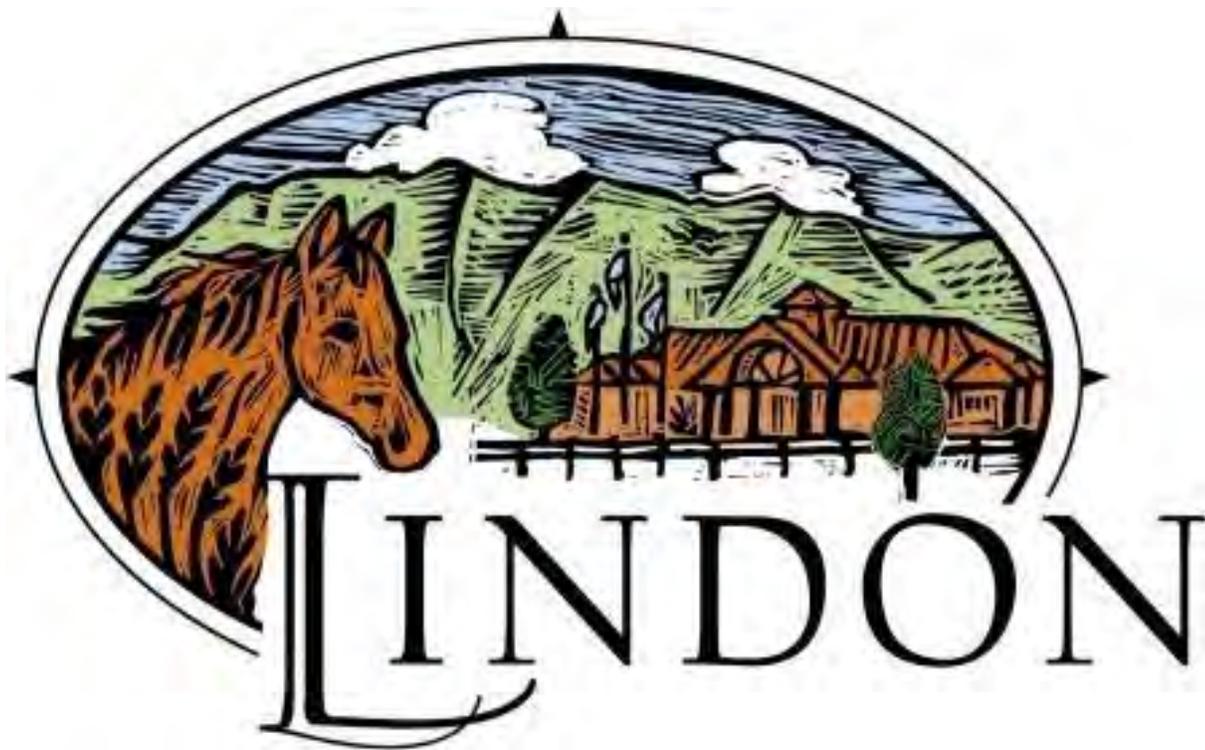


Lindon City Planning Commission Staff Report



January 9, 2018

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 9, 2018**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 12/12/2017

3. Public Comment

(30 minutes)

4. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.70

Lindon City requests an amendment to LCC 17.70 Group Homes. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

(30 minutes)

5. Public Hearing — Ordinance Amendment, Lindon City Code (LCC) 17.14

Lindon City requests an amendment to LCC 17.14 Noticing. The amendment is regarding third party noticing distances. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

6. New Business from Commissioners

7. Planning Director Report

Adjourn

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

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

Posted By: Brandon Snyder, Associate Planner

Date: January 4, 2018

Time: 11:00 a.m.

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



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

Item I: Call to Order

Lindon City Planning Commission Meeting January 9, 2018

Roll Call:

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

Item 2: Approval of Minutes

Lindon City Planning Commission Meeting December 12, 2017

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **December 12, 2017 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: Rob Kallas, Vice Chairperson
Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**
Rob Kallas, Commissioner Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
Bob Wily, Commissioner
16 Charlie Keller, Commissioner
Steven Johnson, Commissioner – arrived 7:19
18 Mike Vanchiere, 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 meeting of the
30 Planning Commission meeting of November 28, 2017 were reviewed.

32 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF NOVEMBER 28, 2017 AS PRESENTED.
34 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

- 42 4. **Minor Subdivision — Mountain Tech Subdivision, Plat B, 600 North 2800**
44 **West.** Mark Weldon requests preliminary plan approval of a two (2) lot minor
subdivision (Mountain Tech Subdivision, Plat B), at approximately 600 North
46 2800 West (Utah County Parcel #13:063:0104) in the Mixed Commercial (MC)
and General Commercial (CG-A8) zones.

48

2 Hugh Van Wagenen, Planning Director, led this discussion by explaining the
Mark Weldon's representatives, Andrew Bolschwieller and Scott Thorsen are in
4 attendance for this discussion. He stated this application is requesting preliminary plan
approval of a two (2) lot minor subdivision (Mountain Tech Subdivision, Plat B), at
6 approximately 600 North 2800 West (Utah County Parcel #13:063:0104) in the Mixed
Commercial (MC) and General Commercial (CG-A8) zones.

8 Mr. Van Wagenen explained the current Plan shows a roadway cutting the
southwest corner of the property that was placed on the Plan as a result of anticipated
10 construction of the future Vineyard Connector, a Utah Department of Transportation
(UDOT) facility. He noted a recently completed study, sponsored by UDOT with
12 participation from local municipalities, concluded that the proposed connection between
Interstate 15 (I-15) and Vineyard Connector could be realigned in order to not require the
14 roadway impacting this property. He mentioned the Planning Commission has made a
recommendation to the City Council regarding removal of this roadway and the Council
16 is scheduled to vote on the item on December 19th.

