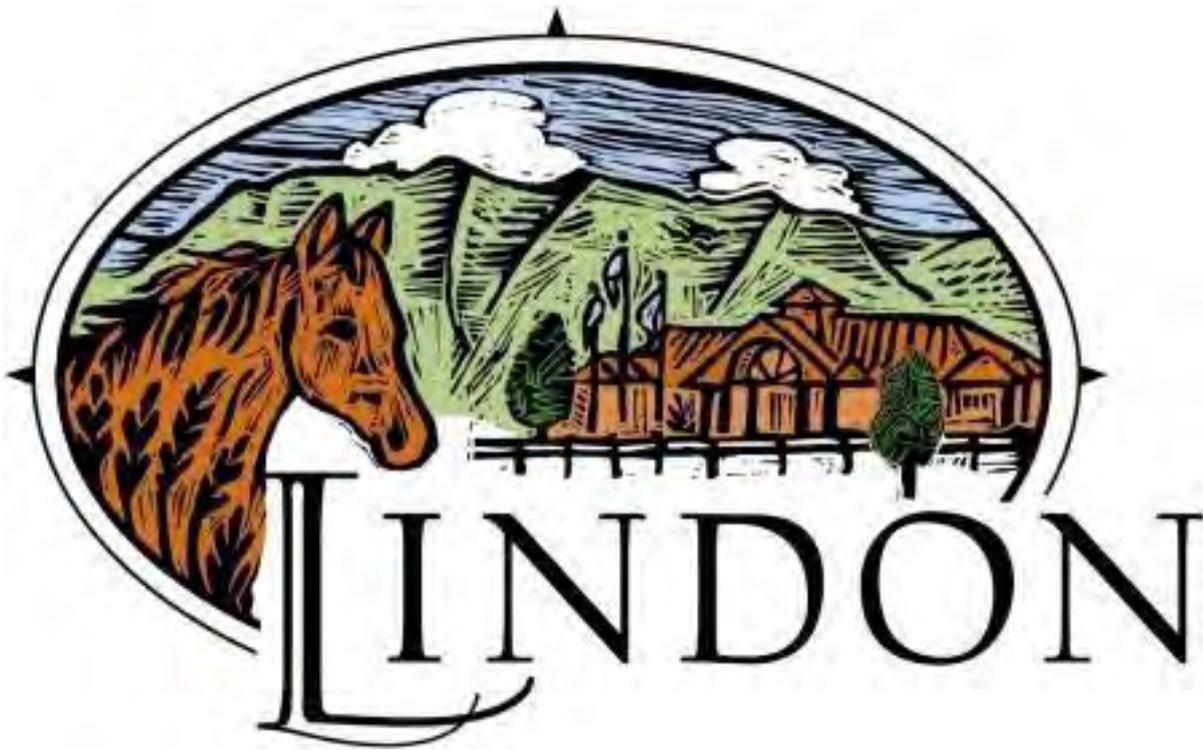


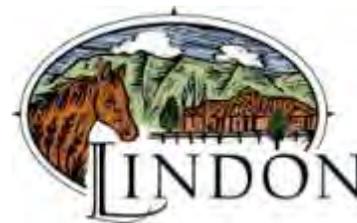
Lindon City Planning Commission Staff Report



November 22, 2016

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, November 22, 2016**, 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 10/25/2016; Planning Commission Work Session 10/25/2016

3. Public Comment

4. Conditional Use Permit — Anderson Farms Subdivision Lift Station, ~180 North 1500 West

Lindon City requests conditional use permit approval for a lift station to be located at ~180 North 1500 West, in the Anderson Farms Planned Development zone.

(20 minutes)

5. Conditional Use Permit — Utah Valley Peterbilt, 965 West 325 North

Joel Memmott requests conditional use permit approval for general auto/vehicle repair services to be located at 965 West 325 North, in the Light Industrial (LI) zone.

(15 minutes)

6. Minor Subdivision — Lindon Tech Subdivision, Plat B, ~650 North 1700 West

Mark Weldon requests approval of a two (2) lot minor subdivision at ~ 650 North 1700 West in the General Commercial (CG) and Mixed Commercial (MC) zones.

(15 minutes)

7. Site Plan — Lindon Tech 4, ~635 North 1700 West

Mark Weldon requests site plan approval for an 81,884 square foot office/warehouse building to be located at approximately 635 North 1700 West in the Mixed Commercial (MC) zone.

(15 minutes)

8. Minor Subdivision — Karma North Subdivision, Plat A, approx. 200 North 2000 West

Osman Khan requests approval of a one (1) lot subdivision of approximately five (5) acres in the Light Industrial (LI) zone.

(30 minutes)

9. Public Hearing—Zone Map Amendment, CG & MC to Lindon Village

Lindon City requests approval of a zone map amendment for multiple parcels from General Commercial (CG) and Mixed Commercial (MC) to the Lindon Village (LV) zone, at approximately 700 North from 650 West to 2000 West. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2016-21-O)

(20 minutes)

10. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use Table

Lindon City requests approval of an amendment to the Lindon City Standard Land Use Table. The proposed amendment would establish the appropriate uses in the Lindon Village (LV) zone. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2016-22-O)

(20 minutes)

11. Public Hearing — Ordinance Amendment, 700 North Lindon Village Zone Code 17.48

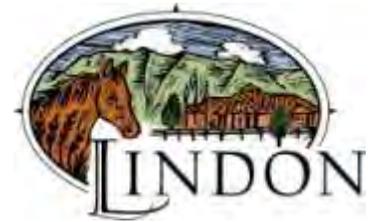
Lindon City requests approval of an amendment to Lindon City Code 17.48 to allow for the creation of the Lindon Village (LV) zone. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2016-23-O)



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

Notice of Meeting

Lindon City Planning Commission



(5 minutes)

12. Review & Action — 2017 Lindon City Public Meeting Schedule

The Planning Commission will review the proposed 2017 Lindon City Public Meeting Schedule.

13. New Business from Commissioners

14. 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: November 18, 2016

Time: ~3:45 p.m.

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

Item I: Call to Order

November 22, 2016 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission Meeting — October 25, 2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **October 25, 2016 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Bob Wily, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
Sharon Call, Chairperson	Matt McDonald, Commissioner
14 Rob Kallas, Commissioner	
Bob Wily, Commissioner	
16 Mike Marchbanks, Commissioner	
Charles Keller, Commissioner	
18 Steven Johnson, Commissioner	
Hugh Van Wagenen, Planning Director	
20 Brandon Snyder, Associate Planner	
Kathy Moosman, City Recorder	

22
24 **Special Attendee:**
Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 28 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
30 meeting of October 11, 2016 were reviewed.

32 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF OCTOBER 11, 2016, AS PRESENTED.
34 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

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

42 **CURRENT BUSINESS** –

- 44 4. **Minor Subdivision — Tivoli Gardens Subdivision, Plat A, 178 West 200**
46 **South.** Ken Breschneider requests approval of a two (2) lot minor subdivision at
178 West 200 South in the Residential (R1-20) zone.

2 Brandon Snyder, Associate Planner, opened this discussion by stating Bryant
3 Bishop is in attendance tonight as representative of this request for approval of a two (2)
4 lot minor subdivision at 178 West 200 South in the Residential (R1-20) zone.

6 Mr. Snyder explained this proposed minor subdivision will create two residential
7 lots fronting onto 200 South. He noted the Lindon City Street Master Plan Map indicates
8 200 South Street is a major collector and an existing single-family residence is located on
9 the proposed east lot. He noted the residence, which was built in 1960, will remain and
10 the remainder of the parcel will be developed in phases. The future phases will need to
11 take into account and address the requirements of the current street master plan in regards
12 to the “local” road connections. Mr. Snyder pointed out the public improvements (curb,
13 gutter, and sidewalk) already exist along 200 South and the property is bordered by the
14 following residential subdivisions: Westridge Estates, Plat A (west), Lindon Treasury,
15 Plat A (east), and Johnson’s Home, Plat A (east). Mr. Snyder mentioned the current
16 property owner is listed as Rhoda Price who has recently passed away so the property is
17 in the process of changing ownership to the applicant.

18 Mr. Snyder further explained what the Commission is looking at tonight is to
19 make sure the requirements are met for the R1-20 zone and staff will need administrative
20 approval verifying that it complies with the standards in place in the ordinance. He noted
21 that staff has determined that this proposed subdivision complies, or will be able to
22 comply before final approval, with all remaining land use standards. He pointed out the
23 City Engineer is addressing engineering standards and all engineering issues will be
24 resolved before final approval is granted. Mr. Snyder then referenced the proposed
25 subdivision and an aerial site photo followed by some general discussion.

26 Mr. Snyder made mention of one thing that came up after the staff report was
27 already written. When the adjoining property Lindon Treasury subdivision was reviewed
28 and approved there was a temporary fix for a sewer lift station and a temporary sump that
29 collects the storm drain water. Because the property is in the process of being developed
30 the city has concerns of addressing and making the connection for the sewer and sump
31 for the storm drain. Mr. Snyder stated staff recommends adding these items as conditions
32 in the motion to address prior to approval of the plat or to continue the item for further
33 discussion. He then turned the time over to the applicant for comment.

34 Mr. Bishop stated the applicant understands the lift station is there and he is okay
35 with having the utilities run through the property. It’s not something he would want to do
36 as part of this first phase with the two homes being built. He added the future plans for
37 the back property is an extension of the existing property and he will be turning it into a
38 park (essentially) so if the city has a desire to do that sooner rather than later and waiting
39 for the future phase he would also be comfortable with that happening.

40 Chairperson Call commented even though this item is not a public hearing she is
41 aware there are several audience members in attendance who would like to address the
42 Commission. Several residents addressed the Commission as follows:

43 **Doug Barlow:** Mr. Barlow mentioned several questions he would like the Planning
44 Commission to think through tonight before making a decision on this item. He noted he
45 is coming forward as a citizen and as an adjacent property owner. He then presented his
46 bullet point items (power point presentation) for discussion as follows:

- 2 • He showed the Price's boundary line. He would like to see a full plan of the property instead of a subsection.
- 4 • He showed the current Lindon City Master Plan that shows 130 South connecting together with a spur that goes up to 40 South. This is very critical to him because if he wants to develop his property this is the road he would have to use due to frontage concerns. Does this subdivision change the current plan or not.
- 6 • It has been assumed that 130 South would connect (per the planning dept.) that's why they didn't build a cul-de-sac. He would like to know what the future plans are as the applicant wants to build a park.
- 8 • 130 south dead ends; is this permanent and what are the long term plans.
- 10 • If a road does or doesn't go through it's critical to the land owners in the future for their undeveloped land. 40 south is a unique road with no sidewalks and is narrower than normal. He would like to see the full plan and if all the undeveloped land dumps onto 40 south that would need another discussion.
- 12 • He asked the Commission to request a full plan of all the phases to discuss how the master plan and the streets are affected before moving forward.
- 14
- 16
- 18

19 **Mick Johnson:** Mr. Johnson stated he is the adjacent home owner (to the east) to the property in question. He explained with the proposed road going through there is also a problem with the sewer because those homes have the sewer pumped up and he questioned if the power is lost what would happen then. He is against this proposed road and the sewer needs to go through somewhere without having to pump it.

21 Mr. Snyder clarified where the pump is noting it pumps to 200 south. He also referenced the master planned roads and the east west connection on 130 South. He noted it was his understanding when this area was looked at a group of citizens met and discussed the proposed alignment that best served as many property owners as possible as far as providing access. He clarified the proposal before the Commission tonight frontages off of 200 south (access and utilities). He then gave the reasons the applicant did not provide the overall master plan concept with this proposal as it is apparent how the remainder of the property would develop if the master planned roads were put in subsequent to this first phase. Obviously there would be a lot or two to the south and with the hugging west of the property line the only option was to put lots on the east side.

23 Chairperson Call stated she is trying to understand if the subdivision is approved off of 200 south how it will affect the development of the rest of the property. Mr. Snyder stated when staff looked at the current parcel as a whole it is being proposed to be developed in phases with the first phase being the two (2) lots at the south end of the property. Since the overall parcel is being considered for some approvals, staff feels it is necessary to address the storm drain and sewer issues, however they recognize there is sufficient enough property remaining that in the future the additional phases can still be accomplished and the first phase would not prohibit that to happen and is not blocking what is currently called out by the master plan. He noted the applicant is aware that approvals to remove the roads from the master plan must go to the Planning Commission and then on to the City Council for the ultimate decision, so as long as those are on the books those would be required for any further development to the north of these lots.

2 Mr. Bishop stated the applicant has indicated although he wants to create a park
he would consider selling the top portion to the north to someone else to accommodate
4 for a cul-de-sac to provide access. What is currently proposed is the two lots on the front
and the future park on the back end of the property.

6 Mr. Barlow stated he is not opposed to the subdivision going in but wants to know
the future phases because the park sits where the road is going to be so if the road is
8 going away he wants to know how the master plan is going to change that and how this
will affect him. Mr. Van Wagenen clarified that Mr. Bishop has said what his plan is
10 looking to do and the city has no formal application or plans to amend or remove roads
from the master plan at this point until there is a formal application and a decision
12 otherwise.

Chairperson Call pointed out what is being proposed tonight is the minor
14 subdivision and she doesn't feel it can be denied because it appears to meet all the
requirements. Mr. Snyder confirmed that statement adding if the applicant comes in on
16 the additional phases the master plan roads will come into play and will have to be taken
into consideration; these are shown on the master plan and as development occurs they
18 need to be installed as required. He re-iterated the only thing the applicant is requesting
tonight is the two lots that can be separated and sold from the remaining property and
20 staff feels this proposal does not prohibit those master planned roads from still being
achieved. He reminded the Commission to add as a condition in the motion to make the
22 recommendation that it is contingent on addressing the storm drain and sewer
requirements or continuing the item so further discussion can take place with the
24 applicant. There was then some general discussion by the Commission regarding the
conditions and issues discussed.

26 Mick Johnson asked if the reason this is being done tonight and creating a
subdivision is to keep a road from coming off the proposed road onto 200 south rather
28 than putting it onto 40 south. Chairperson Call stated they have not been given that
information they are only dividing the parcel so it is two lots. Mr. Snyder stated the
30 applicant is not proposing that road connection and it is not required on the master plan
and has not been considered. John Buckley representing the Rhoda Price estate
32 commented the property sale is under contract and contingent upon this proposal.

Commissioner Johnson asked about the contingency and if the sewer is an issue
34 that needs to be addressed. Mr. Snyder stated they would like to fix the issue now and
make that connection and not wait for the future phases where the road may come in so
36 the sewer lift station can be eliminated. Mr. Bishop re-iterated that the road and the
utilities running through are not part of this proposed subdivision, however, as was
38 discussed today with staff the applicant is not opposed to having those utilities run
through the ground. If there is a desire by the city to put those in sooner than later that is
40 something the applicant is not opposed to having the connection go through.

Mr. Van Wagenen clarified in the motion the Commission may approve this
42 tonight with the condition that the underground utilities connections the city is interested
in be resolved with a mutual agreement between the applicant and the city. He also
44 pointed out that anytime there is a request that a road be vacated a public hearing will be
held and will be noticed so people have the right to speak and any affected property
46 owners will also be notified.

2 Following some additional discussion Chairperson Call asked if there were any
4 further questions or comments from the Commission. Hearing none she called for a
motion.

6 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
8 REQUEST FOR APPROVAL OF A TWO (2) LOT RESIDENTIAL SUBDIVISION TO
10 BE KNOWN AS THE TIVOLI GARDENS SUBDIVISION, PLAT A, WITH THE
CONDITION THAT THE TWO PARTIES MEET WITH STAFF TO RESOLVE THE
12 POTENTIAL FUTURE RESOLUTION OF THE UNDERGROUND UTILITIES.
COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL	AYE
14 COMMISSIONER KALLAS	AYE
14 COMMISSIONER MARCHBANKS	AYE
16 COMMISSIONER WILY	AYE
16 COMMISSIONER KELLER	AYE
18 COMMISSIONER JOHNSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

20 **5. Street Name — Williamson Farms Subdivision, Plat A, 350 East 450 North.**

22 Robert Williamson requests consideration of a subdivision street name. The
24 pending Williamson Farms Subdivision, Plat A, located at approximately 350 East
450 North, included the newly constructed 350 East Street. The applicant would
26 like the Planning Commission to consider the use of a name street, instead of 350
East, per Lindon City Code 17.32.130 Street Numbers and Names.

28 Hugh Van Wagenen, Planning Director, stated Robert Williamson is in attendance
30 tonight to request consideration of a subdivision street name. He noted the pending
Williamson Farms Subdivision, Plat A, is located at approximately 350 East 450 North,
32 including the newly constructed 350 East Street. The applicant would like the Planning
Commission to consider the use of a name street (Laurie Lane), instead of or jointly with
34 350 East, per Lindon City Code. Mr. Van Wagenen then referenced Section 17.32.130
Street numbers and names.

36 Kurt Stembridge and Robert Williamson were in attendance on this item. Mr.
Stembridge stated they are just wanting to add a name to 350 East. He mentioned that
38 this proposed name change is named after Laurie Moosman who lived at the property for
many years and was a long time Lindon resident.

40 Following some general discussion Chairperson Call asked if there were any
42 further questions or comments from the Commission. Hearing none she called for a
motion.

44 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
46 APPLICANT'S REQUEST FOR APPROVAL OF A STREET NAME TO BE KNOWN
AS LAURIE LANE, FOR 350 EAST IN THE WILLIAMSON FARMS SUBDIVISION,
PLAT A, WITH VERIFICATION THAT IT IS NOT DUPLICATED IN THE CITY.

2 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
6 COMMISSIONER WILY AYE
COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 6. **Concept Review — Norton Assembly, 570 N. State Street.** Krisel Travis, DR
14 Horton, requests feedback on a concept plan for higher density residential
development at approximately 570 N. State Street. The associated concept plan is
16 for 45 units on the rear 7.9 acres. The property is currently in the General
Commercial (CG) zone. As a concept review, feedback is requested but no formal
18 action will be taken.

Mr. Snyder led this agenda item by explaining a Concept Review allows applicants
20 to receive Planning Commission and/or City Council feedback and comments on
proposed projects with no formal approvals or motions needed, but general suggestions
22 or recommendations are typically provided. He noted they are not mandatory, but a
Concept Review is recommended for all large development projects. Mr. Snyder stated
24 the property in question is located at approximately 570 N. State Street and is currently in
the General Commercial (CG) zone. He then referenced the General Plan Land Use Map
26 which calls out this area as Commercial. He noted the property is currently used for
agricultural purposes for animals and livestock.

28 Mr. Snyder went on to say that currently 570 North dead ends into the east side of
the property. He noted according to the Lindon City Street Master Plan Map, 570 North
30 is master planned to continue out to State Street. The applicant’s proposal would reroute
570 North to connect into 500 North instead of continuing on through to State Street.

