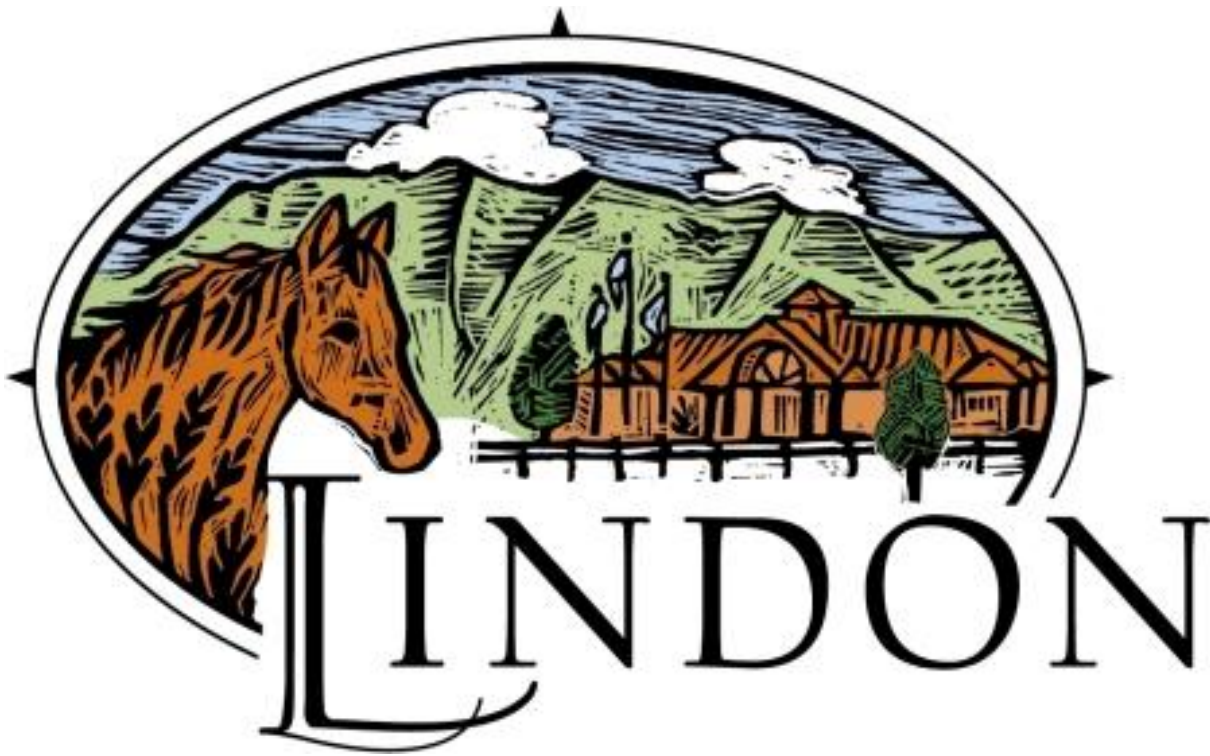


Lindon City Planning Commission Staff Report



July 25, 2017

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 25, 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 July 11, 2017

3. Public Comment

(15 minutes)

4. Site Plan — Silverado Storage, ~100 North 1800 West

Joe Brown, Silverado Storage Group LLC, requests site plan approval for Silverado Storage (Vault Security Storage - Mini-Storage), to be located at approximately 100 North 1800 West (Identified by Utah County Parcel #14:061:0113, 9.95 acres), in the Light Industrial (LI) zone.

(30 minutes)

5. Public Hearing — Zone Map Amendment & Ordinance Adoption

~400 North 2800 West, LCC 17.54 Regional Commercial (RC) Zone

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).

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, Associate Planner

Date: July 21, 2017

Time: 9:30 a.m.

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

Item I: Call to Order

July 25, 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

July 11, 2017 Planning Commission Minutes

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, July 11, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting: Rob Kallas, Vice Chair
Invocation: Bob Wily, Commissioner
Pledge of Allegiance: Mike Vanchiere, Commissioner

PRESENT

Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Bob Wily, Commissioner
Steven Johnson, Commissioner
Mike Vanchiere, Commissioner
Hugh Van Wagenen, Planning Director
Brandon Snyder, Associate Planner
Kathy Moosman, City Recorder

EXCUSED

Sharon Call, Chairperson
Charlie Keller, Commissioner

Special Attendee:

Matt Bean, Councilmember

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

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of June 27, 2017 were reviewed.

COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 27, 2017 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Vice Chair Kallas called for comments from any audience member who wished to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Public Hearing — General Plan Map Amendment, 400 North 2800 West.**
Mark Weldon requests a General Plan Land Use Map Amendment from Commercial to Mixed Commercial, on property located at 400 North 2800 West, and identified by Utah County Parcel ID #14:059:0040 (40.3 acres). Recommendations will be forwarded to the City Council. (Pending Ordinance 2017-8-O). *This item was continued from the 06/27/2017 Planning Commission meeting.*

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

6 Hugh Van Wagenen, Planning Director, noted this discussion follows the
discussion held during the joint work session held prior to this regular Planning
8 Commission meeting. He noted although the property to the north of 600 North has
recently been approved to change from Commercial to Mixed Commercial, there has
10 been some general concern about changing the 40 acres presented in this agenda item. He
noted the applicant has stated that a Mixed Commercial designation would allow for
12 maximum flexibility in building uses, which is preferred based on the property's
proximity to I-15 and the Timpanogos Special Service District to the west.

14 Mr. Van Wagenen stated at this time, the applicant does not have a specific
development proposal tied to this request. He stated that currently, the Lindon City Street
16 Master Plan shows a future realignment of the I-15 off ramp that would tie in to the
future Vineyard Connector. Conceptually, that plan has been modified so the off ramp
18 would not cut through the property. At some point in the future there will be high traffic
volumes traveling on both I-15 and the Vineyard Connector in near proximity to the
20 property in question. He noted Mr. Scott Thorsen is in attendance tonight representing
this application. This was continued pending the joint work session prior to this meeting.

22 Mr. Van Wagenen went on to explain the General Plan currently designates the
property under the category of Commercial. This category includes retail and service
24 oriented businesses and shopping centers that serve community and regional needs. The
applicant requests that the General Plan designation of the property be changed to Mixed
26 Commercial, which includes the uses in the General Commercial designation, as well as
light industrial and research and business uses. He then referenced the relevant General
28 Plan policies to consider in determining whether the requested change will be in the
public interest. Mr. Van Wagenen then presented for discussion an aerial photo of the
30 proposed area to be re-classified, Current General Plan Land Use Map, Conceptual Site
Plan, Vineyard Connector Concept Plan and the Draft Ordinance 2017-8-O. He then
32 turned the time over to the applicant for comment.

Mr. Thorsen addressed the Commission at this time. He mentioned they submitted
34 some architectural standards earlier today. He stated Mr. Weldon would like to do more
of a mixed use on the 40 acres but with a much higher architectural standard and
36 landscaping standard. He noted the people/tenants coming in will be more established
and contribute income to the city. Mr. Thorsen stated Mr. Weldon wants to do this type
38 of nicer building but wants others around him to be held to that standard also. He then
presented a conceptual site plan for discussion including type of tenants, dock doors,
40 landscaping and use, etc.

Brandon Fugal, realtor for Mr. Weldon, stated the flex space (product) that has
42 been master planned can be configured as office, distribution, fulfillment, laboratory, or
manufacturing space depending on how the buildings are oriented. He also detailed the
44 diversity at the Lindon Tech Park and Mountain Tech Developments that have diversity
and can bring major employment, anchor tenancy and capital investment to the area
46 because they can accommodate that flexibility and use; that is what they can also bring to
the area.

2 They also discussed what has happened and developed in American Fork and the
4 Lehi and other areas in the valley, noting industrial vacancy is practically non-existent
6 right now and if you build it they will come; they are trying to conceive the best of both
8 worlds. There is an incredible market demand if you are able to adapt to office and light
10 manufacturing type settings. There is also an opportunity here to continue to build
momentum with these companies as long as we can continue to responsibly master plan
these projects and actually build the product to draw companies to this area the market
will continue to grow and develop. He also mentioned what the Doterra Campus has
done for the area noting there are great things happening in our neighboring cities.

12 Mr. Van Wagenen clarified the question before the Commission tonight is to
14 change the zone to Mixed Commercial which is not the zoning discussion they just had
16 and frankly what he believes was represented by Mr. Thorsen as far as what Mr. Weldon
18 is interested in. In this odd space, it sounds like the city and the applicants are on the
20 same page, but the MC zone is not that page. He questioned the Commission if they want
22 to make a motion on this tonight considering the recent discussion. Mr. Thorsen stated it
24 seems fairly clear that approval to go to an MC zone is not going to happen, but
everybody is in favor of the direction it is going so they would be in favor of tabling this
and requesting to work with the city to develop this new zone with the anticipation that
it's not strictly an office zone, but that it does have potential for mixed use with increased
architectural and landscaping standards. Vice Chair Kallas stated the Commission will
consider this in their motion. Mr. Thorsen also mentioned the developer is trying to push
for retail and service amenities off of the interchange (275) and will need the ability to
have some nice retail amenities to complement and help retain the employment base and
to have the zoning that would allow this quality to the master plan.