18 Mr. Van Wagenen explained the minimum lot size in the MC zone is 1 acre
(43,560 sq. ft.). Lot 3 is located in this zone and is 6.2 acres. The minimum lot size in the
CG zone is 20,000 sq. ft. Lot 4 is located in this zone and is 3.9 acres. The minimum
20 frontage in the MC zone is 100 feet and Lot 3 has 469 feet of public street frontage and
the minimum frontage in the CG zone is not established. Lot 4 is a corner lot and has 242
22 feet and 435 feet, respectively. He pointed out that 2800 West requires road widening,
curb/gutter/sidewalk installation and 7,938 square feet of roadway will be dedicated to
24 Lindon as part of the road widening. A six-foot parkstrip will be installed adjacent to the
curb with the four-foot sidewalk beyond the parkstrip with two Esplanade Street Lights
26 being required along 2800 West. He added the City Engineer is addressing engineering
standards and all engineering issues will be resolved before final plat and improvement
28 plan approval is granted.

30 Mr. Van Wagenen then referenced an aerial photo of parcel to be subdivided, the
Preliminary Plan, the Street Master Plan identifying road requiring removal from Plan
and the Zone Map of vicinity followed by discussion.

32 Mr. Van Wagenen then went over the conditions of approval included in the staff
report. Mr. Van Wagenen stated staff recommends approval with the listed conditions.
34 Following some discussion, the Commission was in agreement that this appears to meet
all requirements and is pretty straightforward.

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

38
40 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE
42 KNOWN AS MOUNTAIN TECH PLAT B WITH THE FOLLOWING CONDITIONS
(IF ANY): 1. AMENDMENT OF THE STREET MASTER PLAN TO REMOVE THE
ROADWAY CUTTING THE SOUTHWEST CORNER OF THE PROPERTY IS
44 APPROVED BY THE CITY COUNCIL. 2. DEVELOPER RECEIVES WRITTEN
PERMISSION TO WORK IN AMERICAN FORK'S JURISDICTION IN ORDER TO
46 COMPLETE REQUIRED PUBLIC IMPROVEMENTS, INCLUDING STREET
WIDENING. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE
48 WAS RECORDED AS FOLLOWS:

2 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
4 COMMISSIONER WILY AYE
COMMISSIONER KELLER AYE
6 COMMISSIONER VANCHIERE AYE
COMMISSIONER JOHNSON AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 5. **Site Plan — Mountain Tech 3 and 4, 600 North 2800 West.** Mark Weldon
12 requests site plan approval on Lot 3 of said subdivision for an 89,736-square foot
office/warehouse building with Lot 4 seeking approval for two 4,800 square foot
14 retail food buildings, at approximately 600 North 2800 West (Utah County Parcel
#13:063:0104) in the Mixed Commercial (MC) and General Commercial (CG-
A8) zones.

16
18 Mr. Van Wagenen gave a brief background of this item noting the current 10-acre
parcel received previous approval to be rezoned as both Mixed Commercial and General
Commercial. The applicant is proposing to build one 89,736 s.f. office/warehouse on 6.2
20 acres and two 4,800 restaurant/retail buildings on 3.9 acres for a total of three buildings.
Pending the approval and recording of Mountain Tech Plat B, the office warehouse
22 building will be located in the Mixed Commercial zone and the retail buildings will be
located in the General Commercial A8 zone. Public improvements on 2800 West,
24 including street widening and curb/gutter/sidewalk construction and street light
installation are required as part of the subdivision, but will be built along with the site.
26 2800 West is a shared road with American Fork. He noted the developer must obtain
permission from American Fork to work within their jurisdiction to complete the required
28 improvements.

30 Mr. Van Wagenen further explained this site will have shared parking between
the office/warehouse and retail buildings. He stated all requirements are met. Bike
parking in the MC and CG zones requires an 8% ratio (to required vehicular stalls) up to
32 16 bike stalls per building. There are 12 bike stalls for the office/warehouse and 16 bike
stalls for the retail buildings which is acceptable based on what is being provided for each
34 individual building.

36 Mr. Van Wagenen stated the site has frontage along 2800 West and 600 North
(aka Pleasant Grove Boulevard) with both frontages having the required 20-foot
landscape strip with trees planted every 30 feet on center. Interior landscaping must be
38 provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed
383 stalls, that equates to 15,320 square feet and 39 trees required (there is 15,335 s.f. of
40 landscaping and 52 trees provided). The office/warehouse is on 6.2 acres and requires
40,510 s.f. (55,892 s.f. is provided). The retail buildings are on 3.9 acres and require
42 33,967 s.f. (37,660 s.f. is provided). The office/warehouse building meets the minimum
setback of 20 feet for the MC zone and the retail buildings meet the minimum setback of
44 20 feet for the CG-A8 zone.

46 He stated all buildings meet the maximum height limit of 48 feet with the
office/warehouse at 43 feet and the retail buildings at 29 feet. Staff is excited with this
concept and feels it will be a nice addition. There will be some restaurants going in to
48 serve the growing population that is very exciting. Dependent on the clients that come in

2 for restaurants there may be the need of a drive through. He asked if staff can handle that
4 or if they will want to see how it affects the layout. He also referenced the conditions
included in the staff report.