32 Mr. Snyder further explained the applicant is requesting feedback on a proposal to
rezone a portion of this property for residential use. The associated concept plan is for 45
34 dwelling units (21-single family and 24 twin home) to be built on 7.9 acres. The
applicant’s submittal also indicates that the total project area is 12.1 acres. He pointed out
36 that the area adjacent to State Street would remain in the commercial zone and would
total approximately 4.2 acres. The applicant would like to discuss the proposed site
38 layout and density for a residential project that would transition from future commercial
uses to the existing larger lot subdivision (Manzana Acres Subdivision, Plat A).
40 He then referenced the Lindon City General Plan indicates the following:

- “Methods of protecting residential areas by providing transitions and buffers
42 between residential and commercial areas include increased setbacks,
landscaping, restricted land uses, diversion of traffic, controlled noise or light,
44 height limitations, and transitional land uses such as research and development
office uses.” (Commercial Land Uses, Page 9)

- 2 • Transitions between different land uses and intensities should be made gradually
3 with compatible uses, particularly where natural or man-made buffers are not
4 available. (Guideline #6, Land Use Guidelines, Page 14)

6 Mr. Snyder mentioned that Public Works has indicated that there is currently a
7 temporary storm water basin at the end of 570 North. He noted that staff would prefer
8 that the road continue to either State Street or 500 North to allow the continuation of
9 utility lines and would prefer that the utilities be located in the public road and not in a
10 backyard or side yard (easement).

11 Mr. Snyder then referenced for discussion the possible concerns and options as follows:

- 12 • Use of double frontage lots is limited to reasons of topography per Lindon City
13 Code 17.32.110.
- 14 • Is the proposed housing density for transition purposes appropriate at this scale?
15 ○ Possibility to utilize (existing codes) R1-20, R1-12 and the PRD
16 ordinance (found in Lindon City Code 17.76) to transition to
17 commercial? Staff recognizes that there are acreage and unit
18 limitations to the use of the PRD ordinance.
- 19 • Verify remaining parcels along State Street (west of the LDS Chapel) will comply
20 with the minimum acreage requirements of the CG zone.

21 Mr. Snyder mentioned the City Council reviewed this concept on October 18,
22 2016 where the applicant presented the proposal as a senior (55 yr+) community. He
23 noted the proposal includes 20' setbacks on all sides and the building footprint is 1,700
24 sq. ft. with a 50' cross section. He then referenced the following feedback/concerns from
25 the City Council that was provided to the applicant:

- 26 1. Appropriate to reduce available commercially zoned property? (specifically
27 vacant property on State Street)
- 28 2. Concern over the proposed lot sizes (departs from traditional neighborhood
29 pattern)
- 30 3. Density (too high)
- 31 4. Desire to allow the Ivory Homes project to begin (is there a need for additional
32 housing options beyond large lots at this point in time or at this location)
- 33 5. Recognize that this is a very deep commercial lot
- 34 6. Encourage the use of high quality product and materials
- 35 7. Retain as much of the commercial along State Street. Would consider housing
36 along the rear, but at a lower density.
- 37 8. Recommend a smaller footprint than proposed for residential area.
- 38 9. Opportunity to continue large residential lots.

39 Mr. Snyder then turned the time over to Ms. Travis for her presentation. Ms. Travis
40 stated they came before the City Council on October 18th and had a nice visit with some
41 good feedback. She then gave a brief background of D.R. Horton noting they are the
42 second largest builder in the state. She explained they are proposing a concept plan that
43 would rezone the back 7 acres to a 55 and older community with 45 homes (combination of
44 twin homes and family homes) where they will target “empty nesters” and also incorporate
45 CC&R’s which would be deed restricted. They would also propose re-routing 570 North to
46

2 connect into 500 North instead of continuing on through to State Street. Ms. Travis then
4 presented photos of the product they are proposing (including floor plans) and referenced
6 other similar projects and invited the Commission to visit there other community
developments (Sky Estates in Highland). Ms. Travis stated they would buffer the
commercial use and would transition back to the larger lots; this development would be a
100 % maintained community.

8 The Commission brought up some of the same issues the Council had concerns
with including setbacks, road width, lot size, utilities and tax revenue followed by
10 discussion. The Commission also brought up the fact that commercial development is vital
as there is not a lot of commercial ground left in the city. They also discussed the depth of
12 the commercial piece and the issues it poses with re-zoning as it is an odd shaped piece of
property. The Commission asked if there is a market for ½ acre lots. Ms. Travis agreed
14 that Lindon is a desirable place to live but to build a \$500,000 house on a ½ acre lot next to
a commercial area is not a viable option as they do not know what commercial
16 development will be coming in the future.

The Commission also mentioned they are hesitant on high density in this specific
18 area of Lindon as they just approved a large scale project on the west side (Ivory
Development) that includes high density. They would feel more comfortable with R1-20 in
20 this specific area. Ms. Travis mentioned the market is demanding smaller lots and they are
seeing a tendency for less maintenance and more flexible lot sizes.

22 Chairperson Call mentioned her biggest concern is the reduction of the
commercial zoned property as there is limited commercial property in the city.
24 Commissioner Wily pointed out that it is an odd shaped, very deep lot. Commissioner
Johnson stated when they drew the line it went through the middle of the property so they
26 made the whole piece commercial. He lives in that neighborhood and asked the
neighbors their opinion on this proposal and got a “mixed bag” with some wanting
28 nothing but ½ acre lots and others thinking this may be a good use. There was also
concerns by the neighbors with increase of crime etc. with the higher density. He added
30 being so close to commercial it would be hard to have ½ acre lots but he likes the concept
with a buffer; it may be a little dense but it has to be viable. He wants to make sure there
32 is enough room for commercial development.

Chairperson Call also mentioned the concerns with the roads and the positioning
34 of going through so it doesn't cut into the commercial. Ms. Travis stated there has not
been a lot of interest in any large commercial developers; maybe small retail shops that
36 struggle in the area anyway. She feels a mixed commercial use would be great for
diversity in the city. Chairperson Call stated the Ivory Development is putting in a 55+
38 community also. Ms. Travis stated she is aware of that but feels there is a great need for
these types of communities in Lindon and she can see this fitting with some
40 compromises. They have not run the numbers since the City Council meeting to reduce
the density at this point. Chairperson Call pointed out if the Council feels the density is
42 too high they will have the final determination.

Commissioner Kallas commented because this is a concept review as you look at
44 this property and the way it's laid out in this proposal for any commercial use it is too
shallow on one end and plenty deep on the other end and it would be better if it was
46 parallel to the road somehow. His other concern is that a number of projects like this have
come before the Commission and he is not opposed to them, but the way Lindon is laid

2 out with ½ acre lots there is a lot of infill but how many of these types of developments
4 can be approved; are we setting a precedent? He added the Council is hesitant because
the residents are hesitant because they like the ½ acre lots. If we open the door are we
opening the door for others to do it and this is something we need to consider.

6 Commissioner Keller agreed with that statement.

8 Commissioner Marchbanks commented perhaps an ordinance is needed that
allows an overlay potential with a minimum of acreage that identifies infill and the
10 amount of acreage etc. so we can be fair in addressing these requests on a piece by piece
basis. Commissioner Wily pointed out some of the other requests were not as well
12 thought out as this proposal. Personally he feels that the ½ acre lot should not be the
“sacred cow” in Lindon anymore as the market and demographics are changing and we
14 need more choices in Lindon and more high quality 55+ communities in different places
in the city; he feels this would be extremely popular and people would like it. Ms. Travis
stated this would be brought in as a PRD.

16 Chairperson Call shared the concerns of the Council that the Anderson Farms was
just approved with 55+ community there so we are offering this type housing in the city.
18 She is not really opposed to these types of developments but she would like to see how it
goes down the road. Ms. Travis stated 6,000 ft. and under is the market that people are
20 wanting and that is what sells. You have to look at the demographics of the city and what
will keep the city viable. You have to be picky and choose the right fit at the right time
22 that will protect and buffer the city; she agrees it is a hard balance.

24 Chairperson Call stated the feedback the Commission has given is probably
similar to what the City Council conveyed as there are a lot of pros and cons and there are
26 mixed feelings. Commissioner Marchbanks commented if this was cut back to be more
parallel to State Street that would leave a more viable commercial piece would be
important and if the neighbors are open to the concept with the high end homes he thinks
28 this could be a nice development and he is certainly not opposed to this concept and to
give people more options to live in Lindon; we need to offer something in between ½
30 acre lots and high density. Following some additional discussion Ms. Travis stated they
can pencil something out and see what they can come up with. She also thanked the
32 Commission for their time and feedback.

34 Chairperson Call asked if there were any questions or comments from the
Commission. Hearing none she moved on to the next agenda item.

36 7. **New Business: Reports by Commissioners** – Chairperson Call called for any new
38 business or reports from the Commission at this time. Chairperson Call
commented that she noticed that the Pleasant Grove Council approved an
ordinance to allow “tiny homes” and questioned if the city has been approached.
40 Mr. Van Wagenen stated there has been some inquiries but it hasn’t gone any
further at this point.

42 8. **Planning Director Report** – Mr. Van Wagenen reported on the items listed below
44 followed by general discussion.

- 46 • Joint Meeting for General Plan Kickoff and signage meeting
- Spring Gardens Tour was discussed noting it was a nice facility

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

4 **ADJOURN** –

6
8 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 8:50 P.M. COMMISSIONER KALLAS SECONDED THE MOTION.
10 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

12 Approved – November 22, 2016

14 _____
Sharon Call, Chairperson

16
18
20 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

**Item : 4 Conditional Use Permit
Anderson Farms Sewer Lift Station
~180 North 1500 West**

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential High Zone: Anderson Farms Planned Development</p> <p>Property Owner: Ivory Development LLC Parcel ID: 14:063:0071 Lot Size: Current, 37 acres; eventually part of 10 acre city park</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve the applicant's request for a conditional use permit.2. Whether to impose reasonable conditions to mitigate potential detrimental impacts. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit for a sewer lift station in the Anderson Farms Planned Development zone with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.
--	---

BACKGROUND

1. The applicant proposes a pump house for a combined ground water, secondary water, and sewer lift station with a building footprint of about 1,824 square feet.
2. The lift station will serve the Anderson Farms residential development as well as other areas of the City. It is being constructed by Ivory Development, but will be dedicated to and taken over by Lindon.
3. When online the lift station will decommission two existing lift stations.
4. The station will be at the edge of the planned City park that is part of Anderson Farms.
5. The applicant indicates that there will be no full time employees at this site. The pump house will be visited periodically, perhaps once each day for operation and maintenance purposes. Traffic to the site will be light and limited primarily to service vehicles. Every few years a small crane or drilling rig may be required to perform maintenance on the pumps.
6. Lindon City Code (LCC) 17-32-350, indicates that site plans for installation of public utility facilities (water wells, pump stations, and other similar uses), are subject to Planning Commission approval as a conditional use.

REVIEW PROCESS

Public Comment

Third party notices were mailed on November 11, 2016, to the adjoining property owners in accordance with LCC 17.14.50 Third Party Notice. Staff has received no public comment.

DISCUSSION

Public Utility Lots shall be exempt from the following: (LCC 17-32-350(2))

- a. Minimum lot size requirements.

b. Minimum lot frontage requirements. (*Access is from the east via an old county dirt road that is now owned by Lindon City and will also be accessible via the park if necessary.*)

Notwithstanding section 2 above, all other standards of the underlying zone may be imposed, subject to review and consideration by the Planning Commission of whether or not the standard or condition is necessary in order to protect the public health, safety, welfare, and aesthetics of the area, or is otherwise in the public interest.

Landscaping Standards

Landscaping The property has no public street frontage. Therefore, the site is not required to install the landscaped strip twenty (20) feet in width. The site has less than 10 parking stalls. Therefore, no interior parking landscaping is required. As the structure will be in the corner of the City park, grass will be planted up to the security fence.

Fencing Standards

Fencing The proposal includes a black vinyl coated chain link security fence with barb wire on the top around the perimeter of the facility.

Architectural Standards

Materials The structure exterior walls will be constructed of split face CMU block, smooth face CMU block, and siding with a standing seam roof. The materials are of earth-tone colors. Please see the attached example photos, renderings and elevations.

ANALYSIS

Applicable laws and standards of review

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Lindon City Code Section 17.20.060 provides that a conditional use may be denied when:
 - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,

- "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

ATTACHMENTS

- Site Plan
- Location relative to park concept
- Structure elevations
- Building renderings
- Example photos



NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

LR PROJECT #
2013-1846
 DRAWN BY
ELS
 CHECKED BY
GDM
 SCALE
1" = 100'
 DATE
5/2/2016
 SHEET
H



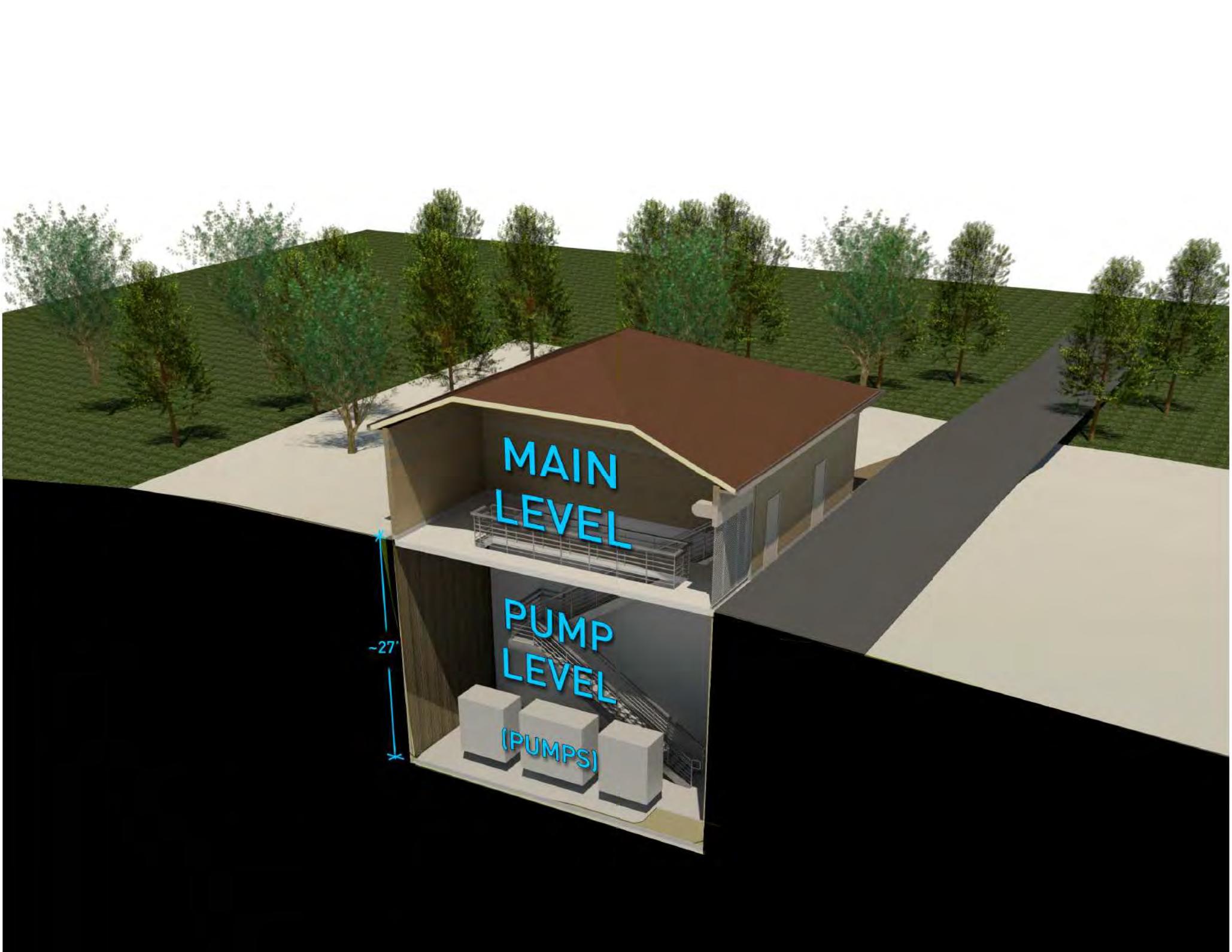
LANGVARDT DESIGN GROUP

Note: This is a concept plan and may change, move, or be altered at any time.

IVORY HOMES
 3040 SOUTH CENTER STREET
 SALT LAKE CITY, UT 84119
 (801) 477-0800

- PROPOSED IMPROVEMENTS**
- 80 PARKING SPACES (ASPHALT)
 - 2 SOCCER FIELDS
 - 1 BASEBALL FIELD (CONCRETE/ASPHALT WITH BACKSTOP)
 - 1 SOFTBALL FIELD (CONCRETE/ASPHALT WITH BACKSTOP)
 - 4 PICKLEBALL COURTS (CONCRETE WITH NETS) (SP)
 - 2 BASKETBALL COURTS (CONCRETE WITH NETS) (SP)
 - 2 BASKETBALL COURTS (CONCRETE WITH NETS) (SP)
 - 20 BENCHES (CONCRETE)
 - 1 PLAY AREA (ASPHALT 20' x 10') WITH BENCHES/SEAT
 - 16 BENCHES (ASPHALT)
 - 4 PLAYERS SEATERS
 - 0 LEANING BENCHES/SEATERS
 - 8 BOYS TOILET STALLS (SP)
 - 1 LARGE PLAZA (CONCRETE)
 - 1 TRAMPOLINE (4 SPRINGS)
 - SYNTHETIC TURF (ARTIFICIAL GRASS)
 - CONCRETE/ASPHALT DRIVEWAY FOR ALL LANDSCAPED AREAS





MAIN
LEVEL

PUMP
LEVEL

(PUMPS)

-27'



22 November 2016



Item 5: Conditional Use Permit — Utah Valley Peterbilt 965 West 325 North

Joel Memmott requests conditional use permit approval for general auto/vehicle repair services to be located at 965 West 325 North, in the Light Industrial (LI) zone.

<p>Applicant: Joel Memmott, Jackson Group Peterbilt Presenting Staff: Brandon Snyder General Plan: Mixed Commercial Zone: Light Industrial (LI) Property Owner: MS Business Properties Group 3 LLC Address: 965 West 325 North - Lindon Parcel ID: 46-518-0008 (Lot 8, Plat C, M.S. Business Park Subdivision) Lot Size: 1.485 acres Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve the applicant's request for a conditional use permit. Whether to impose reasonable conditions to mitigate potential detrimental impacts. <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit for general auto/vehicle repair, to be located at 965 West 325 North, in the Light Industrial (LI) zone, with the following conditions (if any):</p> <ol style="list-style-type: none">
--	--

OVERVIEW

The applicant has requested approval for general auto/vehicle repairs. The applicant is looking to relocate from their existing location at 870 West 410 North. The applicant indicates that they will provide commercial repair services for Medium and Heavy Duty Trucks (class 5, 6, 7, and 8). The **Lindon City Land Use Table indicates that "General auto/vehicle repair" is a conditional use in the LI zone.** The present location's conditional use permit (CUP) was approved by the Planning Commission on March 25, 2014, with conditions (File #14-002-1). Third Party Public Notices representing their proposed location, as required per Lindon City Code section 17.14.50, were mailed on November 11, 2016. No public comments have been received by Staff at this time.