26 Following discussion the Commission was in agreement that they are heading in
28 the same direction but they must be on top of this new zone as not to miss any
30 worthwhile opportunities. Mr. Van Wagenen stated at this point the Commission can
make a motion to deny the request to the City Council or the applicant can pull the
application request for the MC General Plan designation.

32 Vice Chair Kallas asked if there were any further public comments. Hearing none
he called for a motion to close the public hearing.

34 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
36 HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 At this time Mr. Van Wagenen stated the applicant can pull the application request
right now and there will be no need for a motion. Mr. Thorsen stated they are comfortable
with pulling the application at this time based on the conversation tonight.

40 Vice Chair Kallas stated for the record, that the applicant has chosen to pull the
42 application request at this time and it will be tabled for now and will be addressed at a
later date therefore there is no need for a motion.

- 44 **5. Public Hearing — Zone Map Amendment, 400 North 2800 West.** Mark
Weldon requests approval of a Zone Map Amendment from General Commercial
Auto (CG-A8) to Mixed Commercial (MC), on property located at approximately

2 400 North 2800 West, and identified by Utah County Parcel ID #14:059:0040
4 (40.3 acres). Recommendations will be forwarded to the City Council. (Pending
Ordinance 2017-9-O). ***This item was continued from the 06/27/2017 Planning
Commission meeting.***

6
8 Vice Chair Kallas stated it has been recommended by the applicant that the
application request for the zone map amendment be pulled as well and tabled for now and
10 will be addressed at a later date for future consideration; there is no need for a motion as
in the previous agenda item.

12 Vice Chair Kallas asked if there were any comments. Hearing none he moved on
to the next agenda item.

14 6. **Street Name — Ray’s Circle Subdivision, Plat A, 70 North 400 East.** Steve
16 Mitchell requests consideration of a subdivision street name. The recently
recorded Ray’s Circle Subdivision, Plat A, located at 70 North 400 East, included
18 the newly constructed 70 North cul-de-sac. The applicant would like the Planning
Commission to consider the use of a name street (Ray’s Circle), per Lindon City
Code 17.32.130 Street Numbers and Names.

20
22 Mr. Van Wagenen gave a brief overview of this agenda item noting Steve
Mitchell requests consideration of a subdivision street name. Ray’s Circle Subdivision,
Plat A, located at approximately 70 North 400 East, included the newly constructed 70
24 North Street. He noted Mr. Mitchell would like the Planning Commission to consider the
use of a name street (Ray’s Circle), jointly with 70 North. He noted per city code, street
26 numbers shall always be preferred over street names. Streets shall have the numbers
and/or names of existing streets which are in alignment and there must be no duplication
28 of street numbers and/or names within the area. All street numbers and/or names must be
approved by the Planning Commission, and opportunity shall be given the local recorder
30 for review and recommendations prior to the approval of street names by the Planning
Commission.

32 Mr. Van Wagenen stated that Mr. Walker is here who is the former owner of the
property. Mr. Walker stated he sold his property to Steve Mitchell with part of the selling
34 stipulation was to name the street “Ray’s Circle” after Ray Walker (original owner) and it
is important to him to have this changed.

36 Vice Chair Kallas asked if there were any comments or discussion. Hearing none
he called for a motion.

38
40 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANTS
REQUEST FOR APPROVAL OF A STREET NAME, TO BE KNOWN AS RAY’S
CIRCLE, FOR 70NORTH IN THE RAY’S CIRCLE SUBDIVISION, PLAT A, WITH
42 NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

44 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
46 COMMISSIONER WILY AYE
COMMISSIONER JOHNSON AYE
48 COMMISSIONER VANCHIERE AYE

2 THE MOTION CARRIED UNANIMOUSLY.

4 7. **Minor Subdivision — Karma North Subdivision, Plat A, Amended, 1901**
6 **West 200 North.** Osman Khan and Sripriya Rangarajan requests approval of a
8 two (2) lot subdivision of 5.26 acres (Utah County Parcel #44:221:00001, Lot 1,
Plan A, Karma North Subdivision) in the Light Industrial (LI) zone.

10 Brandon Snyder, Associate Planner, gave a brief history of this agenda item
12 explaining this plat will subdivide the existing lot into two lots (the existing subdivision
14 plat was recorded February 9, 2017). He noted the required public improvements have
not yet been completed, but are bonded for. He reminded the Commission the minimum
lot size in the LI zone is 1 acre (43,560 sq. ft.) and both lots 1 and 2 created by this
subdivision plat amendment will each be over 2 acres in size. The minimum frontage
required is 100 feet and both lots have over 200 feet of frontage.