6 The MC zone (office/warehouse) and CG zone (retail buildings) have different
architectural standards. In the MC zone, concrete tilt-up buildings shall comply with the
following standards:

- 8 a. Painted or colored concrete exteriors are permitted. The shade of each color must
be consistent.
- 10 b. Bare concrete exteriors are not permitted.
- 12 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, multilevel porches, metal shades, and metal awnings.
- 14 2. The office warehouse building in the MC zone
 - 16 a. is a concrete tilt-up with the colors Gray Screen, Web Gray, Cyberspace;
 - 18 b. has several façade pop-outs and footprint articulation;
 - 20 c. has entrance canopies and metal window awnings;
 - 22 d. has first and second story glass windows.
- 24 3. The CG zone requires the Commercial Design Standards to be met including:
 - 26 a. Primary building materials such as brick, stone, and colored decorative concrete
block;
 - 28 b. Secondary materials may include stucco, wood/cement fiber siding & timbers;
 - 30 c. Avoid flat looking wall/facades by introducing projecting elements;
 - 32 d. Promote articulation through variation in rooflines and façade modulation;
 - 34 e. Building entries shall have one or more of the following treatments: canopy,
overhang,
 - 36 f. awning or arch; recesses or projections in the building façade including display
windows surrounding the entrance; peaked roof or raised parapet structures over
the door;
 - 38 g. Ground mechanical units must be screened from view with wing walls,
landscaping or a combination of both;
 - 40 h. Rooftop mechanical units are desirable where possible, and should be screened
from view with wall, parapets, etc.;
 - 42 i. Colors must meet the Color Palette
- 44 4. The retail buildings in the CG zone
 - 46 a. have ground level windows and doors with Gray Glass with a reflective coating;
 - 48 b. have brick façade treatments;
 - c. have varying rooflines;
 - d. have timber canopy support elements;
 - e. have painted Hardy Board and EIFS as secondary materials;
 - f. use the colors Gray Screen, Web Gray, and Cyberspace;
 - g. it is unknown where the mechanical units will be located.

44 Mr. Van Wagenen pointed out there are some engineering issues that will need to
be resolved before the plans are finalized and staff will ensure all requirements are met.
46 He then referenced an aerial photo of the site and surrounding area, Site Plan,
Landscaping Plan, Office/Warehouse Architectural Elevations, Retail Architectural
48 Elevations, the Color Palette and Zoning Map, and the Street Master Plan showing

2 roadway to be removed followed by some general discussion including discussion on the
possible use and concept of drive throughs. The representatives stated they are working
4 on some concepts with the retail broker as it may be something that is coming and they
will try to accommodate them. Following discussion, the Commission agreed that staff
6 can handle the issue with drive throughs if it arises. The Commission also agreed that Mr.
Weldon does a very nice product and this will be a nice addition to the area.

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

10
12 COMMISSIONER VANCHIERE MOVED TO APPROVE TO THE
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING
CONDITIONS: 1. AMENDMENT OF THE STREET MASTER PLAN TO REMOVE
14 THE ROADWAY CUTTING THE SOUTHWEST CORNER OF THE PROPERTY BE
APPROVED BY THE CITY COUNCIL. 2. DEVELOPER RECEIVES WRITTEN
16 PERMISSION TO WORK IN AMERICAN FORK'S JURISDICTION IN ORDER TO
COMPLETE THE REQUIRED PUBLIC IMPROVEMENTS, INCLUDING STREET
18 WIDENING. 3. MOUNTAIN TECH PLAT B SUBDIVISION IS APPROVED AND
RECORDED. 4. ALL UTILITY/MECHANICAL UNITS FOR THE RETAIL
20 BUILDINGS BE SCREENED PER THE COMMERCIAL DESIGN STANDARDS
AND 5. SHOULD THERE BE A NEED FOR DRIVE THROUGHS ON THE RETAIL
22 BUILDINGS THAT THEY BE BUILT IN CONSULTATION WITH STAFF AND
THAT STAFF WILL SIGN OFF WITH THOSE BEING ACCEPTABLE.

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

26 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
28 COMMISSIONER WILY	AYE
COMMISSIONER KELLER	AYE
30 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

32 THE MOTION CARRIED UNANIMOUSLY.

34 **6. Review & Action — 2018 Chair and Vice-chair elections.** The Planning
Commission will hold elections for the positions of Chair and Vice-chair for
36 2018.

38 Mr. Van Wagenen gave an overview of this agenda item explaining the
Commission will vote tonight to elect both a chair and vice-chair for the upcoming 2018
40 calendar year. He noted the current chair is Sharon Call and the current vice-chair is Rob
Kallas.

42 Vice Chair Kallas opened the nominations at this time. Commissioner Marchbanks
nominated Sharon Call for Chair for the 2018 calendar year, Commissioner Wily
44 seconded. All Commissioners were in agreement. Commissioner Keller nominated Rob
Kallas for Vice Chair for the 2018 calendar year, Commissioner Johnson seconded. All
46 Commissioners were in agreement.

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

2 COMMISSIONER WILY MOVED TO NOMINATE SHARON CALL AS
4 CHAIR OF THE PLANNING COMMISSION FOR THE 2018 CALENDAR YEAR
AND ROB KALLAS FOR VICE CHAIR. COMMISSIONER KELLER SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER WILY AYE
COMMISSIONER KELLER AYE
10 COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE

12 THE MOTION CARRIED UNANIMOUSLY.

14 7. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any
16 new business or reports from the Commissioners. There was no new business at
this time.

18 8. **Planning Director Report** – Mr. Snyder reported on the following items
followed by discussion.