Please refer to the building layout and use information provided by the applicant below (attachments). Any proposed signage or changes to the building will require a building permit. The applicant will need to update Business Licensing records prior to business activities. The applicant is not proposing any changes to the site. The proposed location fronts onto Geneva Road and 325 North. Access is from 325 North only. The proposed location is not adjacent to residential properties.

The conditions required in 2014 included:

- Construct and maintain 8 foot fence, as measured from the operator's side, from north to south on the east boundary within 45 days of April 1, 2014.
- No outdoor storage of vehicle parts.
- Hours of operation - 7:00am to 6:00pm.
- No major outdoor repairs.
- No street parking of vehicles being serviced.
- Service may only be performed on commercial vehicles, classes 5, 6, 7, and 8.



The purpose of the Light Industrial (LI) zoning district is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of the district are designed to protect environmental quality of the district and adjacent areas. (Lindon City Code 17.49.020)

Understanding Truck Classifications (Google)

Truck classifications are based on the GVWR, or Gross Vehicle Weight Rating. A truck's GVWR measures the total allowed weight for the truck plus any cargo it's carrying. Based on the GVWR, trucks are placed into one of eight weight-based classes. In addition, trucks can also be classified based on the broader categories light duty, medium duty, and heavy duty.

Class 1 Small Pickup Trucks, GVWR: 6,000 lbs and Below, Light Duty

Class 2 "Half-ton" Pickup Trucks, GVWR: 6,001 - 10,000 lbs, Light Duty

Class 3 "Heavy Duty" Pickup Trucks, GVWR: 10,001 - 14,000 lbs, Light Duty

Class 4 Class 4 trucks are the start of the Medium Duty category. While there are a few pickup trucks that fall under Class 4, notably the Ford F-450 Crew Cab models, most Class 4 trucks are strictly **commercial vehicles. Many are fitted with "chassis cabs" that allow owners to spec the trucks as they wish, including as wreckers, ambulances, or box trucks.** Class 4 trucks feature tow ratings in the neighborhood of 30,000 pounds, making these trucks suitable for a wide variety of hauling and towing work. GVWR: 14,001 - 16,000 lbs, Medium Duty

Class 5 Larger medium-duty Class 5 trucks, such as the Freightliner M2 or International TerraStar are often used in many of the same use cases as Class 4 trucks. However, Class 5 vehicles are also very

common in construction jobs or as fleet vehicles. Their high weight and towing ratings make these trucks perfect for a wide variety of work. GVWR: 16,001 - 19,500 lbs, Medium Duty

Class 6 These are the largest medium-duty trucks on the market. Class 6 trucks are very similar to Class 5 in terms of looks and performance, but feature the highest towing and hauling ratings. The International DuraStar 4300 and Freightliner M2 106 are the leaders in Class 6, though with the proper **engines and equipment these models can easily be spec'd out to be Class 7 or 8 trucks**. GVWR: 19,501 - 26,000 lbs, Medium Duty

Class 7 Though **Class 7 trucks aren't** on-highway semi trucks, drivers are still required to have a CDL to drive them in the U.S. Most Class 7 trucks are used in heavy-duty applications such as municipal garbage collection, heavy construction, and specialized industry work. Examples of Class 7 trucks include the Mack Granite and International WorkStar. GVWR: 26,001 - 33,000 lbs, Heavy Duty

Class 8 The largest and heaviest of all trucks, Class 8 trucks are also some of the most common. Most Class 8 trucks are outfitted as on-highway semi trucks or tractors, though there are many Class 8 trucks working as construction and oilfield trucks as well. These trucks feature a GVWR of at least 33,000 pounds, though many range far beyond that. GVWRs of 65,000 pounds or even 80,000 pounds are not uncommon with Class 8 trucks. GVWR: 33,001 lbs and Above, Heavy Duty

ANALYSIS

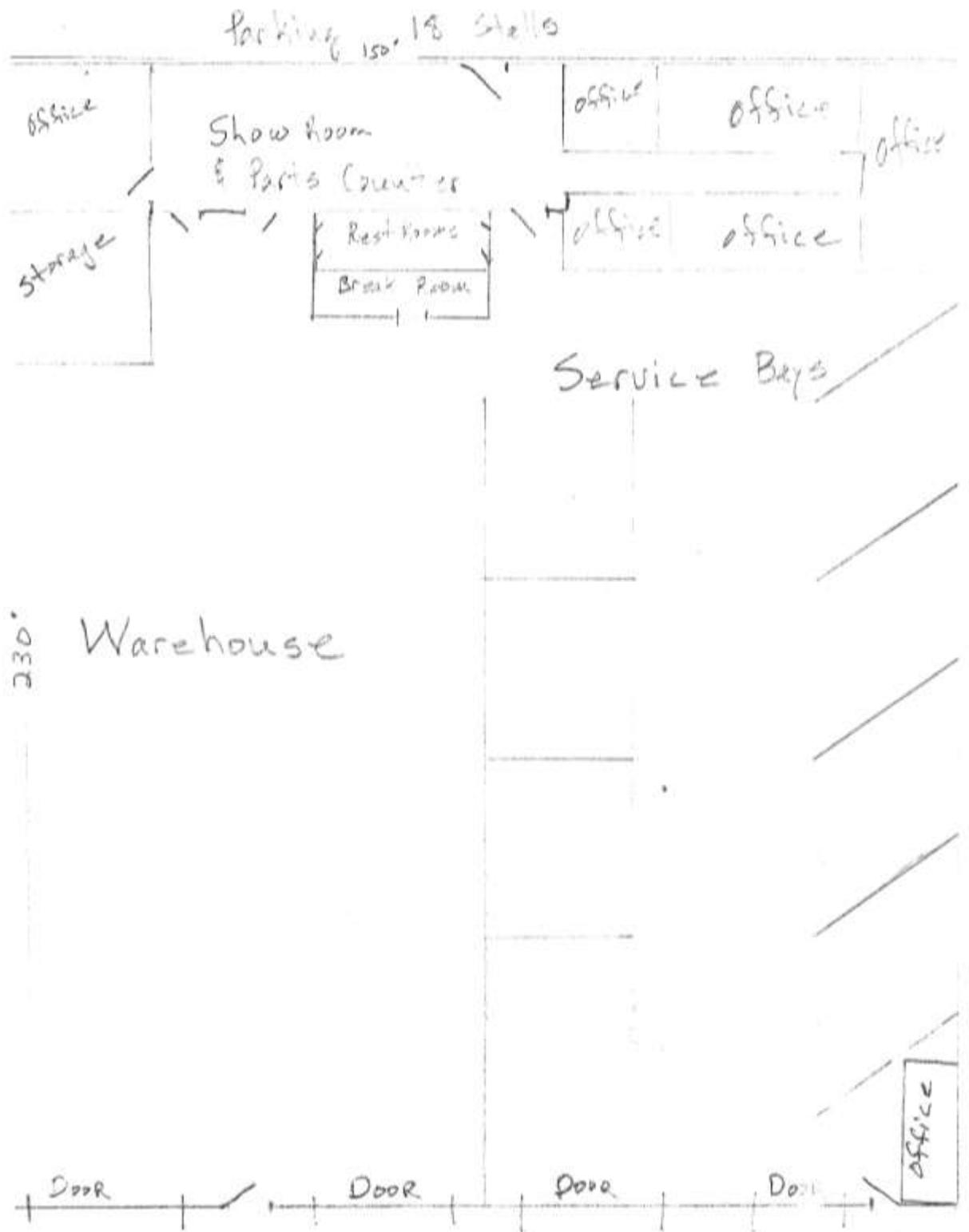
Applicable laws and standards of review

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Lindon City Code Section 17.20.060 provides that a conditional use may be denied when:
 - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
 - "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."



ATTACHMENTS

1. LAYOUT
2. INFO
3. PICTURES





November 1, 2016

Utah Valley Peterbilt

870 West 410 North

Lindon, Utah 84042

801 602 9340

Proposal for relocation to 965 West 325 North in the M.S. Business Park Subdivision:

1. Floor plan, we are going to utilize entire building. See attached floor plan.
2. Number of employees? 8 parts, 3 service technicians.
3. Number of service bays? 8
4. Services provided? Commercial vehicle repair.
5. Types of vehicles serviced? Class 5, 6, 7, and 8.
6. Hours of operation? 7:00 A.M. to 6:00 P.M. Monday thru Friday, occasional Saturdays.
7. Number of on-site assigned parking stalls and location? 18 parking stalls in front of building and 10 in the rear of building. Additional parking has been arranged with landlord in the lot to the north for any overflow or trailer parking, this will be used as needed to keep parking off of 325 North.
8. Any proposed outdoor storage or keeping of disabled vehicles or trucks? No, some may be parked waiting for service.
9. Any floor drains in the building? None, all fluids are captured for reuse or recycling.

Community Development
Lindon City

NOV - 1 2016

RECEIVED



Jackson Group Corporate Office
1920 South 5500 West
Salt Lake City, Utah 84104
Phone: 801-486-8781
www.jgpete.com

22 November 2016



Item 6: Minor Subdivision — Lindon Tech Center Plat B ~650 North 1700 West

<p>Applicant: Mark Weldon Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial/Commercial Current Zone: Mixed Commercial/General Commercial</p> <p>Property Owner: WICP West Lindon, LLC Address: ~ 650 North 1700 West Parcel ID: 14:057:0057 Size: 9.8 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> 1. Whether to approve a two lot subdivision in the MC/CG zones. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a two lot subdivision to be known as Lindon Tech Center Plat B with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. Appropriate cross access and parking easements between Lot 4 and Lot 5 are shown on the plat. 2. 3.
--	--

BACKGROUND

1. This subdivision will create two lots with Lot 5 along 700 North being in the General Commercial zone and Lot 4 in the Mixed Commercial zone.
2. A site plan for an office/warehouse building on Lot 4 will be considered in a subsequent agenda item.
3. No site plan application has been received for Lot 5.
4. Proposed frontage improvements along 1700 West are unique based on the Proctor Ditch.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the MC zone is 1 acre (43,560 sq. ft.) and in the CG zone is 0.46 acres (20,000 s.f.). The lots created by this subdivision will be 5 acres (Lot 4) and 4.7 acres (Lot 5).

Frontage Requirements

- Lot 5 is a corner lot and has 880 feet of frontage. Lot 4 has 950 feet. Both lots meet the required public street frontage of 100 feet.

Public Improvements

- Lot 5 will have improved sidewalk and street lights along 700 North per the 700 North specific cross section. 1700 West along Lots 4 and 5 will be a modified cross section because of the Proctor Ditch storm water facility.
- 1700 West is planned for a 66 foot right of way with 50 feet of asphalt. Where the Proctor Ditch runs adjacent to the Lots 4 and 5 on the west side of 1700 West, the ditch will be relocated, allowing for some widening of the roadway.
 - The final asphalt width will be 44 feet, with a Right of Way of 66 feet. Staff is comfortable with this final cross section as it allows appropriate traffic movement and minimizes ditch encroachment on private property. See attached road striping plan.

- *Curb and gutter will be relocated and sidewalk will be installed.*
- *Landscaping will be installed with the site plan for Lot 4.*

Other Requirements

- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.
3. 1700 West widening plan



1300 WEST

2000 WEST

700 NORTH

Lindon Tech Plat B 2 Lot Subdivision

Lindon Tech 4 Site
81,884 s.f. building

630 North

610 North

590 North

1650 West

1540 West

540 North

550 North

1700 West

500 North

450 North

1700 West

480 North

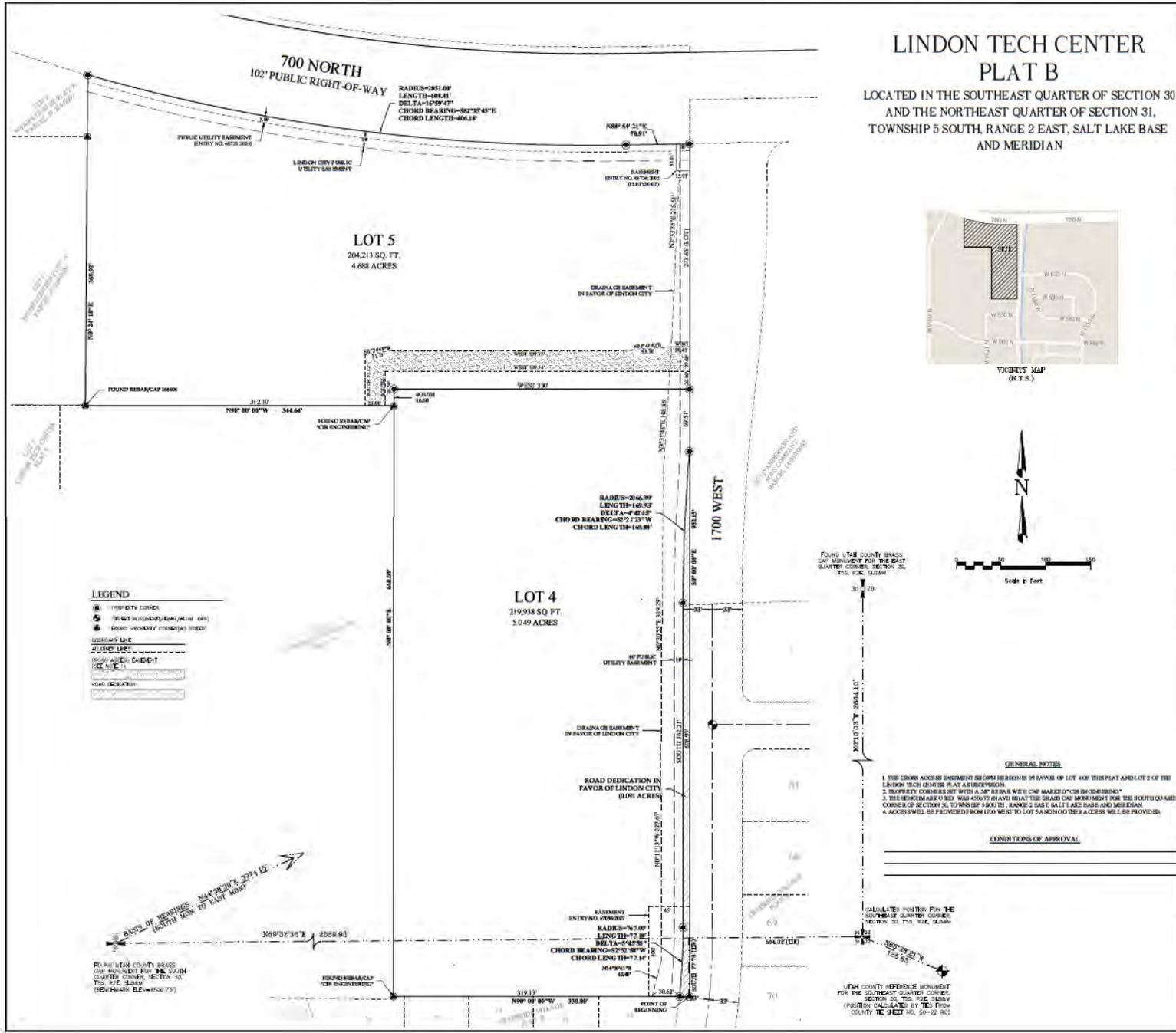
1510 West

430 North

1670 West

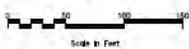
1400 WEST

22 November 2016



LINDON TECH CENTER PLAT B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30
AND THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE
AND MERIDIAN



SURVEYORS CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HAVE EXERCISED MY BEST JUDGMENT IN THE LOCATION OF THE SECTION CORNERS, PROPERTY CORNERS AND THE PROPERTY OF THE CORNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DISCLOSED BELOW AND HAVE RECORDED SAID TRACT OF LAND TO THE LOTS AND EASEMENTS HEREON AS THEY ARE KNOWN AS THE LINDON TECH CENTER PLAT B AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND LAYED OUT ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

CITY ENGINEER SEAL
NOTARY PUBLIC SEAL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING THE SOUTH CORNER OF WEST 3460 FEET ALONG THE SECTION LINE AND SOUTH 77°47'52" FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE WEST 331.10 FEET;
THENCE NORTH 66.60 FEET;
THENCE WEST 346.64 FEET TO THE SOUTHWEST CORNER OF THE NEARLY CENTER PLAT "A", LOT 1, THENCE NORTH 0°24'19" EAST 308.92 FEET ALONG SAID SUBDIVISION TO THE SOUTH RIGHT-OF-WAY LINE OF 700 NORTH STREET;
THENCE ALONG SAID RIGHT-OF-WAY 60.41 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 10°39'47" (CHORD BEARS SOUTH 82°35'43" EAST 60.41 FEET);
THENCE NORTH 88°54'21" EAST 70.91 FEET ALONG SAID RIGHT-OF-WAY;
THENCE SOUTH 92.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 98.28 ACRES OR 421,161.40 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 44°58'59" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, ACCORDING TO THE UTAH COORDINATE SYSTEM (NAD 83) CENTRAL ZONE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THIS SAME TO BE SUBDIVIDED, BEARING THE TITLE KNOWN AS THE LINDON TECH CENTER PLAT B.

DO HEREBY DEDICATE FOR PUBLIC USE OF THE PUBLIC ALL PORTION OF LAND SHOWN ON THIS PLAT AS DIVIDED WHEREOF I HAVE HERETOFORE SET ASY, (OR HAS) THIS _____ DAY OF _____ 2016.

STATE OF UTAH)
COUNTY OF UTAH)

ON THE _____ DAY OF _____ A.D. 2016, I PERSONALLY APPEARED BEFORE ME, THE SIGNER OF THE FOREGOING, AND I HEREBY ACKNOWLEDGE TO YOU THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

ON THE _____ DAY OF _____ A.D. 2016, THE CITY COUNCIL OF LINCOLN COUNTY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PORTIONS OF LAND INTENDED OR PUBLIC PURPOSES FOR THE PUBLIC USE OF THE PUBLIC.

