purposes the future is right here on the screen tonight and it eradicates industry
4 from Geneva Road.

4

6 **Tucker Woods:** Mr. Woods brought up the Light Industrial area between 800 West and
8 Geneva Road. He expressed his main concern is what will go on there that is not already
going on and what are you trying to zone it to. They want to know if this change is
approved what will go there that is not already going on.

10 *Mr. Van Wagenen addressed this question explaining the General Plan Map is a vision
12 document and a guideline only. This request is to make the existing zoning designation so
14 what is regulated now will be reflected on the General Plan as the guiding document. The
request is not to increase intensity but just to make the guiding document match the
existing permissions on the property.*

16 **Laura Robbins:** Ms. Robbins mentioned the noise ordinance along with garbage and
18 other issues that are not in compliance and stated if these things are not being controlled
now how will we control more in the future. It is not within the levels it should be and
20 how will it be controlled is a huge problem. She expressed that they do not want
businesses to go away but they have to learn to live together and everyone needs to
follow the rules.

22

24 **Martin Snow:** Mr. Snow stated he owns MS Properties and UIS. He mentioned when
they attended an earlier meeting regarding zoning they basically wanted to put housing
right next to Heavy and Light Industrial use and the topic of conflicts and buffers came
26 up. He feels the city needs to buffer between residential and industrial. He mentioned that
the topic was brought up if there were any issues at hand between existing residential and
28 it was said there was not. Mr. Snow stated he disagreed with that statement. They feel
they were there first and there needs to be an adequate buffer between residential and
30 industrial and it needs to be mitigated in a different way. They don't want to see this
problem continue to occur with the proposed Ivory Development. This current zoning is
32 not changing, what they are asking for is a General Use Map change because when
everyone bought their property the zoning was all industrial (either light or heavy). In
34 2011 the city changed the plan and it adversely affected all of the property owners (210
acres) and they want the zoning for the General Plan to remain the same as the current
36 use. It is not a zoning change it is a matter of division in the future which could be
detrimental on land use and property values.

38

40 **Jared Johnson:** Mr. Johnson expressed, in his opinion, if this changes it does nothing
but help the residents. He feels it will be a lighter use and there will be less industrial.

42 Chairperson Call stated some of these concerns are valid points as far as
44 compliance but cannot be addressed in this meeting tonight but can be addressed at
another time with city staff. Mr. Van Wagenen stated these concerns are being addressed
and to contact city staff with any issues.

46 Commissioner Keller asked for clarification between the zoning map and the
48 general plan land use map. Mr. Van Wagenen explained again that the general plan land
use map is a vision document and is broader in nature and to look at what the city will

2 look like in 5-20 years; it is a fluid document and does not regulate use on property today.
4 The map that regulates use today is the zoning map to see what is allowed in what part of
6 town and what can be done with your own property. This change is so the existing
8 zoning and intensity that is there is reflected on the vision document going forward.

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

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

Commissioner Kallas questioned staff what the disadvantage is with the vision document that would be changed back to industrial. Mr. Van Wagenen then presented what the map would look like if approved. He noted it depends on the practical nature of the change as the underlying zoning is what it is and how well does that reflect the vision of the city. Commissioner Kallas stated he is not interested in driving these industries out as they are vital to our community, but he feels we are talking about two different things (Ivory and 800 West). He questioned if perhaps we should wait until the General Plan (vision document) is going to be reviewed in the fall, maybe this discussion should wait until after that review takes place and then bring the proposal back before making a decision; changing it now may not be the right time.

Chairperson Call agreed she is not prepared to make a change to the general plan right now. She noted she appreciates the input from the residents and property owners and it certainly brings a lot of information to the Commission. Before taking any action she would like to wait until the general plan is reviewed and take these things into consideration at that time.

Commissioner Wily feels the timing is perfect as the general plan is up for renewal and the whole process will require public input with a committee and hearings etc. It is good to have this input now that will feed into that process that is forthcoming.

Commissioner McDonald commented we should consider that the general plan has been changed before and why is this circumstance different, however, he does like the idea of obtaining additional input and information from more citizens. He doesn't want to send the signal that the city is forcing out industry and does not want industrial businesses in the city; he know that is not what the city wants. Hopefully whatever direction is taken that is not the message that we are sending because we need both industrial and residential but he realizes there will always be some type of conflict.

Chairperson Call stated as far as the residents are concerned their complaints are valid and staff will work with them to mitigate some of these issues. Chairperson Call she re-iterated that she is not ready to make a decision to change the General Plan tonight and she would recommend continuing this item until more information is obtained and the general plan is reviewed. Commissioner McDonald asked if this is continued will it still go to the City Council. Mr. Van Wagenen stated only with approval of recommendation will it go to the city council.

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

2 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S
3 REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF THE LOTS
4 IDENTIFIED IN THE STAFF REPORT TO LIGHT INDUSTRIAL UNTIL THE
5 PERIOD WHERE THE GENERAL PLAN IS REVIEWED AND UPDATED.

6 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
7 RECORDED AS FOLLOWS:

8	CHAIRPERSON CALL	AYE
	COMMISSIONER WILY	AYE
10	COMMISSIONER KALLAS	AYE
	COMMISSIONER MARCHBANKS	AYE
12	COMMISSIONER MCDONALD	AYE
	COMMISSIONER KELLER	AYE

14 THE MOTION CARRIED UNANIMOUSLY.

16 9. **Public Hearing** – *Ordinance Amendment, 17.48, Vehicle Sales Site Requirements.*

17 Lindon City is considering a City Code amendment to enact specific site requirements
18 for vehicle sales lots in Commercial zones. Landscaping, display areas, buildings, and
19 customer/employee parking are among the items being considered.