- 20 • Recap of recent City Council reviewed of Commercial Farm Zone
22 Amendment. Councilmember Bean said overall the Council felt comfortable
with the requirements recommended by the Planning Commission.
- 24 • Employee Christmas Party December 22nd at noon at Community Center

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

28 **ADJOURN** –

30 COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE
32 MEETING AT 7:50 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34
36 Approved – January 9, 2018

38 _____
Rob Kallas, Vice Chairperson

40
42 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Ordinance Amendment, Lindon City Codes 5.42 Residential Facility Business License and 17.70 Group Homes;

<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 which would bring City Code more in line with case law and state law.</p> <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2018-2-O (<i>as presented, with changes</i>).</p>
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BACKGROUND

Lindon City is constantly evaluating city code to ensure it is consistent with the current legal environment. LCC 17.70 Group Homes is in need of amendments to satisfy current law. LCC 5.42 is being added to help facilitate the licensing of Residential Facilities.

ANALYSIS

The proposed changes are recommended by Lindon City Attorney Brian Haws, and are in conformance with the most recent case law and federal and state requirements. Mr. Haws is putting the final touches on this draft of the ordinance which will be provided on Monday, January 8, 2018.

ATTACHMENTS

1. A draft of the ordinance will be available first thing on January 8, 2018.

Item 5: Ordinance Amendment, Lindon City Code 17.14, Noticing

<p>Applicant: Lindon City Council 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 to change the third party noticing distance requirements for land use applications.</p> <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2018-3-O (<i>as presented, with changes</i>).</p>
--	---

BACKGROUND

After reviewing a recent zone change request and considering the third-party notices mailed to surrounding properties, the City Council would like the Planning Commission to review third party notice distances for land use applications. With the request, staff has also made some general updates to bring noticing requirements up to date with state code regarding zoning map proposals.

ANALYSIS

The purpose of providing notices to third parties about pending developments stems from the Utah Open and Public Meetings Act, which states: "The Legislature finds and declares that the state, its agencies and political subdivisions, exist to aid in the conduct of the people's business. It is the intent of the Legislature that the state, its agencies, and its political subdivisions take their actions openly; and conduct their deliberations openly."

Currently, most land use applications in Lindon require a 300 foot notice buffer to adjoining properties. Staff prepares mailing lists, prints the notices and places them in envelopes and finally stamps them for mail delivery. The question before the Commission is whether or not 300 feet notifies a sufficient number of properties that may be affected by an application.

Below is a table comparing some of the hard cost differences between differing notice distances. Images of these examples are included in the attachments.

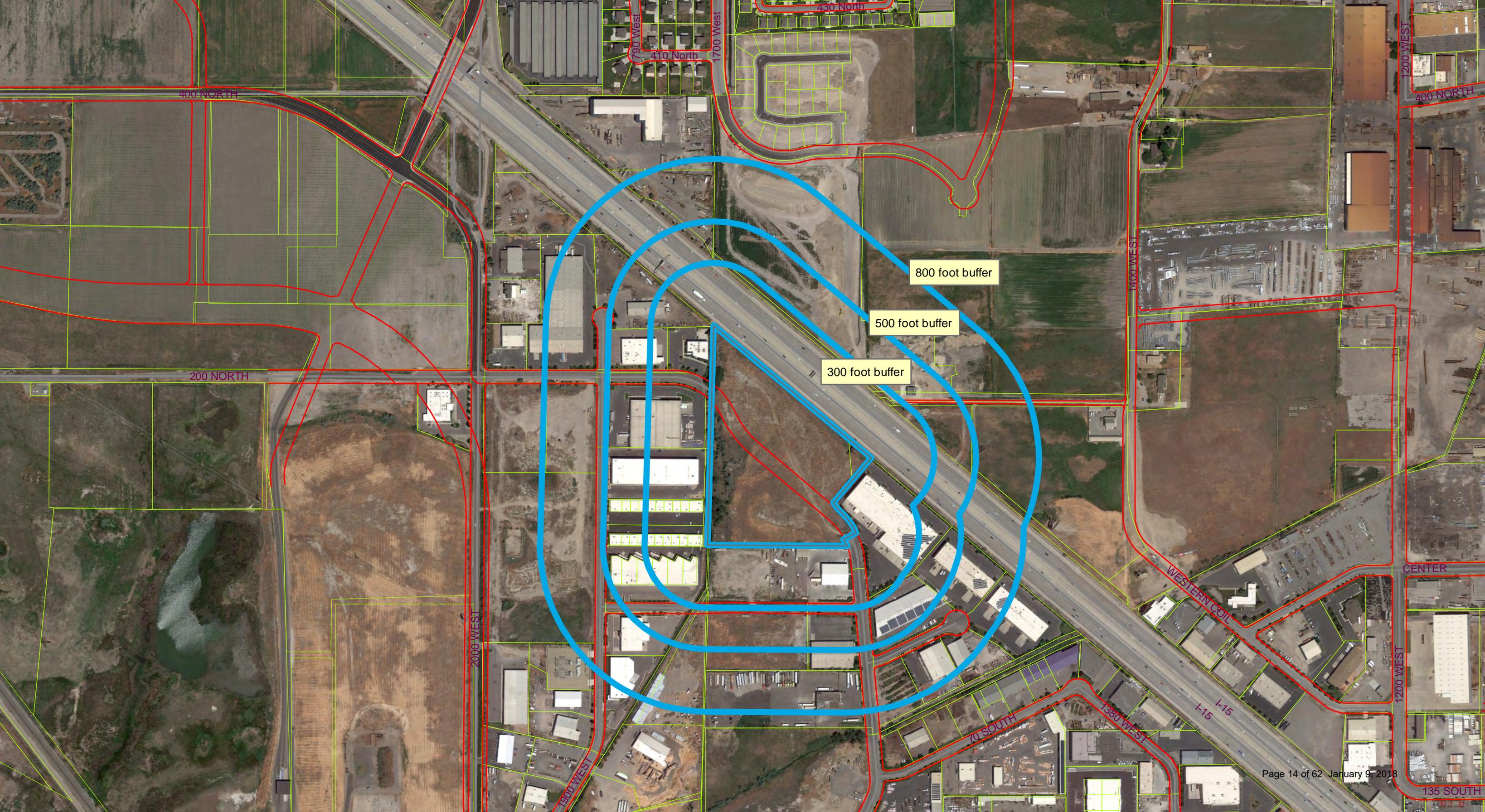
<i>Examples</i>	Industrial	Cost Difference	Residential	Cost Difference
300 foot buffer	28 notices	-	46 notices	-
500 foot buffer	34 notices	\$3.36	81 notices	\$19.60
800 foot buffer	45 notices	\$9.52	122 notices	\$42.56