MAYOR/PLANNING COMMISSION CHAIR _____ CLEAR RECORDS (SEE SEAL BELOW)

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ 2016

LINDON CITY ATTORNEY _____

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____ 2016

LINDON CITY ENGINEER _____

**LINDON TECH CENTER
PLAT B**

LOCATED IN THE SOUTH HALF OF SECTION 30 AND
THE NORTH HALF OF SECTION 31,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
LINDON UTAH COUNTY, UTAH

PREPARED BY:

**CIR
ENGINEERING, L.L.C.**
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119 — 801-446-2295

SURVEYOR SEAL: CORY B. NEERINGS, No. 5183780, 68841, STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL

Recorder

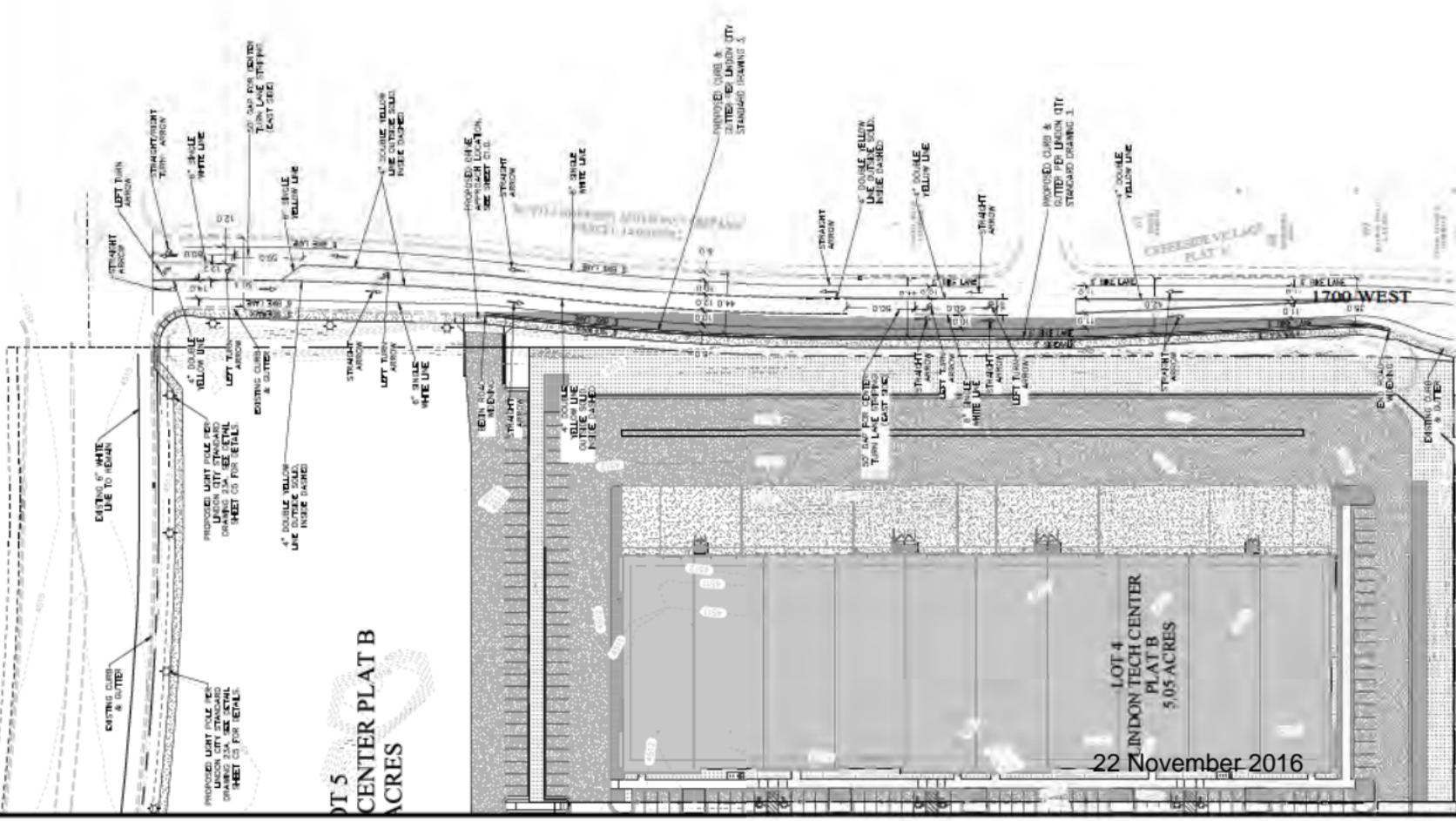
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT:
THIS RECORD OF:
DATE: _____ SUBMIT NO. _____ BY OR _____ DATE: _____

FOR REVIEW

THE _____ UTAH COUNTY RECORDER

OWNER/DEVELOPER CONTACT:
WCD, LLC
MARC WILSON
804 JAMINE GARNEY BLVD
SANTA FE, NM 87505

DATE: 9/28/16
SCALE: 1"=50'
PAGE: 1 OF 1
PROJECT: S16431



LOT 5
 CENTER PLAT B
 5.05 ACRES

LOT 4
 LONDON TECH CENTER
 PLAT B
 5.05 ACRES

22 November 2016

1700 WEST

EXTERIOR VILLAGE PLAT M

CHRISTINA VILLAGE
 PLAT A
 76
 0.00 ACRES

Item 7: Site Plan — Lindon Tech 4 Office/Warehouse ~635 North 1700 West

<p>Applicant: Mark Weldon Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owner: WICP West Lindon LLC Address: ~635 North 1700 West Parcel ID: 14:057:0057 (Lindon Tech Plat B, Lot 4)</p> <p>Lot Size: 5 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether the request for site plan approval of a 81,884 square foot office/warehouse building complies with applicable land use requirements. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none"> Lindon Tech Plat B be recorded. Cross access and parking easements be provided to the site from Lots 1 & 2 Lindon Tech Plat A and Lot 5 Lindon Tech Plat B.
--	---

BACKGROUND

- The applicant proposes to construct a 81,884 square foot office/warehouse building on what will be Lot 4 of Lindon Tech Subdivision Plat B.
- This is the third office/warehouse building on the Lindon Tech campus and fourth of five potential buildings.
- The lot is located in the Mixed Commercial zone.
- The area has historically been used as pasture.
- Public improvements along 1700 West are required for Lindon Tech Plat B approval, including storm water ditch improvements.

DISCUSSION & ANALYSIS

Access to Site

Vehicular access to the site is available from 1700 West, although it comes through a shared access agreement with Lot 5 Lindon Tech Plat B. This access is *not* intended to be truck access to the building. Trucks will have to access the site from 2000 West via cross access easements from Lots 1 & 2 Lindon Tech Plat A. This is to ensure that commercial truck traffic will be limited on 1700 West due to the residential traffic on that road.

Parking Standards

Requirements:

- General Office requires 1 space for every 350 square feet; **57 required** based on 20,000 s.f.; Warehousing in the MC zone requires 1 space for every 500 square feet; **124 required** based on 61, 884 s.f. **(181 total spaces required)**
- Bike parking in the MC zone requires an 8% ratio to required vehicular stalls up to 16 bike stalls.; **14 bike stalls required** based on 181 parking stalls.

Provided:

- Total provided vehicle spaces is **224** which is more than what is required for a 81,884 s.f. building. However, 161 are provided on the lot and 63 are provided through a shared parking agreement with Lot 4 Lindon Tech Plat B.
- Bike parking: **16** stalls are being provided on the west side of the building.

Landscaping Standards

Landscaped Strip Along Frontage

The required 20 foot landscape strip along 1700 West is being modified due to the storm water ditch. From the back of sidewalk, the width of the landscaping varies, but is never less than 20 feet. The ditch itself is being incorporated into the landscaping strip.

Twenty-three (23) trees are being proposed at an average of 30 feet on center. There are three flower beds with several plantings proposed along the frontage, one at the entrance, one in the middle of the frontage, and one on the southern corner. The applicant is proposing the remainder of the landscape strip consist of Native Cabin Grass Mix, not typical turf grass. LCC 17.48 states that the landscaping strip be “planted with grass.” The type of grass is not specified.

On the west side of the strip there is an 8 foot masonry wall being erected adjacent to the parking lot. The wall is intended to buffer the residential homes across 1700 West from the commercial nature of the site.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the required 181 stalls, that equates to **7,240 square feet and 18 trees required**. There are **18 trees provided and 7,595 s.f.** of landscaping.

Required Open Space

The MC zone requires a minimum of 15% open space on the site. This site **requires 33,585 s.f.** of open space and **39,997 s.f. is provided**.

Building Perimeter Landscaping

The required 5 foot landscape strip around the perimeter of the buildings per MC zone standards is being provided except where loading docks are located.

Architectural Standards

For the MC zone the architectural design requirement states that concrete tilt-up buildings shall comply with the following standards:

- a. Painted or colored concrete exteriors are permitted. The shade of each color must be consistent.
- b. Bare concrete exteriors are not permitted.
- c. The exterior of a concrete tilt-up building shall be finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

This office/warehouse will look basically identical to the two existing buildings. The same paint scheme, window and awning treatments and entrance features will be incorporated here.

The building is within the 48 foot height limit in the MC zone.

Engineering Standards

There are some engineering issues that will need to be resolved before the plans are finalized and staff will ensure all requirements are met.

MOTION

See above.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photograph of the existing site.
3. Site Plan
4. Architectural Rendering & Elevations
5. Landscaping Plan
6. Color Palette

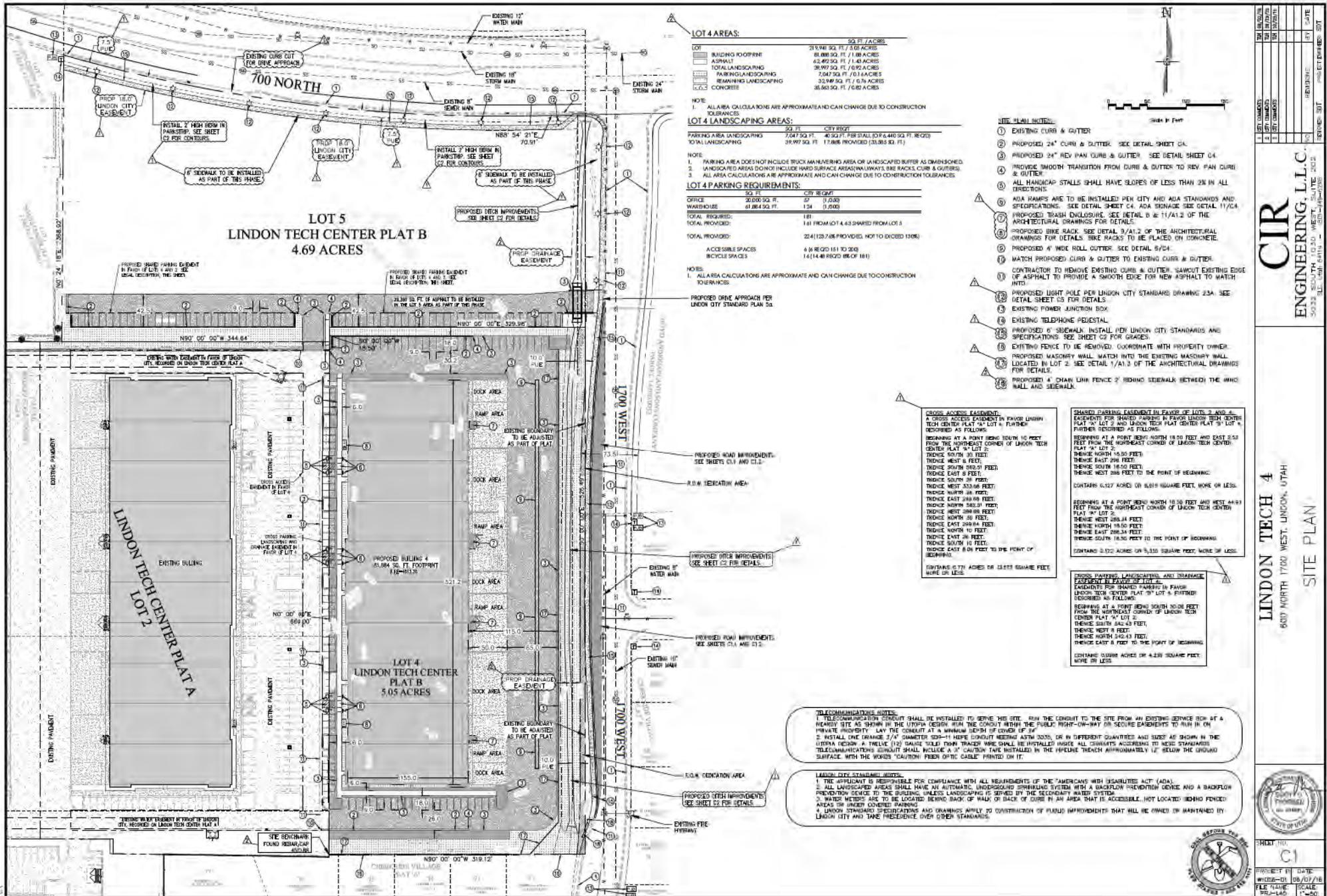


Lindon Tech Plat B 2 Lot Subdivision

Lindon Tech 4 Site
81,884 s.f. building



22 November 2016



LOT 4 AREAS:

LOT	SQ. FT. FACIES
BUILDING FOOTPRINT	21,946 SQ. FT. / 0.50 ACRES
ASPHALT	10,888 SQ. FT. / 0.24 ACRES
TOTAL LANDSCAPING	43,492 SQ. FT. / 1.00 ACRES
PARKING LANDSCAPING	29,997 SQ. FT. / 0.68 ACRES
REMAINING LANDSCAPING	2,047 SQ. FT. / 0.14 ACRES
CONCRETE	33,849 SQ. FT. / 0.76 ACRES
	35,563 SQ. FT. / 0.80 ACRES

NOTE: 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 LANDSCAPING AREAS:

SQ. FT.	CITY REQ'D
PARKING AREA LANDSCAPING	2,047 SQ. FT. / 40 SQ. FT. PER STALL (57' x 40' SQ. FT. REQ'D)
TOTAL LANDSCAPING	29,997 SQ. FT. / 1,788' PROVIDED (23,000 SQ. FT.)

NOTE: 1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS (PAVING, DRIVE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 PARKING REQUIREMENTS:

SQ. FT.	CITY REQ'D
OFFICE	20,000 SQ. FT. / 57' (1,500)
WAREHOUSE	41,084 SQ. FT. / 134' (1,000)
TOTAL REQUIRED:	181
TOTAL PROVIDED:	141 FROM LOT 4, 43 SHARED FROM LOT 3
TOTAL PROVIDED:	224 (123,706 PROVIDED, NOT TO EXCEED 1306)

ACCESSIBLE SPACES
BICYCLE SPACES

4 IN REQ'D (51) TO 200'
14 (14.8 REQ'D) (BROK 181)

NOTE: 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

- NOTE: SHALL NOTES:**
- EXISTING CURB & GUTTER
 - EXISTING 24" CURB & GUTTER. SEE DETAIL SHEET C4.
 - PROPOSED 24" REINFORCED CONCRETE CURB & GUTTER. SEE DETAIL SHEET C4.
 - PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. FAN CURB & GUTTER.
 - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - ADA RAMPERS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C4. ADA SIGNAGE SEE DETAIL 11/C4. ARCHITECTURAL DRAWINGS FOR DETAILS.
 - PROPOSED BIKE RACK. SEE DETAIL 9/A1.2 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS. BIKE RACKS TO BE PLACED ON SIDEWALK.
 - PROPOSED 4" WIDE ROLL OUTTER. SEE DETAIL 6/C4.
 - WATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
 - CONTRACTOR TO REMOVE EXISTING CURB & GUTTER, SAWCUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR NEW ASPHALT TO MATCH INTO.
 - PROPOSED LIGHT POLE PER LINCOLN CITY STANDARD DRAWING 23A. SEE DETAIL SHEET C3 FOR DETAILS.
 - EXISTING POWER JUNCTION BOX
 - EXISTING TELEPHONE PEDESTAL
 - PROPOSED MASONRY WALL. MATCH INTO THE EXISTING MASONRY WALL.
 - EXISTING FENCE TO BE REMOVED. COORDINATE WITH PROPERTY OWNER.
 - LOCATED IN LOT 2. SEE DETAIL 1/A1.3 OF THE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - PROPOSED 4" CHAIN LINK FENCE 2' BEHIND SIDEWALK BETWEEN THE WIND WALL AND SIDEWALK.

CROSS ACCESS EASEMENT:
A CROSS ACCESS EASEMENT IN FAVOR OF LINDON TECH CENTER PLAT 'A' LOT 4, FURTHER BEGINNING AT A POINT BEING SOUTH 10.00 FEET FROM THE NORTHWEST CORNER OF LINDON TECH CENTER PLAT 'A' LOT 4, THENCE SOUTH 30.00 FEET, THENCE WEST 300.00 FEET, THENCE SOUTH 922.00 FEET, THENCE EAST 30.00 FEET, THENCE SOUTH 30.00 FEET, THENCE WEST 333.00 FEET, THENCE NORTH 30.00 FEET, THENCE EAST 200.00 FEET, THENCE NORTH 342.33 FEET, THENCE WEST 200.00 FEET, THENCE NORTH 30.00 FEET, THENCE EAST 300.00 FEET, THENCE NORTH 10.00 FEET, THENCE EAST 8.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.177 ACRES OR 3,833 SQUARE FEET, MORE OR LESS.

SHARED PARKING EASEMENT IN FAVOR OF LOTS 2 AND 4:
EASEMENTS FOR SHARED PARKING IN FAVOR OF LINDON TECH CENTER PLAT 'A' LOT 2 AND LINDON TECH CENTER PLAT 'A' LOT 4, FURTHER BEGINNING AT A POINT BEING NORTH 18.00 FEET AND EAST 2.50 FEET FROM THE NORTHEAST CORNER OF LINDON TECH CENTER PLAT 'A' LOT 2, THENCE NORTH 18.00 FEET, THENCE EAST 206.00 FEET, THENCE SOUTH 18.00 FEET, THENCE WEST 206.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.127 ACRES OR 3,515 SQUARE FEET, MORE OR LESS.

CROSS PARKING, LANDSCAPING, AND UTILITY EASEMENT IN FAVOR OF LOT 4:
EASEMENTS FOR SHARED PARKING IN FAVOR OF LINDON TECH CENTER PLAT 'A' LOT 4, FURTHER BEGINNING AT A POINT BEING SOUTH 10.00 FEET FROM THE NORTHWEST CORNER OF LINDON TECH CENTER PLAT 'A' LOT 4, THENCE SOUTH 30.00 FEET, THENCE WEST 342.43 FEET, THENCE NORTH 30.00 FEET, THENCE EAST 8.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.172 ACRES OR 3,833 SQUARE FEET, MORE OR LESS.