20
21 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
22 COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT
23 VOTED IN FAVOR. THE MOTION CARRIED.

24
25 Mr. Van Wagenen led this discussion by explaining that over the last several
26 months the Planning Commission and City Council have been discussing used car lots
27 along State Street. These discussions stemmed from concept reviews received from
28 applicants looking to change zoning designations on specific lots to allow used vehicles
29 sales. As part of these discussions, per direction of the City Council and Planning
30 Commission it was contemplated to have specific site requirements for vehicle sales lots
31 in commercial zones and this ordinance (included in the staff report) is a draft of possible
32 requirements.

33 Mr. Van Wagenen noted that Lindon already has landscaping, parking, and design
34 requirements for new sites being developed. However, the requirements in this ordinance
35 would be additional requirements for not only newly developed vehicle sales lots, but
36 also sites converting to vehicular sales lots from in commercial zones where such sales
37 are allowed. This ordinance in its current form would not apply to vehicle sales lots
38 outside of commercial zones. This ordinance draft references sections of code found in
39 17.18 Off-Street Parking as many parking standards are covered in that section of the
40 code. He noted this will also prevent having to update two sections of code if standards in
41 17.18 are amended.

42 He went on to say with this ordinance it is possible to require all existing vehicle
43 sales lots to come into compliance after a certain period of time. However, it is typical to
44 allow previously approved uses to continue under the previous requirements unless they
45 choose to expand their operation in some manner. An assessment of existing used vehicle
46 sales lots was conducted for reference in developing the draft requirements in the
47 ordinance.

FEB 24 2017

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Lindon City:
A Little Bit Country....
Or A Whole Lot of Industrial?

In the past Lindon City has exhibited as sense of pride in the motto of "A Little Bit of County". Now the question of continuing that expectation needs to be addressed with the request from MS Industrial Properties to make part of Lindon an industrial area.

This letter is in response to the Public Hearing Notice and public meeting planned for February 28, 2017.

On any given day a drive through the Pheasant Brook area neighborhood, you will see average homes in a pleasant setting. You can see kids playing in the nicely kept yards and families tending their yards and gardens. Families have a great sense of community and appreciate their residential neighbors. Residents have added fences, sheds and trees and other landscaping. Many people have built additions to their homes while others have added workshop buildings or small barns. Why do people make these improvements? Because they like where they live. They see a future in the area and make significant financial commitments to make it a better place.

Our industrial neighbors to the west of the Pheasant Brook area are not appreciated. The loud noises at very early hours in the morning are the most frustrating. Loud bangs of metal wake up everyone on a regular basis. Continuous large fan sounds from the skydiving practice facility and the irritating ratchet and pounding sounds coming from the Peter-Built large truck repair garage are always present in the area. When the Peter-Built repair business requested that Lindon City Planning Commission approve increased noise and industrial activity there were two agreements made along with a planned investigation. These are defined as:

1. The Peter-Built Repair Facility will not make excessive noise before/after normal business hours of 7:00 am to 5:00 pm.
2. The block wall that borders the nearest residents and the commercial area will be increased in height that is reasonable following a foundation inspection by the city engineer.
3. The city will conduct an investigation of the loud banging and other noises occurring outside of normal business hours.

This is a good example of a complete failure. The Peter-Built repair facility makes noise outside of business hours, the block wall was not heightened and completed going south on the east side of the Peter-Built facility, and the loud banging continues to this day.

In other words, the businesses do whatever they want, the city collects taxes, and the residents are left to deal with the offending businesses on our own, seemingly without Lindon City advocating on our behalf.

Another example of losing a "Little Bit Country" in Lindon is the recently built large storage building to the north of the Pheasant Brook area. A short two years ago the scene included a green pasture with horses grazing and a view of the north end of Utah Valley with an LDS temple that could be seen in the distance. Our beautiful scene to the north has been replaced with a gray 35 foot building with lights blazing at night and an asphalt parking lot. The view and pastoral setting of this area was one of the reasons we found it so inviting. The rural look and feel to our neighborhood is being eroded by industrial sprawl and noise. The trend seems to be going a whole lot more industrial, and not one bit of country.

It is easy to see the future of the Pheasant Brook neighborhood in a few years if the industrial activity to the north and west of the neighborhood increases. This neighborhood has nicely kept average houses. Most houses have a modest covered porch and a half brick - half siding house front. The neighborhood does not have large all brick houses with soaring roofs and estate walls with driveway gates. It is an average neighborhood with large size lots. Residents have made the conscience decision to use their limited resources to have a little bit larger yard to have a garden or outbuilding. They have invested the time and money to improve and maintain the area. The residents have decided to live in this area for many reasons. One of these reasons is most certainly having a expectation of a quite neighborhood. Take the quite neighborhood away and replace it with industrial activity and it is very certain that people will move away, property values and maintenance will go down and other elements will creep into the area. Crime and unkempt properties will become the normal. This has happened in other cities and it will happen in Lindon if the planning commission does not have the foresight to continue the expectations of a quite neighborhood in the Pheasant Brook area.

Submitted to Lindon City February 24, 2017

Sincerely,
Mike Christensen
798 West 425 North
Lindon Utah, 84042

Community Development
Lindon City

FEB 24 2017

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Item 6: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 7: Planning Director Report

- Have a great week!

Adjourn