Stamp = \$0.46; Envelope = \$.09; Paper = \$.01; Staff time, printer toner, other overhead not included

Section 10-9a-205 of Utah State Code gives precise requirements for notices to property owners whose land may be affected by a zoning map change. New language in the draft ordinance reflects those requirements.

ATTACHMENTS

1. Industrial notice map comparison
2. Residential notice map comparison
3. Draft Ordinance 2018-3-O



400 NORTH

410 North

1700 West

430 North

1700 West

1200 WEST

400 NORTH

800 foot buffer

500 foot buffer

300 foot buffer

200 NORTH

2000 WEST

1900 WEST

70 SOUTH

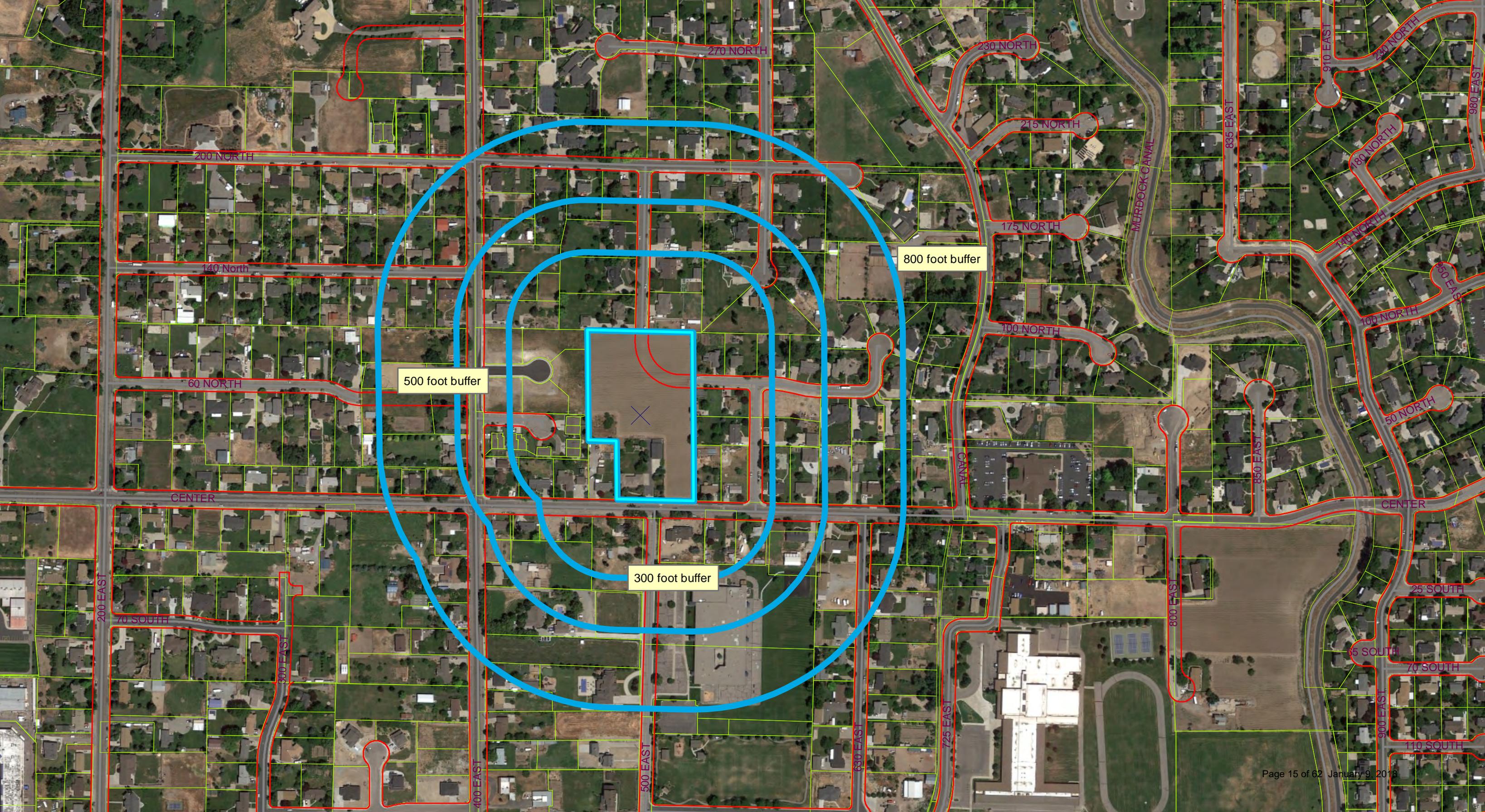
1380 WEST

I-15

1200 WEST

CENTER

135 SOUTH



500 foot buffer

800 foot buffer

300 foot buffer

ORDINANCE NO. 2018-3-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMDENDING CHAPTER 17.14 NOTICING OF THE LINDON CITY CODE, AMENDING THE PROVISIONS OF THE SECTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend LLC Chapter 17.14 Noticing to increase the number of third parties noticed for any given application and provide direct notice to property owners' whose land may be affecting by a zoning map change in accordance with State Code; and