- TELECOMMUNICATIONS NOTES:**
- TELECOMMUNICATIONS CONDUIT SHALL BE INSTALLED TO SERVE THIS SITE. RUN THE CONDUIT TO THE SITE FROM AN EXISTING SERVICE BOX AT A NEAREST SITE AS SHOWN IN THE UTILITY DESIGN WITH THE PUBLIC RIGHT-OF-WAY OR SECURE EASEMENTS TO RUN IN OR PRIVATE PROPERTY. LAY THE CONDUIT AT A MINIMUM DEPTH OF COVER OF 24".
 - INSTALL ONE (1) 3/4" DIAMETER CONDUIT WITH A MINIMUM DEPTH OF COVER OF 24" IN EACH QUANTITY AND SIZE AS SHOWN IN THE UTILITY DESIGN. A TWELVE (12) GAUGE SOLID DRAIN TRAPPER WIRE SHALL BE INSTALLED INSIDE ALL CONDUITS ACCORDING TO NESC STANDARDS. TELECOMMUNICATIONS CONDUIT SHALL INCLUDE A 3" CAUTION TAPE INSTALLED IN THE TRENCH APPROXIMATELY 12" BELOW THE GROUND SURFACE, WITH THE WORDS "CAUTION FIBER OPTIC CABLE" PRINTED ON IT.
- LINDON CITY STANDARD NOTES:**
- THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
 - ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 - WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND DRIVE AREAS OR UNDER COVERED PARKING.
 - LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PLUMB IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINCOLN CITY AND THE PRESIDENCE OVER OTHER STANDARDS.

CIR ENGINEERING, L.L.C.
5033 S. W. 10TH AVENUE, WEST VALLEY, UT 84113
TEL: 801-373-1111 FAX: 801-373-1112

LINDON TECH 4
800 NORTH 1700 WEST, LINCOLN, UTAH
SITE PLAN

NO.	DATE	BY	DATE
1	06/07/16	CS	

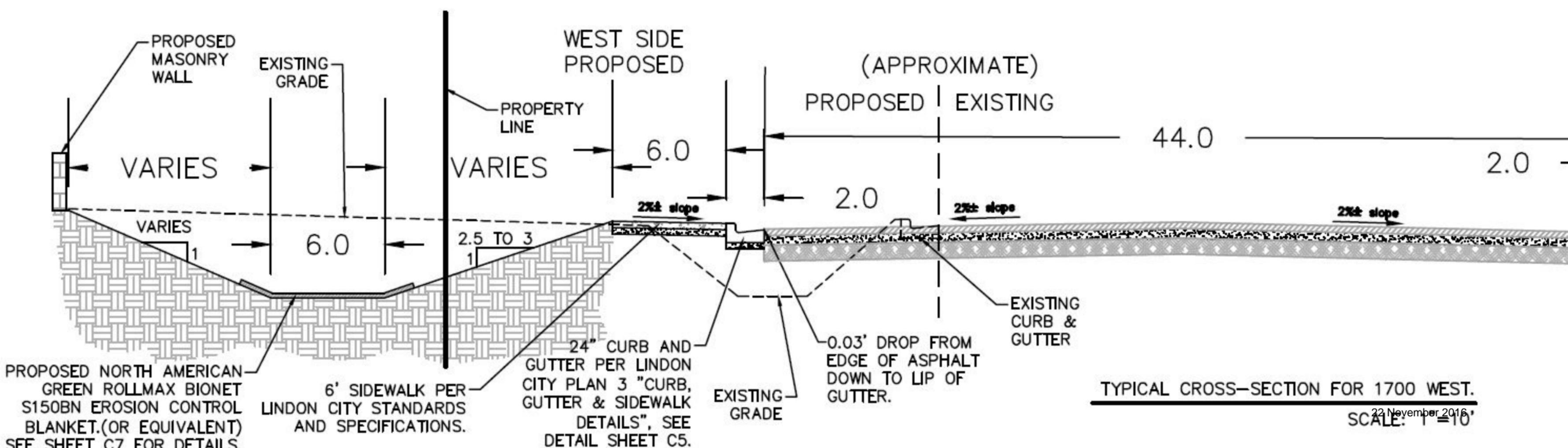
SHEET 110
C1

PROJECT NO. DATE
WDR-01 06/07/16
FILE NAME SCALE
PL-140 1"=50'

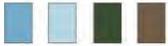
UTAH REGISTERED PROFESSIONAL ENGINEER
NO. 10000
EXPIRES 12/31/2018







IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



Primary Color Row	Color 1	Color 2	Color 3	Color 4	Color 5
1	Blue	Light Blue	Light Blue	Light Blue	Light Blue
2	Grey	Grey	Grey	Grey	Grey
3	Brown	Brown	Brown	Brown	Brown
4	Dark Green				
5	Green	Green	Green	Green	Green
6	Yellow	Yellow	Yellow	Yellow	Yellow
7	Orange	Orange	Orange	Orange	Orange

Item 8: Minor Subdivision — Karma North Plat A ~200 North 2000 West

<p>Applicant: Mark Weldon Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: Osman Khan, Sripriya Rangarajan Address: ~200 North 2000 West Parcel ID: 14:061:0093 Size: 5.26 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a one lot subdivision in the LI zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a one lot subdivision to be known as Karma North Plat A with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.
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BACKGROUND

1. This plat will leave a remainder parcel of approximately 10 acres. The remainder parcel is not included in the subdivision plat because it can be further subdivided.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the LI zone is 1 acre (43,560 sq. ft.). The lot created by this subdivision will be 5.26 acres

Frontage Requirements

- Lot 1 is a corner lot and has well over the 100 feet of frontage required at 920 feet.

Public Improvements

- 200 North will be improved with asphalt widening and curb and gutter. 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.

Other Requirements

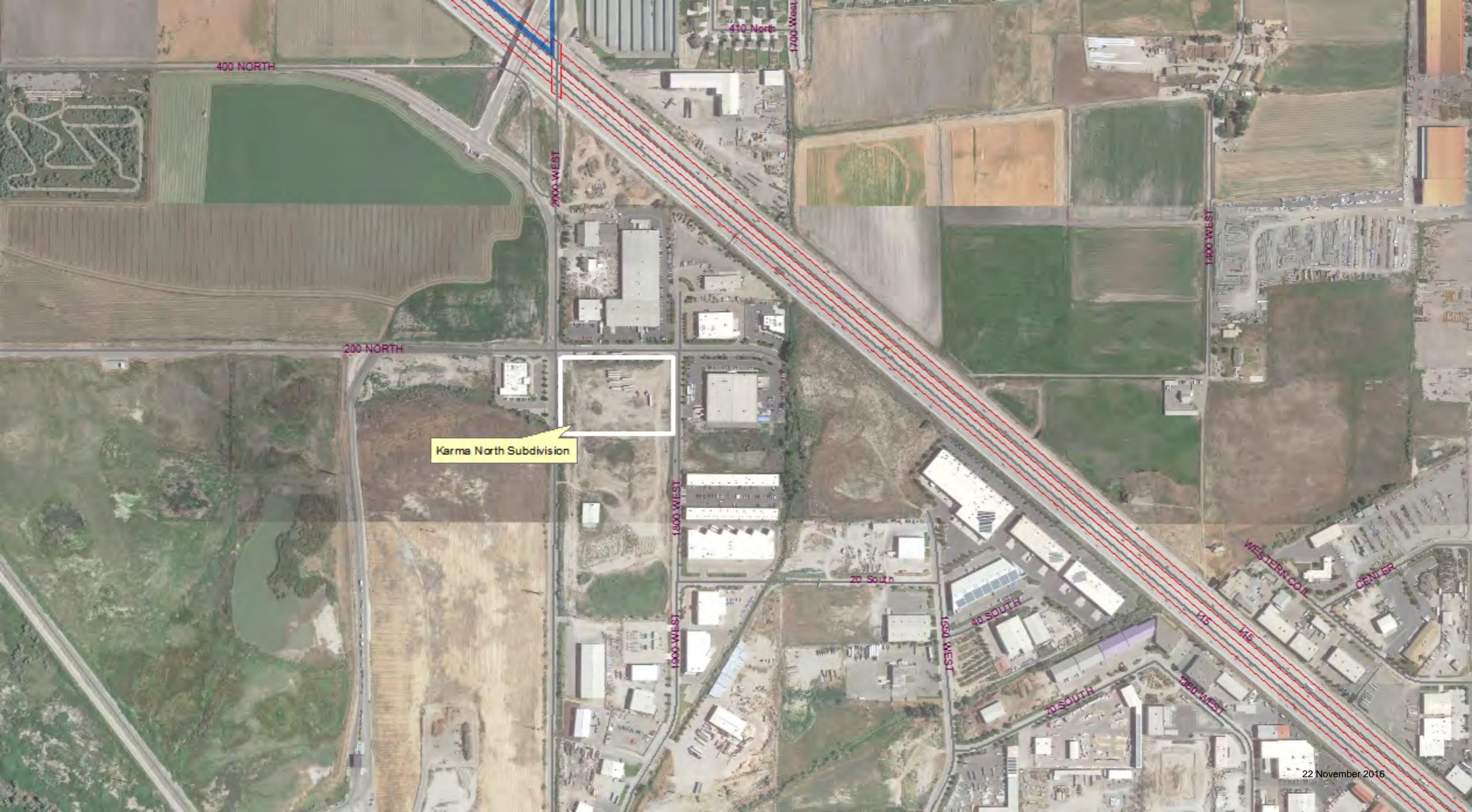
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision
2. Photo of site
3. Preliminary plan
4. 2000 West storm water ditch cross section



400 NORTH

410 North

1700 West

2000 West

200 NORTH

Karma North Subdivision

1600 West

20 South

1500 West

1550 West

40 SOUTH

70 SOUTH

1400 West

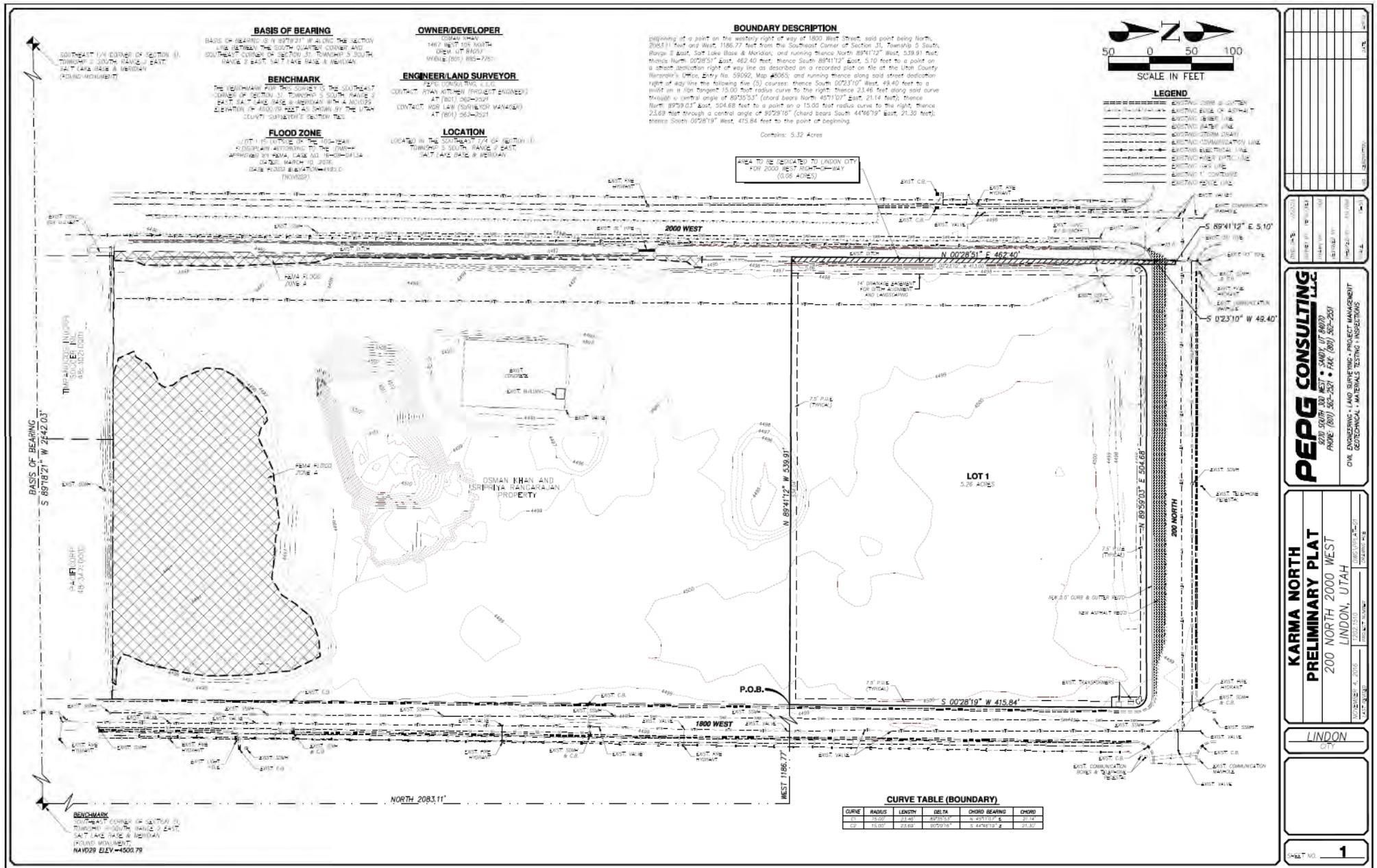
1350 West

WESTERN COIT

CENTER



22 November 2016



PEPG CONSULTING LLC
2200 SOUTH 200 WEST • SUITE 117, LINDON, UT 84042
PHONE (801) 362-2501 • FAX (801) 362-2503
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOLOGICAL • MATERIALS TESTING • INSPECTIONS

KARMA NORTH PRELIMINARY PLAT
200 NORTH 2000 WEST
LINDON, UTAH

ISSUED DATE: 11/22/16
PROJECT NUMBER: 2016-001
SHEET NO. 1

Item 9: Public Hearing — Zoning Map Amendment General Commercial (CG) and Mixed Commercial (MC) to Lindon Village, Approx. 700 North (650 West to 2000 West)

Lindon City requests approval of a zone map amendment for multiple parcels from General Commercial (CG) and Mixed Commercial (MC) to the Lindon Village (LV) zone, at approximately 700 North from 650 West to 2000 West.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial and Mixed Commercial Current Zone: General Commercial (CG) and Mixed Commercial (MC)</p> <p>Property Owner(s): Multiple (see below) Address: ~ 700 North from 650 West to 2000 West Parcel ID(s): Multiple (see below) Area: 159.8 acres</p> <p>Type of Decision: Legislative City Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. Whether to approve the request to change the Zoning Map. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request to change the Zoning Map from General Commercial (CG) and Mixed Commercial (MC) to Lindon Village (LV), at approximately 700 North from 650 West to 2000 West as per pending Ordinance 2016-21-O .</p>
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OVERVIEW

This is a request by Lindon City to rezone multiple properties per the recommendations of the 700 North Steering Committee.

700 North Committee Mission

- Identify a vision, name, and boundaries for a 700 N Specific Area Plan
- Define values of Lindon - present and future
- Create an attractive gateway into Lindon
- Identify goals for this unique Economic District
- Recommend standards
- Establish development strategies

Please refer to the supporting agenda items regarding the uses in the Lindon Village zone and the creation of the Lindon Village zone.



FINDINGS OF FACT

- 1. The applicant requests that the General Plan designation remain unchanged at this time.
- 2. Lindon City Code indicates that the General Commercial (CG) zone provides areas in appropriate locations for retail and service oriented businesses, and shopping centers which serve community and regional needs.
- 3. Lindon City Code indicates that the Mixed Commercial (MC) zone is to provide areas within the City where low intensity light industrial, research and development, professional and business services, retail and other commercial related uses may be located.



Lindon City requests approval of a **Zone Map amendment** to reclassify the following parcels from General Commercial (CG) and Mixed Commercial (MC) to the Lindon Village (LV) zone:

Parcel ID	Owner	Address
14:050:0052	ANDERSON BOYD AND SONS COMPANY	700 N 1400 WEST
14:053:0140	ANDERSON BOYD AND SONS COMPANY	N/A
14:050:0006*	ANDERSON BOYD E & SONS CO	N/A
14:053:0144	BLACKHURST, M DEAN & CHRISTINE S	775 N GENEVA RD
53:539:0001	BRACEBRIDGE PARTNERS LLC (ET AL)	1172 W 700 NORTH
14:050:0051	BRADSHAW, WARREN B & LE ORA R	N/A
14:053:0149	CENTRAL BANK	645 N GENEVA RD
14:053:0128	CENTRAL BANK	N/A
14:053:0036	GROO, DALLAS R & JANICE L	611 N GENEVA RD
53:539:0002	HIGH DESERT METALS LLC	1126 W 700 NORTH
47:254:0002	LINDON CC LLC	678 N 2000 WEST
47:254:0001	LINDON CC LLC	644 N 2000 WEST
14:046:0225	LINDON SQUARE LC	N/A
14:046:0222	LINDON SQUARE LC	N/A
14:053:0124	MELLENDEZ, LOUIS JR & LOIS	N/A
14:053:0061	MELLENDEZ, LOUIS LR & LOIS	N/A
14:053:0101	NFSCO PROPERTIES LLC	N/A
14:046:0189	NFSCO PROPERTIES LLC	N/A
14:053:0122	NFSCO PROPERTIES LLC	N/A
47:254:0004	OMEGA 8 HOLDINGS LLC	681 N 2000 WEST
14:050:0050	RAI CORPORATION (ET AL)	N/A
47:324:0001	ROCKWORKS NOAHS LLC	2076 W 700 NORTH
47:324:0002	ROCKWORKS NOAHS LLC	1976 W 700 NORTH
14:057:0088	RUF, HAROLD & STEVEN	N/A
66:478:0001	SPRING GARDENS OF LINDON LC	815 W 700 NORTH
51:555:0001	UVM BUILDING LLC	1966 W 700 NORTH
14:053:0148	WALKER, HOWARD L & JEANNE T	625 N GENEVA RD
14:057:0057	WICP WEST LINDON LLC	N/A

*Parcel 14:050:0006 is located in the Mixed Commercial (MC) zone.

ANALYSIS

1. Subsection 17.04.090(3) of the Lindon City Code establishes the factors to review when considering a request for a zone map **change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:**
 - a. The proposed amendment is in accord with the master plan of Lindon City;
 - b. Changed or changing conditions make the proposed amendment reasonably **necessary to carry out the purposes of the division.”**
2. Applicable city-wide Land Use Guidelines as indicated in the Lindon City General Plan:

- a. The identity of Lindon should be strengthened by land uses which contribute to the unique character of the community.
- b. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
- c. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- d. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.
- e. Land use patterns should be encouraged that provide adequate off-street parking, reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.