16 Mr. Snyder pointed out that 200 North will be improved with asphalt widening
and curb and gutter and no sidewalks are required in the LI zone west of Geneva Road.
18 The 2000 West storm water ditch has a unique cross section for improvement of the ditch
including grading and sloping and no asphalt widening is required along the ditch as the
20 road will be replaced by the Vineyard Connector in the future. Mr. Snyder stated the City
Engineer is addressing engineering standards and all engineering issues will be resolved
22 before final approval on the plat is granted and recorded. Mr. Snyder stated this
subdivision request is pretty straightforward and staff has no concerns.

24 Vice Chair Kallas asked if there were any questions or comments from the
Commission. Hearing none he called for a motion.

26
28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR PRELIMINARY PLAN APPROVAL OF A TWO
LOT SUBDIVISION TO BE KNOWN AS THE KARMA NORTH SUBDIVISION,
30 PLAT A, AMENDED, WITH THE NO CONDITIONS. COMMISSIONER WILY
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

32 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
34 COMMISSIONER WILY AYE
COMMISSIONER JOHNSON AYE
36 COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

38

8. **Site Plan — Safe and Secure Self Storage, Phase 3, 426 North 2000 West.**

40 Ken Menlove, Menlove Construction, requests site plan approval for Safe and
Secure Self Storage, Phase 3, (Vault Security Storage - Mini-Storage) located at
42 426 North 2000 West, in the Mixed Commercial (MC) zone. **Site Plan —**

44 Mr. Snyder led this discussion by explaining the applicant, Mr. Ken Menlove
(who is attendance), is proposing to complete the third and final phase of this storage unit
46 facility. Mr. Menlove is not proposing outdoor storage and the parking requirements were
met with Phase 1 (office). He noted the majority of the site is occupied and third party
48 notices were provided to the adjoining property owners in accordance with city code and

2 staff has received no public comment at this time. Mr. Snyder mentioned that city staff
and Mr. Menlove are working through technical issues related to the site and will ensure
4 all issues are resolved before final approval of the plans is granted.

Mr. Snyder explained the MC zone requires that a landscaped strip twenty (20)
6 feet in width shall be planted with grass and trees along all public street frontages. Trees
must be planted every 30 feet and the site must also be 15% permanent landscaping of
8 which this application complies with these requirements. A masonry or concrete fence
seven (7) feet high is required adjacent to the residential and the applicant is proposing to
10 install a seven (7) feet tall masonry wall along the residential in the southeast corner. The
architectural standards comply with city code with the building exterior to be smooth and
12 split face CMU block and will match the existing colors.

There was then some brief discussion by the Commission with Mr. Menlove
14 including lighting, security fencing, occupancy and landscaping related to the storage
facility.

16 Vice Chair Kallas asked if there were any further questions or comments from the
Commission. Hearing none he called for a motion.

18
COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S
20 REQUEST FOR SITE PLAN APPROVAL OF THE SAFE AND SECURE SELF
STORAGE, PHASE 3, LOCATED AT 426 NORTH 2000 WEST, WITH NO
22 CONDITIONS. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

24	COMMISSIONER KALLAS	AYE
	COMMISSIONER MARCHBANKS	AYE
26	COMMISSIONER WILY	AYE
	COMMISSIONER JOHNSON	AYE
28	COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 30
9. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any
32 new business or reports. Mr. Van Wagenen gave an update on the road
construction on 400 North noting there have been some utility issues that need to
34 be addressed before the overlay is done and it is his understanding that the road
construction should be completed soon.

- 36
10. **Planning Director Report** – Mr. Van Wagenen had nothing further to report at
38 this time.

40 Vice Chair Kallas called for any further comments or discussion. Hearing none he
called for a motion to adjourn.

42
ADJOURN –

44
COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING
46 AT 7:50 PM. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – July 25, 2017

Rob Kallas, Vice Chair

Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan — Silverado Storage ~100 North 1800 West

Joe Brown, Silverado Storage Group LLC, requests site plan approval for Silverado Storage (Vault Security Storage - Mini-Storage), to be located at approximately 100 North 1800 West (identified by Utah County Parcel #14:061:0113, 9.95 acres), in the Light Industrial (LI) zone.

Applicant: Joe Brown, Silverado Storage Group
Presenting Staff: Brandon Snyder

General Plan: Light Industrial
Zone: Light Industrial (LI)

Property Owner: Silverado Storage Group LLC
Proposed Address: To be assigned
Parcel ID: 14:061:0113
Lot Sizes: 9.95 acres

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval complies with applicable land use requirements.