WHEREAS, these changes further the purposes of the State Open Public and Meetings Act by informing property owners of pending applications; and

WHEREAS, the current noticing distance is found to be insufficient to inform third parties of pending applications; and

WHEREAS, the Planning Commission recommended adoption of the amended code provisions, and held a public hearing on January 9, 2018 and no adverse comments were received; and

WHEREAS, the City Council held a public meeting on January 16 to consider Commission's recommendation; and

WHEREAS, the current ordinance 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, Chapter 17.14 Noticing of the Lindon City Code is hereby amended and will read as follows:

Chapter 17.14 NOTICING

Sections:

17.14.010 Notice of Public Meeting.

17.14.015 Applicant Notice - Waiver of Requirements.

17.14.020 Note of Intent to Prepare a General Plan or Comprehensive Plan Amendments.

17.14.030 Notice of Public Hearing and Public and Public Meetings to Consider General Plan or Modifications.

17.14.040 Notice of Public Hearing and Public Meetings on Adoption or Modification of Land Use Ordinance.

17.14.050 Third Party Notice.

17.14.060 Notice for an amendment to a subdivision.

17.14.070 Hearing and Notice for Proposal to Vacate a Public Street, Right-of- Way, or Easement.

17.14.080 Notice Challenge.

17.14.090 Special Notice Requirements.

17.14.010 Notice of Public Meeting.

1. Notice of meetings for a public body shall be in conformance with the "Open and Public Meetings Act" as found in Utah Code 52-4. For use in this chapter of the Lindon City Code, definitions as found in Utah Code 10-9-103 and 52040103 are adopted by reference.

2. Unless otherwise specified in this chapter, for all meetings of a public body, an agenda of the meeting shall be posted not less than 24 hours before the meeting.

3. The agenda shall be posted at the Lindon City Center and, beginning April 1, 2008, shall be posted on the Utah Public Notice Website. Said notice shall also be provided to at least one newspaper of general circulation within Lindon City.

4. The city may establish additional means of informing the public about City activities and events through citizen enrolled electronic communication or other methods of information distribution.

17.14.015 Applicant Notice - Waiver of Requirements.

1. For each land use application, Lindon City shall:

a. Notify the applicant of the date, time, and place of each public hearing and public meeting to consider an application.

b. Provide to each applicant a copy of each staff report regarding the applicant or the pending application at least three business days before the public hearing or public meeting, and

c. Notify the applicant of any final action on a pending application.

2. If Lindon City fails to comply with the requirements of Subsection (1)(a) or (b) or both, an applicant can waive the failure so that the application may stay on the public hearing or public meeting agenda and be considered as if the requirements had been met.

17.14.020 Note of Intent to Prepare a General Plan or Comprehensive Plan Amendments.

1. Before preparing a proposed General Plan or comprehensive General Plan amendment, the City shall provide 10 calendar days notice of its intent to prepare a proposed General Plan or a comprehensive General Plan amendment to: each affected entity within the City, Mountainland Association of Governments, the Utah State Automated Geographic Reference Center, and the State Planning Coordinator.

2. Each notice shall:

a. Indicate that the City intends to prepare a General Plan or a comprehensive plan amendment, as the case may be;

- b. Describe or provide a map of the geographic area that will be affected by the General Plan or amendment;
- c. Be sent by mail or e-mail;
- d. Invite the affected entities to provide information for the municipality to consider in the process of preparing, adopting, and implementing a General Plan or amendment concerning:
 - i. Impacts that the use of land proposed in the proposed General Plan or amendment may have; and,
 - ii. Uses of the land within the City that the affected entity is considering that may conflict with the proposed General Plan or amendment; and,
- e. Include the City website address and a name and telephone number of a person where more information can be obtained concerning the City's proposed General Plan or amendment.

17.14.030 Notice of Public Hearing and Public and Public Meetings to Consider General Plan or Modifications.

- 1. The City shall provide:
 - a. Notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of General Plan; and,
 - b. Notice of each public meeting on the subject
- 2. Each notice of public hearing under Subsection (1)(a) shall be at least ten calendar days before the public hearing and shall be:
 - a. Published in a newspaper of general circulation within Lindon City;
 - b. Mailed to each affected entity;
 - c. Posted in at least three public locations with the City or on the City website.
- 3. Each Notice of a public meeting under subsection (1)(b) shall be at least 24 hours before the meeting and shall be;
 - a. Posted in at least 3 public locations within the City or on the City website; and,
 - b. submitted to a newspaper of general circulation within Lindon City.