ATTACHMENTS

1. Ordinance 2016-21-O

ORDINANCE NO. 2016-21-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM GENERAL COMMERCIAL (CG) AND MIXED COMMERCIAL (MC) TO THE LINDON VILLAGE (LV) ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it necessary to amend portions of the Lindon City Zoning Map, specifically the properties generally located at the following addresses from General Commercial (CG) and Mixed Commercial (MC) to the Lindon Village (LV) zone: (Approximately) 700 North from 650 West to 2000 West

Parcel ID	Owner	Address
14:050:0052	ANDERSON BOYD AND SONS COMPANY	700 N 1400 WEST
14:053:0140	ANDERSON BOYD AND SONS COMPANY	N/A
14:050:0006*	ANDERSON BOYD E & SONS CO	N/A
14:053:0144	BLACKHURST, M DEAN & CHRISTINE S	775 N GENEVA RD
53:539:0001	BRACEBRIDGE PARTNERS LLC (ET AL)	1172 W 700 NORTH
14:050:0051	BRADSHAW, WARREN B & LE ORA R	N/A
14:053:0149	CENTRAL BANK	645 N GENEVA RD
14:053:0128	CENTRAL BANK	N/A
14:053:0036	GROO, DALLAS R & JANICE L	611 N GENEVA RD
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47:254:0002	LINDON CC LLC	678 N 2000 WEST
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14:046:0225	LINDON SQUARE LC	N/A
14:046:0222	LINDON SQUARE LC	N/A
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14:053:0061	MELLENDEZ, LOUIS LR & LOIS	N/A
14:053:0101	NFSCO PROPERTIES LLC	N/A
14:046:0189	NFSCO PROPERTIES LLC	N/A
14:053:0122	NFSCO PROPERTIES LLC	N/A
47:254:0004	OMEGA 8 HOLDINGS LLC	681 N 2000 WEST
14:050:0050	RAI CORPORATION (ET AL)	N/A
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47:324:0002	ROCKWORKS NOAHS LLC	1976 W 700 NORTH
14:057:0088	RUF, HAROLD & STEVEN	N/A
66:478:0001	SPRING GARDENS OF LINDON LC	815 W 700 NORTH
51:555:0001	UVM BUILDING LLC	1966 W 700 NORTH
14:053:0148	WALKER, HOWARD L & JEANNE T	625 N GENEVA RD
14:057:0057	WICP WEST LINDON LLC	N/A

*Parcel 14:050:0006 is located in the Mixed Commercial (MC) zone.

(See map labeled as Exhibit A); and

WHEREAS, the City finds it is necessary to amend the Zoning Map to benefit the City;
and

WHEREAS, the Planning Commission recommended adoption of the revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, a public hearing was held on November 22, 2016 to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse effects were identified by the Commission during the hearing;
and

WHEREAS, the Council held a public hearing on **December XX, 2016** to consider the recommendation and **no adverse effects were identified**; and

WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City Zoning Map is hereby amended and will read as follows:

SECTION I:

- See Exhibit A showing parcels changing from the General Commercial (CG) and Mixed Commercial (MC) to Lindon Village (LV) zone on the Lindon City Zoning Map.



SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2016.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 10: Ordinance Amendment, Lindon City Code Standard Land Use Table, Lindon Village Zone

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</p> <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2016-22-O (<i>as presented, with changes</i>).</p>
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BACKGROUND

At the encouragement of the City Council and Planning Commission, the 700 North Steering Committee was assembled to make suggestions regarding the future development of the 700 North commercial corridor. The Committee was made up of elected, appointed, and lay members of the community and began meeting in January of 2016. Recently, the Committee presented their recommendations to the Commission and Council (presentation is attached). Ordinance 2016-22-O is one step in implementing those recommendations.

ANALYSIS

In an effort to not further clutter the Standard Land Use Table, two simple changes were added in order to reflect the new Lindon Village Zone. The column with the “Commercial” header received an asterisk which is explained at the bottom of each page with the words, “Lindon Village Zone use permissions are found in LCC 17.48.025.”

The language found in LCC 17.48.025 is reflected in Ordinance 2016-23-O (next agenda item) and states:

Permitted Land Uses: Permitted, conditional, and non-permitted uses in the LV Zone mirror those uses as reflected in the Standard Land Use Table for the General Commercial (CG) Zone with the exception of the following uses which are not permitted in the LV Zone.

- A. Motor Vehicles/Trucks/Marine – New Vehicle Dealership*
- B. Used Cars/Trucks – Used Vehicle Sales Lots*
- C. Auto Lube & Tune-up*
- D. Auto Tire Shops/Tire Sales/Tire Services*
- E. Light Equipment Rental & Leasing; Automobile & Light-Truck Rental*
- F. Indoor Gun Ranges*
- G. Assisted Living Facilities, Large or Small as defined by LCC 17.72*

These are the only changes to permitted uses for the new Lindon Village Zone from the current General Commercial zones.

ATTACHMENTS

1. 2016-22-O

LINDON CITY CODE

ORDINANCE NO. 2016-22-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE STANDARD LAND USE TABLE OF THE LINDON CITY CODE TO CREATE ADD THE LINDON VILLAGE ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to ensure that new development is of high quality and to promote Lindon as a regional center for technology and commercial facilities; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to THE Standard Land Use Table of Lindon City Code; and

WHEREAS, a public hearing was held on November 22, 2016, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on December 6, 2016 to consider the recommendation and no adverse comments were received.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Standard Land Use Table of the Lindon City Code are hereby amended to read as follows:

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
MISCELLANEOUS														
N/A	Solicitors	See LCC 5.40 - Solicitors Ordinance												
N/A	Itinerant Merchants	N	N	N	See LCC 17.17.140 - Temporary Site Plans									
7100	Fireworks Stands	See 8.28 - Fireworks Ordinance												
7100	Christmas Tree Sales	N	N	N	See LCC 17.17.140 - Temporary Site Plans									
7100	Mechanical Amusement	N	N	N	C	C	C	C	C	C	C	C	C	N
N/A	Individual Containers for Recyclable Materials - commercial storage	N	N	N	N	N	C	C	C	C	C	C	C	N
RESIDENTIAL														
N/A	Single Family	P	N	N	N	N	N	N	N	N	N	N	N	N
1111	Accessory Apartments	See 17.46 R2 Overlay	N	N	N	N	N	N	N	N	N	N	N	N
1111	Condominium		N	N	N	N	N	N	N	N	N	N	N	N
1111	Apartments		N	N	N	N	N	N	N	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
1500	Membership Lodging	N	N	N	N	N	C	C	C	C	N	N	N	N
1233	Student Housing	See 17.46 - R2 Overlay												
1241	Youth Rehabilitation	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1241	Assisted Living Facilities - small	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1241	Assisted Living Facilities - large	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1200	Transitional Treatment Home - sm.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1200	Transitional Treatment Home - lg.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N	N	N	N	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	N	N	N	P	P	P	P	P	P	P	N	N	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Caretaker Facilities - accessory to main uses only	N	N	N	C	C	C	C	C	C	C	C	C	C
MANUFACTURING														
NOTE: Any listed "indoor only" manufacturing business proposing "outdoor storage" in the HI or LI zones is required to obtain a Conditional Use Permit.														
2000	Slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Meat & Dairy	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	General Food Mfg.- over 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	N	C	C	N

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential		Mixed Rec.		Commercial*						Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
2000	Candy & Other Confectionary Products	N	N	N	N	N	C	C	C	C	C	P	P	N
2000	Preparing Feeds for Animals & Fowl	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	N	N	N	N	N	N	N	N	C	P	C	N
2000	Ice Manufacturing	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Textile Mill Products	N	N	N	N	N	N	N	N	N	N	P	N	N
2000	All General Apparel	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Lumber & Wood Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Pulp Products	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Publishing, Printing, & Misc. Related Work	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Industrial Chemical	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Explosives	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Petroleum & Coal Products	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Other Gas Productions	N	N	N	N	N	N	N	N	N	N	C	N	N
2000	Candle and wax products manufacturing	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Rubber and Misc. Plastics	N	N	N	N	N	N	N	N	N	N	C	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N	N	N	N	N	N	N	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	N	N	N	N	N	N	N	N	C	C	N
2000	Fabricated Metal Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Fabricated Metal products, indoor storage & production only.	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Professional, Scientific, Photographic, Optical instruments & Etc	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Tobacco Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Motion Picture production (permanent studios)	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Signs & Advertising	N	N	N	N	N	N	N	N	N	P	P	P	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
TRANSPORTATION, COMMUNICATIONS, & UTILITIES														
4000	Railroad Lines Extension & Associated Uses	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Bus Passenger Terminals	N	N	N	N	N	C	C	C	C	P	P	P	N
4000	Bus Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Motor Freight Terminals	N	N	N	N	N	N	N	N	N	N	P	C	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	C	N
4000	Taxicab Terminal/Garage	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Auto Parking Facilities - private	N	N	N	P	P	P	P	P	P	P	P	P	P
4000	Telephone Utility Lines - above ground	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Telephone Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Cellular Communication Towers	See Section 5.07												
4000	Television Broadcasting Studios - only	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C	N	N	N	N	N	N	N	C	C	C	N
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Electric Utility Lines - above ground 35 kV or greater	C	C	C	C	C	C	C	C	C	C	C	C	C
4000	Electric Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Electricity Regulating Substations	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Gas Utilities - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	N	N	N	N	N	N	N	N	C	N	N
4000	Gas Pressure Control Stations	N	N	N	N	N	N	N	N	N	N	C	C	N
4000	Culinary Water Treatment Plants - Purification	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Water Storage	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Sewage Treatment Plants	N	C	N	N	N	N	N	N	N	N	N	N	N
4000	Sewage Pressure Control Stations	P	P	N	P	P	P	P	P	P	P	P	P	P
4000	Solid Waste Disposal & Incineration	N	N	N	N	N	N	N	N	N	N	N	N	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
4000	Freight Forwarding Services	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Packing & Crating Services	N	N	N	N	N	C	C	C	C	C	P	P	N
4000	Waste Transfer Stations	N	N	N	N	N	N	N	N	N	N	N	N	N
WHOLESALE TRADE (Sell for Resale)														
Note: Any permitted (P) wholesale business proposing "outdoor storage" in the HI and LI zones is required to obtain a Conditional Use Permit														
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Tires & Tubes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paints & Varnishes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Apparel & Accessories - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Groceries & Food Stuffs - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Agricultural Commodities (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Hardware - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Professional Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Petroleum Bulk Stations & Terminals	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N	N	N	N
5100	Tobacco & Tobacco Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paper & Paper Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Furniture & Home furnishings - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
RETAIL TRADE														
5200	Lumber yards - outdoor storage	N	N	N	N	N	N	N	N	N	C	C	C	N
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5200	Farm Equipment	N	N	N	N	N	N	N	N	N	C	C	P	N
5300	Home Improvement Centers	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Department Stores	N	N	N	P	P	P	P	P	P	P	N	N	N
5300	Mail Order Houses	N	N	N	N	N	N	N	N	N	P	N	P	N
5300	Limited Price Variety Stores	N	N	N	N	N	P	P	P	P	P	N	P	N
5300	Direct Selling Organizations - Call Centers	N	N	N	N	N	C	C	C	C	C	N	C	C
5300	Arts, Crafts & Hobbies	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Musical Instruments	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Flea Market - indoor storage only	N	N	N	N	N	C	C	C	C	C	N	C	N
5300	Groceries &/or Food	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Farmers Market	N	P	N	N	N	C	C	C	C	C	N	C	N
5300	Candy & Other Confectionery Products	N	N	N	P	P	P	P	P	P	P	N	P	N
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	N	N	N	C	C	C	C	C	C	C	N	C	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	N	N	N	C	C	P	P	P	P	C	N	P	N
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	N	N	C	N	P	P	N	N	C	P	N
5500	Mobile & Manufactured Homes Sales	N	N	N	N	N	N	N	N	N	C	C	P	N
5500	Tires, Batteries, & Accessories	N	N	N	C	C	P	P	P	P	P	N	P	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5500	Gasoline Service Station with or Without Store	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Marine Craft & Accessories	N	N	N	N	N	C	C	C	C	C	N	P	N
5500	Aircraft & Accessories	N	N	N	N	N	N	N	N	N	N	N	P	N
5600	Clothing, Apparel, & Accessories	N	N	N	P	P	P	P	P	P	P	N	N	N
5700	Furniture & Home furnishings - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5700	Music Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5800	Restaurants	N	N	N	P	P	P	P	P	P	P	C	P	P
5800	Fast Food	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Pharmacy	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Antiques	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Jeweler or Gold, Silver Dealers	N	N	N	C	C	P	P	P	P	P	N	N	N
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Books	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Stationery	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Office Supplies	N	N	N	P	P	P	P	P	P	P	N	N	P
5900	Cigars - Cigarettes	N	N	N	N	N	N	N	N	N	P	N	P	N
5900	Newspapers/Magazines	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Cameras & Photographic Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Gifts, Novelties, & Souvenirs	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Florists	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Video Rentals	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Sporting Goods	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Bicycles	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Toys	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Farm & Garden Supplies	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Hay, Grains, & Feed	N	N	N	N	N	C	C	C	C	C	N	P	N
5900	Nursery - Plants	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Computer Goods & Services	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Optical Goods	N	N	N	P	P	P	P	P	P	P	N	N	N
SERVICES														
6100	Professional Office Uses	N	N	N	P	P	P	P	P	P	P	P	P	P

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	N	N	N	N	N	P	P	P	P	P	N	N	P
6100	Insurance Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Title Abstracting	N	N	N	P	P	P	P	P	P	P	N	N	P
6200	Laundering and Dry Cleaning Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Custom Tailoring	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Laundromats	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	House Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Commercial Janitorial	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Window Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Chimney Sweep	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Photographic Services - Including Commercial	N	N	N	N	N	P	P	P	P	P	N	P	C
6200	Beauty & Barber Shops	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Massage Therapy/Personal Care Health Spa	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Funeral Homes	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Crematory Services	N	N	N	N	N	N	N	N	N	N	C	C	N
6200	Cemeteries	C	C	C	N	N	N	N	N	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	C	N	N	N	N	P	P	P	P	C	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72												
6200	Commercial Preschool	N	N	N	N	N	P	P	P	P	P	N	N	C
6200	Catering Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Wedding Reception Centers	N	N	N	N	N	P	P	P	P	P	N	N	N
6300	Advertising Services - General	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Direct Mail Advertising	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Travel Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Private Postal Services	N	N	N	N	N	P	P	P	P	P	C	P	C
6300	Blueprinting & Photocopying	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Disinfecting & Exterminating	N	N	N	N	N	N	N	N	N	C	N	P	N

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6300	Locksmithing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	News Syndicate	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Employment Services	N	N	N	N	N	P	P	P	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	N	N	N	N	N	N	N	P	P	N	P	N
6300	Research, Development, & Testing Services	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Business & Management Consulting	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Detective & Protective Services	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	N	N	N	N	N	N	N	N	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Photo-Finishing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Stamp Trading	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Motion Picture Distribution & Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Automobile Wash	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Auto Lube & Tune-up	N	N	N	N	N	C	C	C	C	P	N	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	N	N	N	C	N	C	C	C	C	P	N	P	N
6411	General Auto / Vehicle Repair	N	N	N	N	N	N	N	N	N	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N	N	N	N	N	N	N	N	N
6400	Impound Yards	N	N	N	N	N	N	N	N	N	N	C	C	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	N
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	N	C	N	N	N	C	C	C	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	C	N	N	N	N	N	N	N	N	N	C	N

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*Lindon Village Zone use permissions are found in LCC 17.48.025

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential		Mixed Rec.		Commercial*						Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Auction Services - Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Genealogical - Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	P
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	P	N	C	P
PUBLIC ASSEMBLIES & AMUSEMENTS														
7100	Libraries	N	N	N	N	N	P	P	P	P	P	N	N	N
7100	Museums	N	N	N	P	P	P	P	P	P	P	N	N	P
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	N	N	C
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61												
7100	Amphitheatres	N	C	N	N	N	C	C	C	C	C	N	N	N
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	N	N	N

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	N	N	N
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	N	C	N
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	N
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	N	C	N
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	N	N	N
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	N	C	P
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	N	N	N
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	P	N	N	N
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	C	N
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	C	C	N
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	P	N	C	P
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	P	N	C	N
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A												
7100	BMX Biking Tracks & Facilities	N	C	C	N	N	N	N	N	N	N	N	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N
7100	Riding Stables - Commercial	C	C	C	N	N	N	N	N	N	P	N	C	N
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	N	N	N
7100	Play Fields & Athletic Fields - Commercial	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Recreation Centers - General	N	N	N	P	P	C	C	C	C	P	N	C	N
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	C
7100	Swimming Pools - Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Water Slides	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Parks - General Recreation - Public Property	P	P	P	P	P	P	P	P	P	P	P	P	P
7100	Campgrounds	N	C	C	N	N	N	N	N	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	N	N	N	N	N	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	N

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STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	C	N	N
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	C	C	N
N/A	All Mining & Related Services	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	All Resource Production & Extraction	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Peat Extraction	N	C	N	N	N	N	N	N	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)												

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*Lindon Village Zone use permissions are found in LCC 17.48.025

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2 **SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by
4 reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or
unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall
nevertheless be unaffected and continue in full force and effect.

6 **SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions
8 adopted or incorporated by reference are hereby repealed or amended as provided herein.

10 **SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as
provide by law.

12 PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this
14 _____ day of _____, 2016.

16 _____
18 Jeff Acerson, Mayor

20 ATTEST:

22 _____
24 Kathryn A. Moosman,
Lindon City Recorder

26 SEAL

Item II: Ordinance Amendment, Lindon City Code 17.48 Commercial Zones, Lindon Village Zone

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wageningen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</p> <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2016-23-O (<i>as presented, with changes</i>).</p>
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BACKGROUND

At the encouragement of the City Council and Planning Commission, the 700 North Steering Committee was assembled to make suggestions regarding the future development of the 700 North commercial corridor. The Committee was made up of elected, appointed, and lay members of the community and began meeting in January of 2016. Recently, the Committee presented their recommendations to the Commission and Council (presentation is attached). Ordinance 2016-23-O is one step in implementing those recommendations.

PUBLIC COMMENT

Several property owners have inquired of staff how their property will be affected by the change. At this point no individual has provided written comment on the Lindon Village Zone, but it is likely individuals will be at the meeting to provide comment.