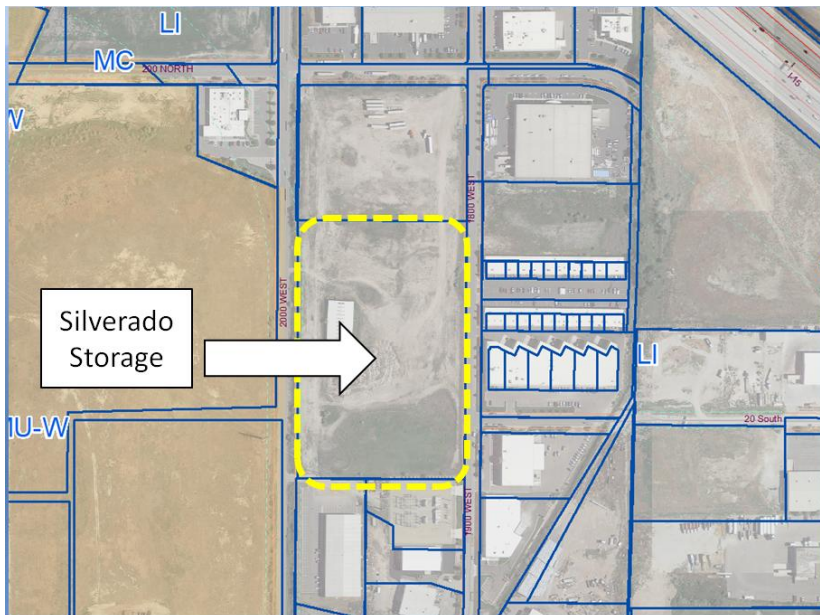
MOTION

I move to (*approve, deny, continue*) the applicant's request for site plan approval for Silverado Storage to be located at approximately 100 North 1800 West, in the Light Industrial zone, with the following conditions:

1. Prior to construction of phase 2, the applicant address the current floodplain via a FEMA map revision to the satisfaction of the Planning Director and City Engineer,
2. Complete and record road dedication (portion of r-o-w) to Lindon City, and
3. Complete and record PUE's.

BACKGROUND

The applicant is proposing construction of a new storage unit facility with associated office space, which



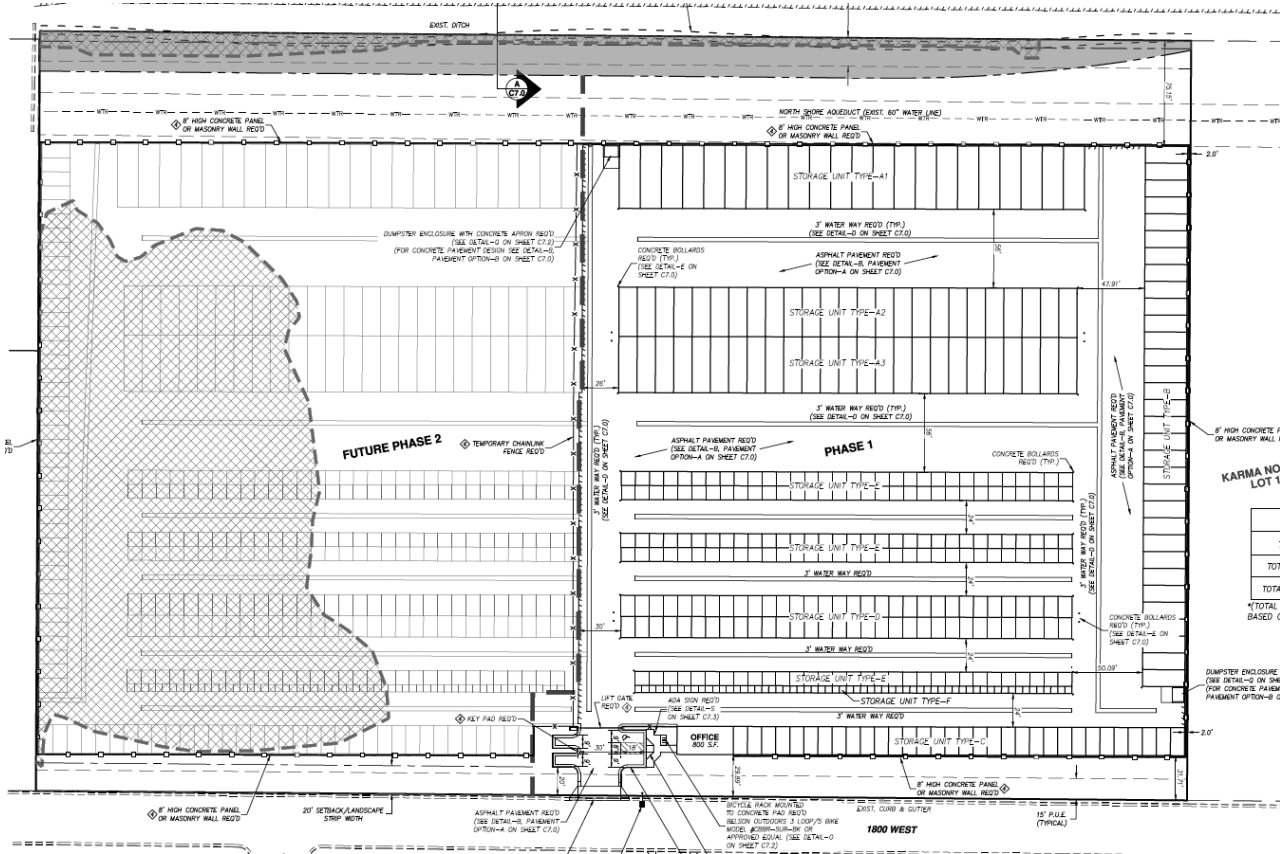
are permitted in the LI zone subject to site plan approval. The site will be managed by Extra Space Storage. The applicant has indicated that there will be no outdoor storage/RV parking or an on-site caretaker dwelling. (Those uses would have required a conditional use permit.)