17.14.040 Notice of Public Hearing and Public Meetings on Adoption or Modification of Land Use Ordinance.

- 1. The city shall give;
 - a. Notice of the date, time, and place of the first public hearing to consider the adoption or any modification of a land use ordinance; and,
 - b. Notice of each public meeting on the subject.
- 2. Each notice of a public hearing under Subsection (1)(a) shall be:
 - a. Mailed to each affected entity at least ten calendar days before the public hearing;
 - b. Posted in at least 3 public locations within the City or on the City website;
 - c. Published in a newspaper of general circulation in the City at least 10 calendar days before the public hearing; or
 - i. Mailed at least 3 calendar days before the public hearing to:

- A. Each property owner whose land is directly affected by the land use ordinance change; and
 - B. Each adjacent property owner within three hundred (300) feet.
3. Each notice of public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be posted in at least 3 public locations within the City.

4. Courtesy notices for proposed zoning map enactments or amendments shall be sent to each owner of private real property whose property is located entirely or partially within said proposal at least 10 days before the scheduled day of the public hearing.

a. The notice shall:

- i. identify with specificity each owner of record of real property that will be affected by the proposed zoning map or map amendments;
- ii. state the current zone in which the real property is located;
- iii. state the proposed new zone for the real property;
- iv. provide information regarding or a reference to the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the zoning map or map amendment is adopted;
- v. state that the owner of real property may no later than 10 days after the day of the first public hearing file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment;
- vi. state the address where the property owner should file the protest;
- vii. notify the property owner that each written objection filed with the municipality will be provided to the municipal legislative body; and
- viii. state the location, date, and time of the public hearing

17.14.050 Third Party Notice.

- 1. Third Party Notice shall be required by the City for all new site plan, conditional uses, subdivision, variances, alteration of non-conforming uses, zone map and general plan map changes, appeals heard by the Board of Adjustments, and for other land use applications that the Planning Director determines to have more than routine significance and for which the surrounding property owners should be notified in order to protect the public interest.
- 2. Not less than 10 calendar days before the first public meeting or public hearing required for land use applications listed in Subsection (1), each notice shall:
 - a. Be mailed and addressed to the record owner of each parcel within three hundred (300) feet of the subject property; or
 - b. Be posted on the subject property with a sign of sufficient size, durability, print quality, and location that it is reasonably calculated to give notice to passers-by.
- 3. If the City mails notice to third party property owners within subsection (2)(a), it shall mail equivalent notice to property owners within an adjacent jurisdiction. (Ord. 2009-8, amended, 2009; Ord. 2018-3, amended 2018)

17.14.060 Notice for an amendment to a subdivision.

- 1. For an amendment to a subdivision, the City shall provide notice of the date, time, and place of at least one public meeting that is:
 - a. Mailed not less than 10 calendar days before the public meeting and addressed to the record owner of each parcel within three hundred (300) feet of that property; or
 - b. Posted not less than 10 calendar days before the public meeting on the property proposed for subdivision, in a visible location, with a sign of sufficient size, durability, and print quality that it is reasonably calculated to give notice to passers-by.

2. The City shall provide notice as required by LCC 17.14.070 for a subdivision that involves a vacation of a street, right-of-way or easement. (Ord. 2009-8, amended, 2009; **Ord. 2018-3, amended 2018**)

17.14.070 Hearing and Notice for Proposal to Vacate a Public Street, Right-of- Way, or Easement.

For any proposal to vacate, alter, or amend a public street, right-of-way or easement, the City Council shall hold a public hearing and shall give at least 10 days notice of the date, place, and time of the hearing by;

1. Mailing notice to the record owner of each parcel that is accessed by the public street, right-of-way or easement;
2. Mailing notice to each affected entity.
3. Publishing notice in a newspaper of general circulation in the City; and
4. Posting notice on or near the street, right-of-way or easement in a manner that is calculated to alert the public. (Ord. 2009-8, amended, 2009)

17.14.080 Notice Challenge.

If notice given under authority of this part is not challenged under Utah Code 10-9a-801 within 30 days after the meeting or action for which notice is given, the notice is considered adequate and proper.

17.14.090 Special Notice Requirements.

Group homes and care facilities have special notice requirements found in LCC 17.70 and 17.72. Reimbursement Agreements have special notice requirements found in LCC 17.68.050 and 17.68.070. (Ord. 2008-1, amended, 2008)

SECTION II: 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 III: 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 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 _____, 2018.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 6: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 7: Planning Director Report

- General Plan Survey Results (see attachment below of overall results)
- Planning Commission priorities for coming year: what would you like to see accomplished?
- Sewer Lift Station Tour January 16 at 6 pm. Meet at City Center.