ANALYSIS

The Lindon Village Zone builds upon the 700 North Commercial Corridor Districts that were established in 2015. Much of the ordinance reflects the General Commercial Zone, but there are a handful of non-permitted uses that are in the LV Zone that are in the CG Zone, namely:

1. New and used car dealerships
2. Tire shops
3. Lube & tune shops
4. Light equipment, truck, and car rentals
5. Indoor gun ranges
6. Assisted living centers

The ordinance also specifies setbacks and height for the zone as well as emphasizing Commercial Design Standards. Additionally, several formatting and typographical errors are **being corrected within LCC 17.48. For instance, any reference to “Commercial Design Guidelines” has been changed to “Commercial Design Standards.”**

ATTACHMENTS

1. 2016-23-O
2. 700 North Steering Committee Presentation

LINDON CITY CODE

ORDINANCE NO. 2016-23-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.48 OF THE LINDON CITY CODE TO CREATE THE LINDON VILLAGE ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to ensure that new development is of high quality and to promote Lindon as a regional center for technology and commercial facilities; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to section 17.48 of the Lindon City Code; and

WHEREAS, a public hearing was held on November 22, 2016, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on December 6, 2016 to consider the recommendation and no adverse comments were received.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: LCC section 17.48 of the Lindon City Code are hereby amended to read as follows:

LINDON CITY CODE

Chapter 17.48 COMMERCIAL ZONES

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- 17.48.010 General provisions
- 17.48.020 Zone area and dimensional standards
- 17.48.025 ~~700 North Commercial Corridor District Plans~~ Lindon Village Zone
- 17.48.030 Landscaping within the ~~G~~general ~~C~~commercial ~~Z~~zone
- 17.48.040 Fencing and screening
- 17.48.050 Storage and merchandise
- 17.48.060 Maintenance of premise
- 17.48.070 Site lighting
- 17.48.080 Architectural design
- 17.48.090 Special provisions
- 17.48.100 Planned ~~C~~commercial ~~Z~~zone

Section 17.48.010 General provisions.
 The Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located. These zones include the General Commercial Zones (CG, CG-A, CG-A8, CG-S), Lindon Village Zone and the Planned Commercial (PC-1 and PC-2) Zones.
 For a full list of permitted uses in these zones, refer to the Standard Land Use Table in appendix A. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10 adopted 10/4/06, Ord. 2013-12 amended 12/4/13)

Section 17.48.020 Zone area and dimensional standards.
 Refer to Table 17.48.020 below for general area and dimensional standards in the various CG zones.
 (Ord. 2015-5, amended 04/07/2015; Ord. 2008-6, adopted 04/15/2008, Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10 Adopted 10/4/06; Ord. 2013-12 Amended 12/4/13)

Table 17.48.020 (see section 17.48.020)

	CG	CG-A	CG-A8	CG-S	PC-1, PC-2	<u>LV</u>
Min lot size	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	1 acre	<u>20,000</u> <u>sq/ft</u>
Front setback	20'	20'	20'	20'	30'	<u>20'</u>
Side or rear yard setback when adjacent to a non-residential zone	0'	0'	0'	0'	0'	<u>0'</u>
Side or rear yard setback when adjacent to a non- residential use <u>use</u> or a residential zone	40'	40'	40'	40'	50'	<u>40'</u>
Street side yard setback (corner lot)	20'	20'	20'	20'	30'	<u>20'</u>
Minimum structure height	10'	10'	10'	10'	14'	<u>10'</u>
Maximum structure height	48'	48'	80'	48'	48'	<u>48'</u>

(Ord. 2015-5, amended 04/07/2015; Ord. 2013-12 amended 12/4/13; Ord. 2016-23-O amended 12/6/XX)

Section 17.48.025 ~~700 North Commercial Corridor District Plans~~ Lindon Village (LV) Zone

1. Purpose: The purpose of this section is to ensure that the ~~700 North Commercial Corridor~~ Lindon Village Zone is developed cohesively. In addition to the planning requirements identified below for individual districts, it is intended that each district will develop in context and with consideration of adjacent districts to create a consistent and coherent development corridor. To accomplish this goal, the following principles are encouraged:

- A. Transportation networks should be interconnected within and between districts. Networks should provide multiple routes to and from destinations, and should consider pedestrian, bicycle, and vehicle users.
- B. Development should include high quality architectural treatments and amenities that create a desirable, comfortable, and consistent experience. Development design should include gathering places and thoroughfares that include continuous tree cover, ample sidewalks, appropriate street furniture and lighting, and supportive building frontages.
- C. The General Plan identifies district 15 and the surrounding area, which includes districts 11 through 16, as a future transit node. These districts should be designed and developed to be transit-ready by placing a special emphasis on pedestrian orientation. Design and amenities in these districts should create a pleasant pedestrian experience.
- D. All Development ~~along the 700 North Commercial Corridor~~ Lindon Village Zone ~~should~~ shall comply with the Lindon City Commercial Design ~~Guidelines~~ Standards. For further guidance on implementing the principles identified above, consult Section II on streetscape considerations, Section III on site design, and Section V on architectural character.

2. Permitted Land Uses: Permitted, conditional, and non-permitted uses in the LV Zone mirror those uses as reflected in the Standard Land Use Table for the General Commercial (CG) Zone with the exception of the following uses which are not permitted in the LV Zone.

- A. Motor Vehicles/Trucks/Marine – New Vehicle Dealership
- B. Used Cars/Trucks – Used Vehicle Sales Lots
- C. Auto Lube & Tune-up
- D. Auto Tire Shops/Tire Sales/Tire Services
- E. Light Equipment Rental & Leasing; Automobile & Light-Truck Rental
- F. Indoor Gun Ranges
- G. Assisted Living Facilities, Large or Small as defined by LCC 17.72

~~2.3.~~ District Plans: The following applies to the area identified in Figure 1 (~~700 North Commercial Corridor~~ 2000 West to railroad tracks within LV Zone) at the end of this Chapter:

- 1. Figure 1 divides the 700 North Commercial Corridor into 16 development districts. An applicant proposing to develop any portion of a 700 North Commercial Corridor development district must either develop the entire district as a single, coherently planned site, or, if the proposed site involves only a part of the district in which it is located, the following shall be submitted:
 - a. a district plan showing:
 - i. the location of the proposed site as it forms part of the entire district;
 - and

- 84 ii. a future street system, lot configurations, and building orientations that
86 demonstrate how the balance of the undeveloped area could be
developed in a way that will preserve access and corridor visibility for
the remaining undeveloped part of the district.

88 2. The land use authority shall approve a district plan with each site plan approved on
the 700 North Commercial Corridor (see Figure 1). The approved district plan shall
become a basis or standard for future development within the applicable district. It is
90 anticipated that a district plan may evolve in response to subsequent development.
An applicant may propose modifications to an existing district plan, and the land use
92 authority may approve requested modifications, that promote quality and orderly
development.

- 94 4. Standards for landscaping, fencing and screening, storage and merchandise,
maintenance of premises, site lighting, and special provisions in the LV Zone shall be
96 the same as the CG Zones.

98 (Ord. 2015-5, adopted 04/07/2015, Ord. 2016-23-O amended 12/6/XX)

Section 17.48.030 Landscaping within the general commercial zones (CG, CG-A, CG-A8,
CG-S).

1. Landscaping objectives. Landscaping plans shall be prepared with a view toward
accomplishing the following design objectives (plans will be approved or denied based
on how well these objectives are satisfied).
- a. Enhance the visual environment by:
 - i. Adding visual interest through texture, color, size, shape, etc., and
 - ii. Enhancing perspective by framing view complimenting architecture
screening and creating points of interest and activity.
 - b. Ensure public safety by:
 - i. Guiding the circulation of cars and people,
 - ii. Controlling access to parking lots,
 - iii. Making traffic diverters prominent, and
 - iv. Creating street identification by varying the species, height, and location
of landscaping.
 - c. Minimize noise and glare.
 - d. Conserve energy.
 - e. Complement architecture by landscaping around buildings.
 - f. Screen areas of low visual interest.
2. Overall landscaping plan. With the application for site plan approval, an overall
landscaping plan shall be submitted. Landscaping plans shall show details on specific
types and locations of trees and shall also identify areas to be sod or other types of
vegetation or ground cover. Additional 'interior parking lot landscaping' may be required
per LCC 17.18.
3. Open space. A minimum of twenty percent (20%) of each lot shall be maintained in
permanent landscaped open space.
4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a
landscaped berm at least three (3) feet high and twenty (20) feet width shall be planted
with grass and maintained in a living, growing condition along all public street frontages.
- a. The measurement of the twenty (20) feet in landscaping will be measured from
the back of walk, or back curb if no sidewalk exists. Areas with meandering
sidewalks will have the twenty (20) feet measured from back of curb but may to
count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - b. Thirty percent (30%) of the landscaping strip may consist of decorative rock,
bark, mulch, and/or other ground covers other than grass. A

LINDON CITY CODE

planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.

- c. Trees shall be planted thirty (30) feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas.
- d. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon Commercial Design GuidelinesStandards may also be considered by the Planning Commission.

(Ord. 2013-12 Amended 12/4/13).

5. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, shall be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.
6. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
7. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is as at least six inches (6") higher than the parking areas.

(Ord. 2008-10, amended 09/02/2008; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

Section 17.48.040 Fencing and screening.

1. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use.
 - b. The appearance of the fence/landscape screen will not detract from the residential use and/or non-residential use of the property.
 - c. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 2000-3, Amended, 10/04/2000; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000 Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 Amended 12/4/13; Ord. 2014-7, Amended 2/4/14)

Section 17.48.050 Storage and merchandise.

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1. The storage of merchandise outside an approved building shall be in an area approved as a part of the site plan and shall be within an area enclosed with a sight obscuring fence of at least six (6') feet in height. However, promotional displays, vehicle sales lots, and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed adjacent to a building wherein the business displays the bulk of its goods for sale.
2. This subsection shall not apply to temporary site plans under 17.17.
3. Landscaped areas and parking lots shall not be used for the displaying of merchandise.
4. Stacking of merchandise or materials of any kind shall not be allowed to protrude above required walls or fence lines unless approved by a temporary use permit.
5. No outdoor storage can be placed without any required fencing first being installed.
6. For outdoor storage areas required to be visually obscured, the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a sight obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining uses;
 - b. The appearance of the fence/landscape screen will not detract from adjoining uses and/or use of the property.
 - c. The proposed fence/landscape screen will shield the adjoining uses from noise, storage, traffic or any other characteristic of the storage use that is incompatible with adjoining uses.
 - d. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006; Ord. 2012-12, amended 10/2/12).

Section 17.48.060 Maintenance of premise.

1. No excessive or offensive noise, dust, odor, smoke, or light, shall be emitted which is discernible beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.
2. No person shall store junk, unlicensed and/or inoperable vehicles, partially or completely dismantled vehicles, or salvaged materials in any commercial zone outside a building.
3. All solid waste storage facilities shall be enclosed with a masonry wall and constructed as per adopted City standards. The minimum access width to a solid waste storage facility shall be fifteen (15) feet.
4. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the CG, PC-1 or PC-2 zones. The space around buildings and structures in these zones shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
5. The architecture, appearance, and aesthetics of all buildings, structures, and edifices in all commercial zones shall be maintained to reasonable upkeep and maintenance standards.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006).

Section 17.48.070 Site lighting.

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1. On-site lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
2. Street lights shall be installed on all public roads according to standards established in the Land Development Policies, Standard Specification and Drawings manual. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006)

Section 17.48.080 Architectural design.

1. Architectural character, street-scape, site design and other amenities in the CG, CG-A, CG-A8, or CG-S zones shall be consistent with the Lindon City Commercial Design Guidelines Standards as presently constituted and as may be amended from time to time.
2. All sides of the buildings shall receive design consideration consistent with the Commercial Design Guidelines, particularly where exposed to vehicular traffic or adjoining properties.

(Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 97-7, Amended, 08/17/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

Section 17.48.090 Special provisions.

1. The requirements of this Section shall run with the land and be binding on successors, owners and tenants so long as the buildings are occupied or the use exists.
2. The owners of a commercial development which contains more than one parcel of record or which has more than one owner may be required by the approving authority to submit documents to the City for approval which assure unified control of the development.
3. Any person who desires to occupy vacant floor space, or to change the use of the floor space shall be required to first obtain a certificate of occupancy from the City. Any person constructing or altering a building in the commercial zones shall first obtain a building permit from the City for such construction or alteration and then shall obtain a certificate of occupancy from the City before the building being constructed or altered is occupied.
4. If the City determines that the developer, tenant, manager, owner or any other interested person, firm or corporation has failed to maintain the premises consistent with all applicable zoning, health, safety, and building codes and ordinances, the City shall so notify said persons, firms or corporation by written notice specifying the deficiency complained of, and unless such failure is corrected to the satisfaction of the City within thirty (30) days, such failure or deficiency shall be deemed to constitute a "public nuisance" which may be abated in any lawful manner including but not limited to the manner set forth in Chapter 8 of Title 10 Utah Code Annotated 1953, as amended.

(Ord. 98-6, Repealed and Replaced, 10/03/2000)

Section 17.48.100 Planned commercial zone.

Approximately between 600 South and 200 South, and 400 West and I-15.

1. Purpose. The purposes of the PC zones are:
 - a. To provide for development of regional commercial centers that can accommodate retail, office, and service uses in areas that are convenient to the traveling public while protecting the character and quality of adjacent residential areas and the overall community of Lindon.
 - b. To provide aesthetic controls for building architecture and site development.
 - c. To provide development guidelines to ensure effective and safe traffic control and movement while creating an aesthetically pleasing traffic environment.

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2. Uses within the PC-1 and PC-2 zones shall be allowed as outlined in Appendix A, Standard Land Use Table of the Lindon City Code as presently constituted and as may be amended from time to time.
3. Site development standards.
 - a. Building and Fence setback: The building setback and fence setback from any dedicated street shall be thirty feet (30').
 - b. Building Heights: No building or structure shall be higher than forty eight feet (48') including mechanical appurtenances, which shall be properly screened, above the average grade of the street sidewalks adjacent to the property within the PC-1 Zone.
 - c. Building design and materials. The architecture, design theme, and construction materials of the building's front elevation shall be applied to all exterior walls of the building. The rear of the building and any portion of the building that traditionally gets less attention to aesthetics shall be enhanced by the same architecture and design theme as those portions of the building that get high visibility from the public, except exterior building striping or similar decor shall not be installed on the rear or side exterior building walls directly adjacent to residential areas. Building exterior materials shall be eighty five percent (85%) brick, decorative stone, fluted block, colored textured block, concrete tilt-up that meets the specific architectural theme for the development, glass and wood. Sheet metal and corrugated metal shall be prohibited, except for trim, soffits, fascia, mansards and similar architectural features. Other materials may be used if approved by the Planning Commission.
 - d. Building orientation. No building front shall face toward an adjacent residential zone. The only building accesses permitted with orientation toward adjacent residential zones shall be emergency accesses only as required by the currently adopted building and fire codes.
4. Landscaping:
 - a. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied):
 - i. Enhance the visual environment by:
 - Adding visual interest through texture, color, size, shape, etc., and
 - Enhancing perspective by framing views, complimenting architecture, screening and creating points of interest and activity.
 - ii. Ensure public safety by;
 - Guiding the circulation of cars and people,
 - Controlling access to parking lots,
 - Making traffic diverters prominent, and
 - creating street identification by varying the species, height, and location of landscaping.
 - iii. Minimize noise and glare.
 - iv. Conserve energy.
 - v. Complement architecture by landscaping around buildings.
 - vi. Screen areas of low visual interest.
 - b. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and location of trees and shall also identify areas to be sod or

LINDON CITY CODE

other types of vegetation or ground cover. Additional 'interior parking lot landscaping' may be required per LCC 17.18.

- c. Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
 - d. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - i. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may not count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - ii. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non- grass areas shall be submitted and approved by the Planning Director.
 - iii. Trees shall be planted thirty (30 feet on center, centered ten (10) feet from the edges of the strip in all required landscaped and bermed areas.
 - iv. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approve alterations. Other landscaping layouts consistent with the Lindon City Commercial Design [GuidelinesStandards](#) may also be considered by the Planning Commission.
 - e. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, must be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.
 - f. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
 - g. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is at least six inches (6") higher than the parking areas.
- (Ord. 2014-7, Amended 2/4/14)
5. Screening and lighting.
 - a. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:
 - i. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;

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- ii. The appearance of the fence/landscape screen will not detract from the residential use and /or non-residential use of the property;
 - iii. The proposed fence/landscape screen will shield the residential sue from noise storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses;
 - iv. The Planning Commission may waive or adjust this fence/;screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.
 - b. Lighting: Free standing lighting fixtures of at least eight feet (8') in height and not to exceed twenty feet (20') in height and producing at least one (1) foot candle of illumination shall be installed and maintained along the street right-of-way lines and designed to shine away from residential developments. The lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
6. Special provisions:
- a. Outside storage and display areas: The storage of merchandise or other material outside an approved building is prohibited. Outside display areas shall be approved as a part of the site plan. Landscaped areas shall not be used for the display of merchandise nor storage of materials unless approved by a temporary use permit.
 - b. Receiving areas (docks): Receiving areas located within one hundred fifty feet (150') of a residential zone shall be located inside an approved building or in an area enclosed on three (3) sides and covered with a roof. Access to receiving docks shall be from the front of the building or from the side of the building, provided the side of the building is not oriented toward an adjacent residential zone. Receiving areas shall be signed to indicate the hours the receiving area is operational and shall be signed to prohibit engine idling when the receiving area is closed. Receiving areas adjacent to a residential zone shall not operate between the hours of 10:00 PM and 6:00 AM unless provisions can be made to bring merchandise into the store through the front or side of the store not oriented toward a residential area. Materials, such as pallets, store fixtures, and other similar items shall not be stored in the receiving area. Any and all venting of the receiving areas shall be to the interior.
 - c. Solid waste areas: Solid waste dumpsters located within one hundred fifty feet (150') from any adjacent residential zone shall be located in an enclosure, the materials of which shall be approved by the City as a part of the site plan. Pick up of solid waste shall not occur between the hours of 10:00 PM and 6:00 AM.
 - d. Site maintenance. Except for snow removal, all common area maintenance of the site shall be between the hours of 6:00 AM and 10:00 PM. Snow removal may be conducted on the site any time as necessary.
 - e. Certificate of Occupancy: No certificate of occupancy shall be issued for any building on any portion of a development until the landscaping is in place or a bond, cash deposit, or equivalent, is deposited with the City conditioned on and guaranteeing the installation of all landscaping shown on the approved site plan. All landscaped areas shall be maintained in a neat, clean, orderly and slightly condition. This shall include proper pruning, lawn mowing, weeding, removal of litter, fertilizing, replacing of dead plants and the regular watering of all plants. Failure to maintain the landscaping as provided herein shall be a violation of this chapter and enforceable as provided by law.

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(Ord. 2008-10, amended 09/02/2008, Ord. 2008-4, amended 2/19/2008, Ord. 2000-3, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-6, adopted 3/22/2006).

Figure 1



LINDON CITY CODE

102 **SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by
104 reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or
unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall
nevertheless be unaffected and continue in full force and effect.