Due to the future Vineyard Connector, no access is permitted from 2000 West. The proposal also does not have buildings adjacent to 2000 West due to the Central Utah Water Easement (pipeline).

The applicant will be developing the

site in phases and will be subject to the timing and other restrictions of Lindon City Code Section 17.17.125 Site Plan – Phased development. *“The City understands that due to financial constraints, some developments will be required to be constructed in multiple phases. As such, Lindon City is willing to make some accommodations to allow phased developments for site plans. Phased development must be clearly distinguished during application submittal and approved by the Land Use Authority. Application approval will be subject to the site plan expiration timeline as indicated in LCC 17.12. Each successive phase must be completed within 24 months of the previous phase with all phases of the site plan being completed within six years. Applications for new approvals shall be submitted for any phased development that exceeds six years.”*

The required curb and gutter are already installed along 1800 West. (No sidewalks are required in the LI zone west of Geneva Road.) The 2000 West storm water ditch has a unique cross section for improvement of the ditch including grading and sloping. No asphalt widening is required along the ditch as the road will be replaced by the Vineyard Connector in coming years.



Third party notices were provided on July 14, 2017, to the adjoining property owners in accordance with Lindon City Code Section 17.14.050 Third Party Notice. Staff has received no public comment at this time.



Table: Property Information (Light Industrial zone LCC Chapter 17.49)

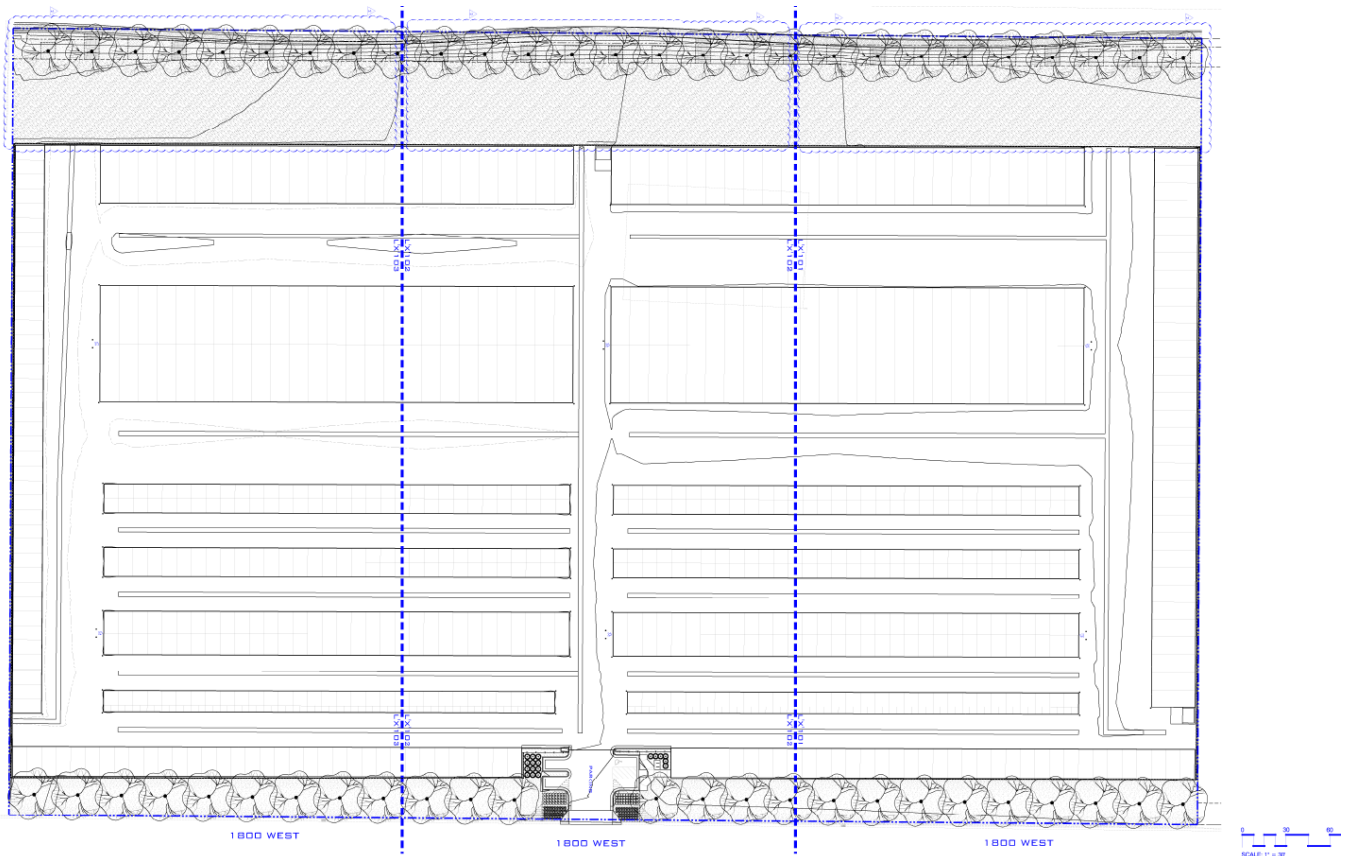
	Minimum Requirement	Proposed Site
Lot area	1 acre	9.95 acres
Lot frontage	100 feet	815'
Building height	Max: 48'	20'
Onsite parking stalls and bicycle stalls	3 stalls (Office) 2 bicycle stalls	4 stalls 4 bicycle stalls
Building setbacks		
Front	20 feet	29 feet
Rear	20 feet + (easement)	75 feet
Side (interior)	0 feet (20 feet if without one hour firewall)	0 feet

REVIEW

City Staff (Planning and Engineering) and the applicant are working through technical issues related to the site and will ensure all issues are resolved before final approval of the plans is granted. The Fire Inspector has indicated that the submitted plans meet fire codes.

Landscaping and Fencing Standards

Landscaped Strip The LI zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass and trees (every 30' on center) along all public street frontages. There is also no minimum landscaping requirement in the LI zone and there are not enough parking stalls to initiate parking lot landscaping. The 2000 West storm water ditch has a unique cross section for improvement of the ditch including landscaping, grading and sloping. *These requirements are met.*



Fencing No fencing regulations apply as the site is not adjacent to a residential use or residential zone. The applicant has opted to install an eight' wall around the perimeter of the site. The storage units are to be adjacent to the eight (8') foot wall but are not connected. Lindon City dumpster enclosure requirements are met.

This 8 foot high pre-fabricated concrete wall will surround the perimeter of the property.



Architectural Standards

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures.” The applicant is proposing to construct the exterior of the buildings out concrete masonry unit block, with a small (stucco) office. All buildings in the LI zone are subject to the following standards:

- Twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning commission.

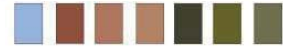
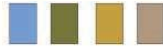
Building Color

The Code requires buildings in the LI zone to be earth-tone colors. The applicant is proposing the main exterior walls to be grey block. The applicant requests that the small office stucco area be white (highlight) and the frame canopy black. The green doors to the storage units will all face inward and not be visible from adjoining streets. The doors shown through the office windows are set back inside the office building and are for display and branding.

ATTACHMENTS

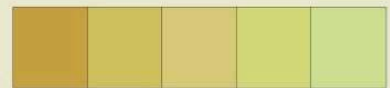
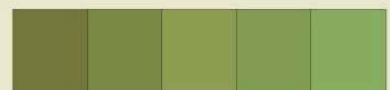
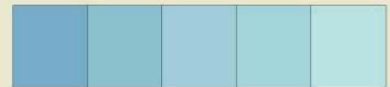
1. Earth-tone Color Palette

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



**Item 5: Public Hearing — Zone Map Amendment & Ordinance Adoption
~400 North 2800 West, LCC 17.54 Regional Commercial (RC) Zone**

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).