106 **SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions
108 adopted or incorporated by reference are hereby repealed or amended as provided herein.

110 **SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as
provide by law.

112 PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this
114 _____ day of _____, 2016.

116 _____
118 Jeff Acerson, Mayor

120 ATTEST:

122 _____
124 Kathryn A. Moosman,
Lindon City Recorder
SEAL

DRAFT



A Vision For The Future

Lindon 700 N Corridor

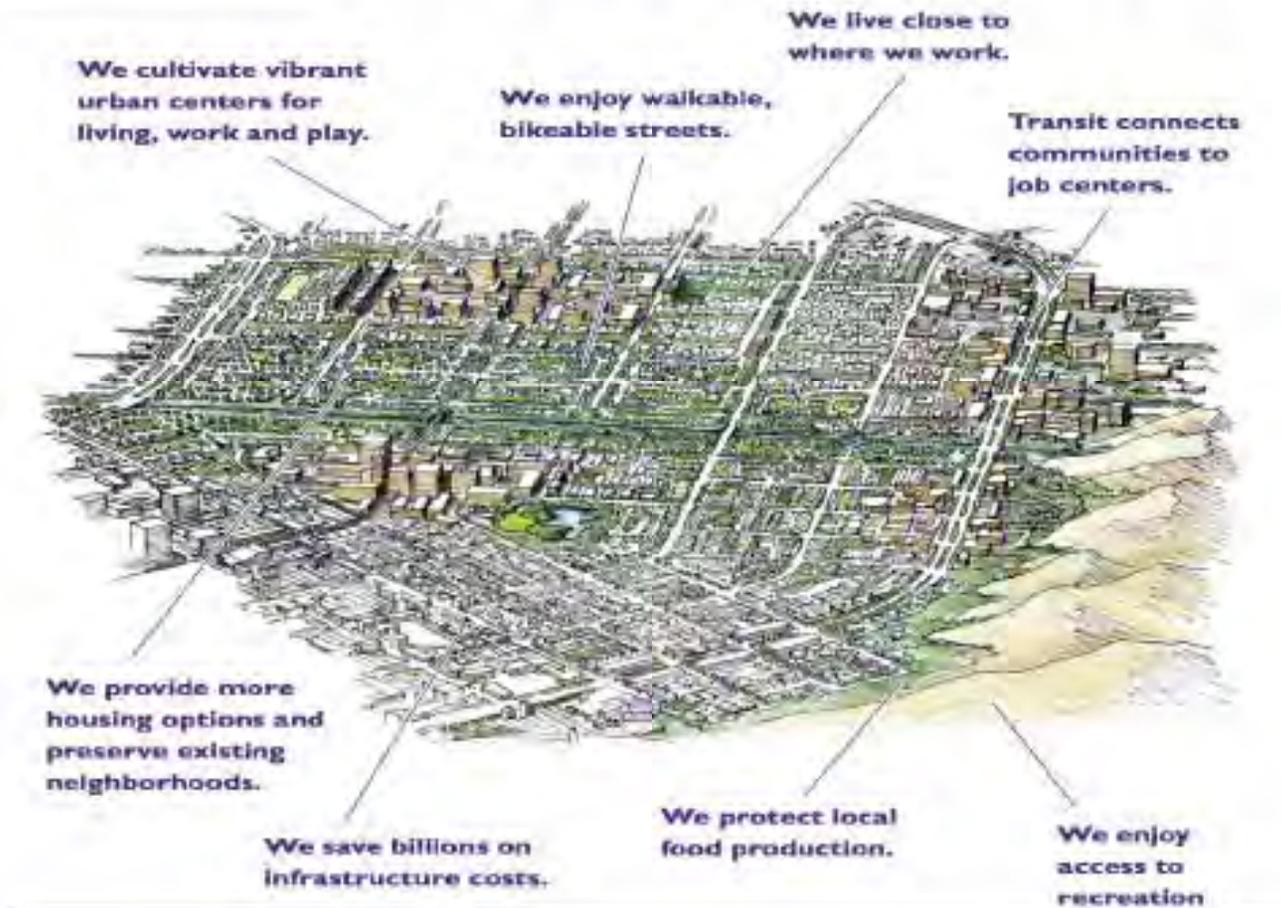


Inspiring Places - Architectural and Landscape design that creates an inviting and prestigious image for business, dining, retail, recreation, and living.

- Mixed use
- Heightened Standards
- Sustainability
- Synergy



Wasatch Consortium 2050 - State Vision on a macro level



Lindon City 700 North Corridor Committee Body:

Chair: Carolyn Lundberg - City Councilmember

City Council: Matt Bean and Jake Hoyt

Planning Commission: Sharon Call (President) and Bob Wily

City Staff: Hugh VanWagenen and Adam Cowie

Citizens: Dan Fish, Mike Vanchiere, Eric Anthony, Wayne DeVincent, Ron Anderson, Joel Kester, Kevin Long



Why create a Specific Area Plan?

Land use planning tools come in many forms. General plans cover all land in a jurisdiction as a general framework.

Specific plans cover smaller areas. Specific plans may guide many things such as zoning rules, subdivisions, public facilities, what structures will look like, and future development agreements for a given area. Specific Area planning documents have been, and continue to be commonly employed by cities to guide their future development.



AMERICAN FORK STATION AREA PLAN



Good, Better, Best

Lindon



Cedar Hills



What elements make these two buildings from the same retailer different?

- Big square box building vs alcoves and curves
- Pavers vs. Asphalt
- Fenestration (windows) vs. little or none
- Abundant landscaping and raised boxes
- Plaza provides pedestrian interest and seating area
- Variety in elevations and peaks

- Architectural Articulation (protruding vs. recessed)
- Building Massing (creating human scale)
- Break-up of monotonous roofline
- Variety of finish materials (brick, stucco, copper, stone, split face, crown moulding)

How vision & standards affect development outcomes

Lindon vs. Cedar Hills Walmart Street Views



700 North Committee Mission

- Identify a vision, name, and boundaries for a 700 N Specific Area Plan
- Define values of Lindon - present and future
- Create an attractive gateway into Lindon
- Identify goals for this unique Economic District
- Recommend standards
- Establish development strategies



700 North Corridor Map and proposed Specific Plan Area



ADVANTAGES:

- Visual gateway entrance to Lindon City
- Central Location in Utah County with easy access to I-15
- Simple aggregation of property owners
- Clean slate for development and planning
- Main corridor road infrastructure already built and projected to handle growth
- High traffic counts
- Future TOD site for TRAX
- Top I-15 exit for residential doors in Utah County
- Fiber
- Close to 2 Universities, well educated and above avg income demographic, low crime





We need to make land use and transportation decisions that preserve our local heritage while managing growth to enrich our community life, keep our city beautiful and neighborly as well as provide a stable revenue base.

What does “A Little Bit of Country” mean 50 years from now?

- Develop an Economic Core that will outlast trends and thrive long-term to maintain our high quality of life
- Promote well-designed Architecture and Landscape amenities
- Cherish open space and recreation with abundant landscaping, public art, water features, street furniture, and a pleasing atmosphere.
- Create community Gathering Places within mixed uses where people can shop, live, work, and play
- Offer a variety of transportation options (multi-modal) that connect Lindon to the overall region and provide excellent connectivity and healthy activities.



Lindon's Heritage, Values and Sense of Community

Lindon can stay true to our small-town roots nurturing open space as well as a neighborly environment, yet embrace economic opportunities through managed growth and setting a vision for how it will develop AND what it will look and feel like.

Lindon is a family oriented, yet business friendly community. It is rich in outdoor recreation, parks, trails, and hosts high tech companies with a robust infrastructure.

CNN Money Magazine ranked Lindon One of the "100 Best Best Places to Live In America".



Specific Area Names

What are the values and brand we want to embody?



Lindon Village

Most popular name of committee because it coordinates well with Anderson Farms community master plan and evokes a warm yet vibrant community gathering place.

Other names:

- Lindon Gateway Village
- Lindon Gate
- Lindon Center, Square, Hollow
- Lindon Crossing, Landing, Run



700 N Wish List - attract unique businesses and offerings that make it a Regional Draw

Hip and Classy Restaurants

- Ruth's Chris
- Cheesecake Factory
- Olive Garden or Buca de Beppo
- Red Lobster
- Market Street Grill
- Zupas
- Godiva Chocolates
- Bruges Waffles
- Sweet Tomatoes
- Cracker Barrel
- Blue Lemon
- Chipotle



Retail

- Apple Store
- Whole Foods Market
- Jewelers and nice apparel stores
- Boutique retailers and service providers
- Organic sustainable food gardens/farmers markets
- Trader Joe's
- Bass Pro
- Day Spas
- Bose



Entertainment/Other

- Hotel/Boutique accommodations
- Performance Theatre or Venue (like Hale, Covey Arts Center)
- Movie Theatre
- Class A office space, Tech, Medical or Educational Campus
- Co-working spaces and Entrepreneurial Hubs
- Health Club
- Every convenience within arms-reach

Zone Amendments

Recommendation of Land Uses to eliminate in special 700 North Corridor Zone

1. 5500 Car dealer, tire, lube
2. 6300 Light equipment, auto and truck rental
3. 7100 Indoor gun range as a primary use
4. 1241 Assisted Living (17.70 & .72 overlay)



Vibrant Communities - Creating a Sense of Place



Economic development must be approached holistically. Transportation, Health, Employment and Live/Work/Play spaces, are all interconnected



Vibrant places are economic centers that connect communities with a wide range of transit options in a park-like atmosphere with abundant landscaping. They are accessible and convenient, from pedestrian and bike trails to regional rail, bus, and autos - able to move to and through the zone as a macro design focus. On grade parking is minimized, to provide more area for neighborhood amenities. The physical form of the urban fabric can encourage wellness by being walkable, accessible and promoting community interaction.

Vibrant places offer a mix of uses including residential, office, institutional, retail, cultural, and entertainment facilities that include pocket parks and open spaces.



A Lindon City Center with Transportation, Residential, Retail & Business seamlessly connecting in a park-like atmosphere.



Area outlined in Red is future city center planned in San Ramon California. Like 700N, it's bisected by a high traffic corridor street, and close but not directly adjacent to major freeway exit.



The 500 foot depth on either side of the corridor can be planned wisely with interior streets and block areas connected together by many passageways and trails weaving through them.



Ivory's Master-planned residential Community is a natural partner with bicycle, pedestrian trails and park ready to connect to Corridor businesses and future TOD site.

Suggested Lindon Design Guideline Amendments

Break-up long monotonous rooflines (determine minimum feet) by dividing elevations into smaller parts. This can be accomplished by a change of plane, projection or recess, or by varying a cornice or roofline (ie. Pitched)

Require Crown-molded rooflines. Large uninterrupted expanses of a single material are prohibited.

The apparent mass of large buildings shall be reduced and a varied architectural street appearance created by manipulating the building form using:

1. Offsets
2. Recesses
3. Changes in Plane
4. Changes in Height
5. Windows
6. Trellises
7. Berming at the edge of buildings in conjunction with landscaping can be used to reduce structure mass and height along street facade



Appropriate use of roof plane variation and materials



Innapropriate roof plane and use of materials

Require Screening of utility/mechanical units

Ground mechanical units must be screened from view with wing walls, landscaping, or a combination of both.

Appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals.



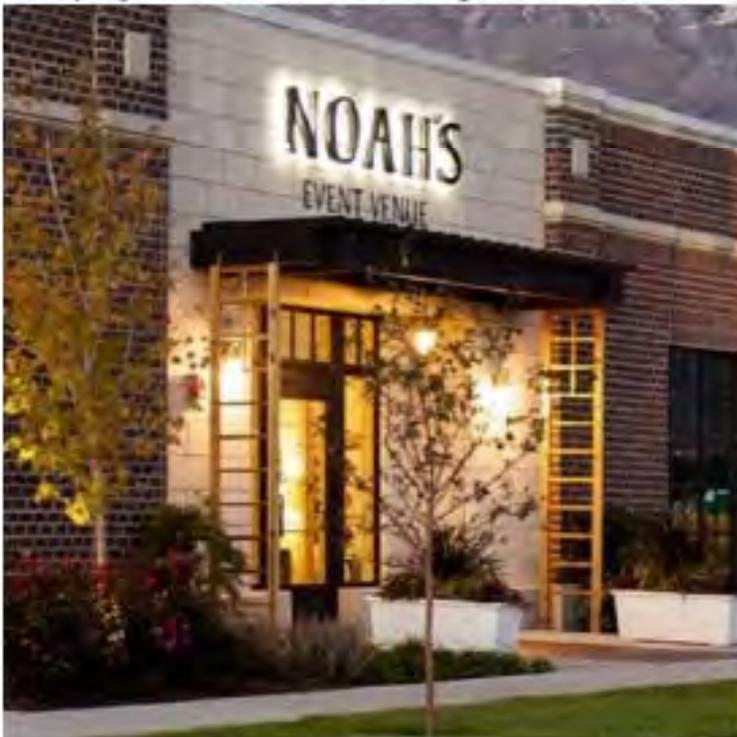
Appropriate screening of utility boxes with walls or vegetation



Inappropriate or non-existent screening

Entries - Require entries have one or more of the following:

1. Canopy, overhang or arch above the entrance (columns & pillars), Canopy or awning to create visual depth and shade
2. Recesses or projections in the building facade surrounding the entrance
3. Peaked roof or raised parapet structures over the door
4. Display windows surrounding the entrance



Articulation - enhance the visual interest of buildings

- (1) Facade modulation – stepping portions of the facade to create shadow lines and changes in volumetric spaces,
- (2) Use of engaged columns or other expressions of the structural system,
- (3) Horizontal and vertical divisions – by use of textures or materials (usually combined with facade modulation),
- (4) Dividing facades into storefronts with visually separate display windows,
- (5) Providing projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades and colonnades (providing such trellis' and awnings extend outward from the underlying wall surface at least 36-inches),
- (6) Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.



Appropriate Articulation



Inappropriate Articulation



Appropriate



Appropriate



Inappropriate building articulation

Other items for discussion

Discuss the desired mix of users and possible caps to limit the corridor being taken-over by all office, flex, etc.

Fenestration: current code allows windows to make up 80% of quality materials

What's Next?

1. Establish a name for 700 North corridor and create a specific new area Zone
2. Strengthen current standards immediately by adopting Zone Amendments and Design Guideline changes suggested by committee
3. Create a Specific Area Plan Document for this unique economic "District" in Lindon that will encourage coordinated development
4. Study other cities' design and specific area documents, selecting best elements to adopt (ie. architectural requirements, street furniture, benches, landscape boxes, lighting, etc.)
5. Prepare updated 700 North marketing materials and city website information
6. Participate in organizations (ULI, and other networks) to market to master developers or desired retail/ commercial entities

Item 12: Review & Action — Lindon City Public Meeting Schedule 2017

The Planning Commission will review the proposed Lindon City Public Meeting Schedule 2017.

MOTION

I move to (*approve, deny, continue*) the Lindon City Public Meeting Schedule 2017.

The Planning Commission will review and consider the proposed Lindon City Public Meeting Schedule 2017. State law requires that the City adopt a meeting calendar schedule prior to each calendar year. The proposed meeting calendar for 2017 is attached.

Meetings that fall on holidays, election dates, or during Lindon Days have been removed from the schedule. Please review for any other needed changes or conflicts. The City Council has recently reviewed the schedule on 11/15/2016.

LINDON CITY PUBLIC MEETING SCHEDULE 2017

ALL MEETINGS TO BE HELD AT THE LINDON CITY CENTER, 100 NORTH STATE STREET, LINDON UNLESS POSTED OTHERWISE

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. “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 the City Recorder, Kathy Moosman, at 801-785-5043, giving at least 24 hours notice.”

Applications can be filed at any time. The application will be reviewed for completeness and conformance with City standards. When the application is considered complete and major issues have been addressed, it will then be scheduled for the next available meeting. Typical time frame for processing applications is 6 to 8 weeks. It is the applicant’s responsibility to contact the City and inquire as to the status of the application and when it will be scheduled for a particular meeting.

Business requiring Planning Commission, City Council and/or Board of Adjustment review will be heard on the dates listed below.

CITY COUNCIL	PLANNING COMMISSION	BOARD OF ADJUSTMENT	CITY OBSERVED HOLIDAYS
7:00 P.M. 1 st & 3 rd Tuesday	7:00 P.M. 2 nd & 4 th Tuesday		<i>City Offices Closed</i>
JANUARY 3, 2017 JANUARY 17, 2017 FEBRUARY 7, 2017 FEBRUARY 21, 2017 MARCH 7, 2017 MARCH 21, 2017 APRIL 4, 2017 APRIL 18, 2017 MAY 2, 2017 MAY 16, 2017 JUNE 6, 2017 JUNE 20, 2017 JULY 18, 2017 AUGUST 1, 2017 SEPTEMBER 5, 2017 SEPTEMBER 19, 2017 OCTOBER 3, 2017 OCTOBER 17, 2017 NOVEMBER 21, 2017 DECEMBER 5, 2017 DECEMBER 19, 2017	JANUARY 10, 2017 JANUARY 24, 2017 FEBRUARY 14, 2017 FEBRUARY 28, 2017 MARCH 14, 2017 MARCH 28, 2017 APRIL 11, 2017 APRIL 25, 2017 MAY 9, 2017 MAY 23, 2017 JUNE 13, 2017 JUNE 27, 2017 JULY 11, 2017 JULY 25, 2017 AUGUST 22, 2017 SEPTEMBER 12, 2017 SEPTEMBER 26, 2017 OCTOBER 10, 2017 OCTOBER 24, 2017 NOVEMBER 14, 2017 NOVEMBER 28, 2017 DECEMBER 12, 2017	Board of Adjustment meets on an as needed basis.	JANUARY 1 st – New Year’s Day (observed Jan. 2nd) JANUARY 16 th – Martin Luther King Jr. Day FEBRUARY 20 th – President’s Day MAY 29 th – Memorial Day JULY 4 th – Independence Day JULY 24 th – Pioneer Day SEPTEMBER 4 th – Labor Day NOVEMBER 23 rd – 24 th – Thanksgiving DECEMBER 25 th – 26 th – Christmas (observed)

The City Council will meet as the Redevelopment Agency and Municipal Building Authority on an as needed basis on the same date as its regularly scheduled meetings.

NOTE: The Board of Adjustment will meet on an as needed basis. Meeting times and dates are subject to change.

NOTE: Meeting dates may be canceled at the discretion of the City Council and Planning Commission due to holidays, municipal elections, or other unforeseen conflicts.

NOTE: Special meetings, as needed to serve the public needs, may be added throughout the year for any of the above groups - with a minimum 24 hours public notice.

*Meeting is subject to cancellation

(Y:\MEETING SCHEDULE 2017.docx)

Item 13: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 14: Planning Director Report

- Happy Thanksgiving!

Adjourn