Applicant: Lindon City
Presenting Staff: Hugh Van Wagenen

General Plan: Commercial
Current Zone: General Commercial CG-A8

Property Owner: multiple
Address: ~400 North 2800 West
Parcel ID: multiple
Area Size: ~175+ acres

Type of Decision: Legislative
Council Action Required: Yes

SUMMARY OF KEY ITEMS

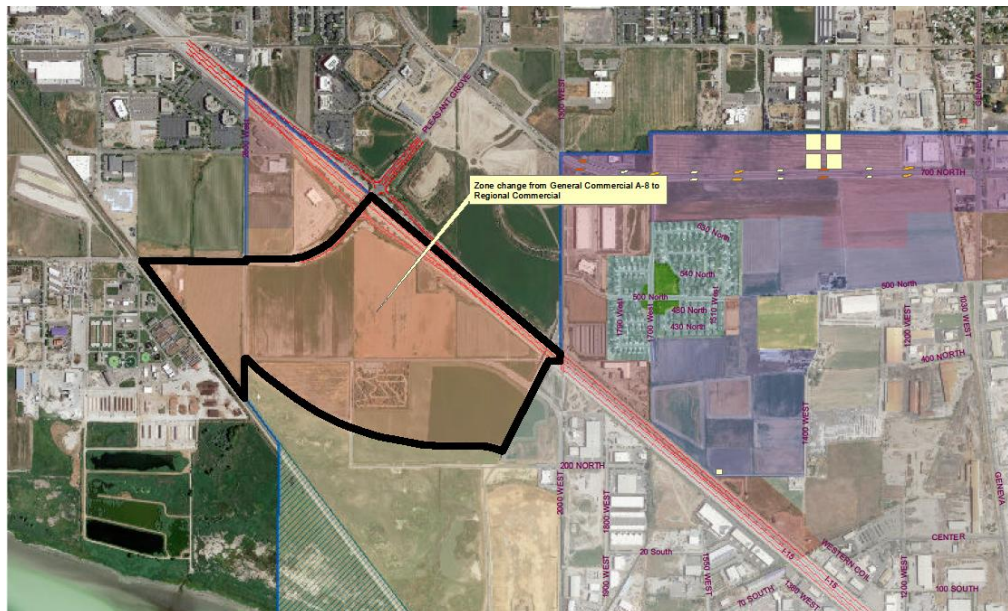
1. Whether to recommend approval of a request to change the zoning map of the subject parcels and adopt associated land use ordinances and regulations.

MOTION

I move to recommend (approval, denial, to continue) Ordinance 2017-____-O with the following conditions (if any):

- 1.

The Regional Commercial zone will have design standards similar to commercial zones, but may also allow warehouse and distribution uses.



Lindon City requests approval of a **Zone Map amendment** to reclassify the following parcels from General Commercial-Auto (CG-A8) to Regional Commercial:

Parcel ID	Owner	Address
140590050	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	84042
140600073	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	84042
140600067	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	84042
140590051	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	84042
140600075	UTAH DEPARTMENT OF TRANSPORTATION	84042
140590049	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	84042
140600064	UTAH DEPARTMENT OF TRANSPORTATION	84042
661350001	UTAH DEPARTMENT OF TRANSPORTATION	2995 W 600 NORTH, LINDON, UT
140590048	VESAM INC	84042
140600012	PROPERTY RESERVE INC	4600 W 7200 NORTH, LINDON, UT 84042
140590001	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	6000 N 4250 WEST, LINDON, UT
140590035	PROPERTY RESERVE INC	84042
140590026	JEPPSON, VELOY (ET AL)	84042
140590040	HAMMONS, JOHN Q	84042
140590036	BIG IRON PROPERTIES LLC	84042
140590042	LINDON CITY	84042
140600014	PROPERTY RESERVE INC	4600 W 7200 NORTH, LINDON, UT
130790035	PROPERTY RESERVE INC	
140590053	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	
140600082	UTAH COUNTY SOLID WASTE SPECIAL SERVICES DISTRICT	
130790016	PROPERTY RESERVE INC	5600 W 6400 NORTH, LINDON, UT
130790016	PROPERTY RESERVE INC	5600 W 6400 NORTH, LINDON, UT
140590058	STARLINE PROPERTIES LLC	

Item 6: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 7: Planning Director Report

- APA-Utah Fall Conference @ Park City Oct. 5 & 6, 2017
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Adjourn