Adjourn

Lindon City General Plan Survey 2017

Friday, December 08, 2017

364

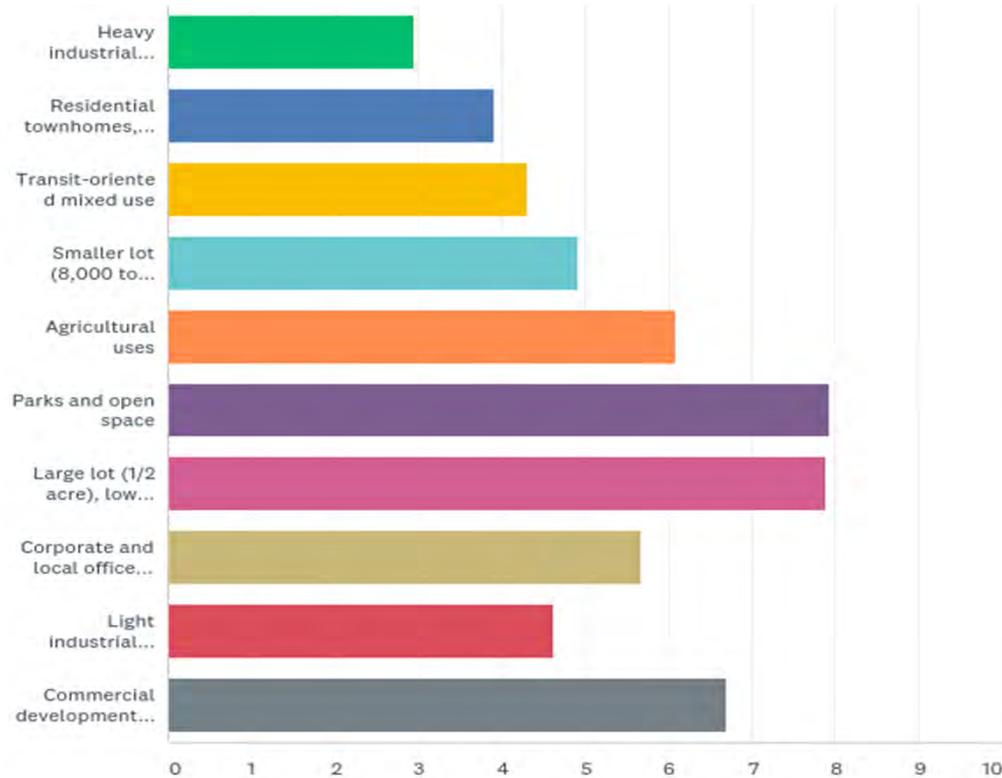
Total Responses

Date Created: Tuesday, June 06, 2017

Complete Responses: 346

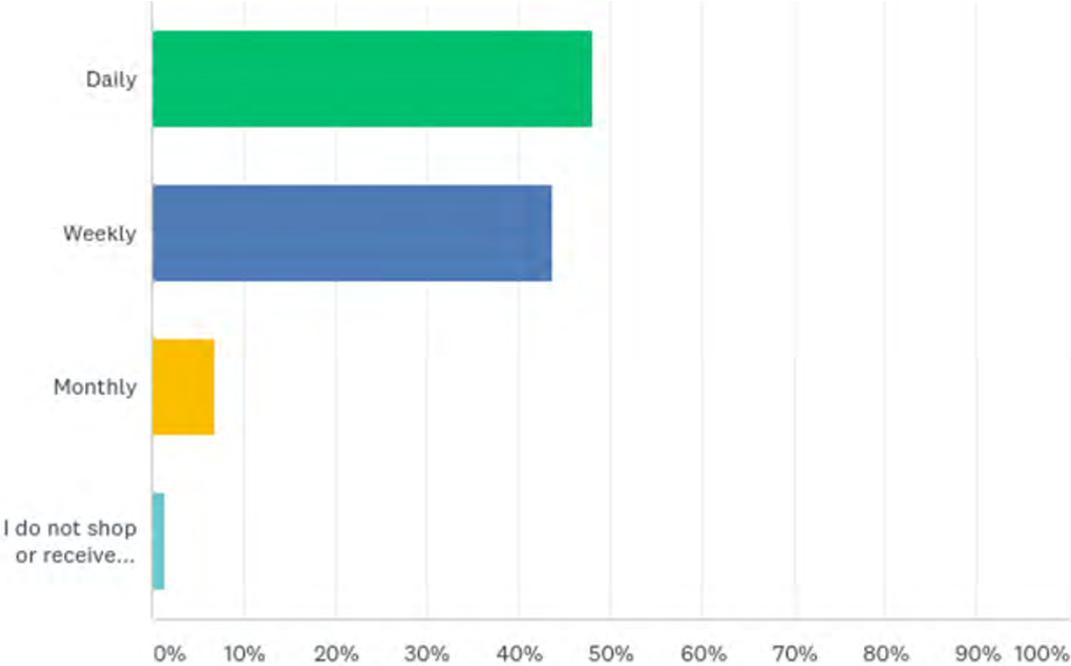
Q1: In terms of future development of Lindon, please rank the following development types in order of importance, from most important (1) to least important (10).

Answered: 364 Skipped: 0



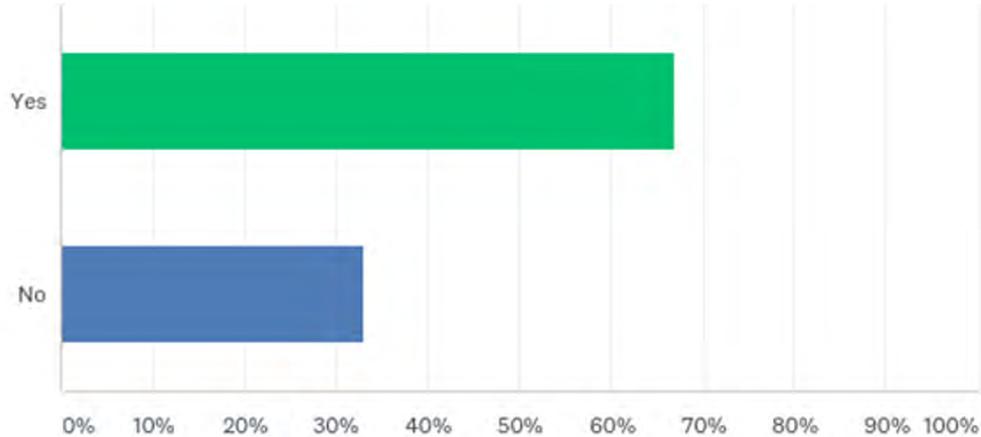
Q2: How often do you shop/receive services in Lindon?

Answered: 362 Skipped: 2



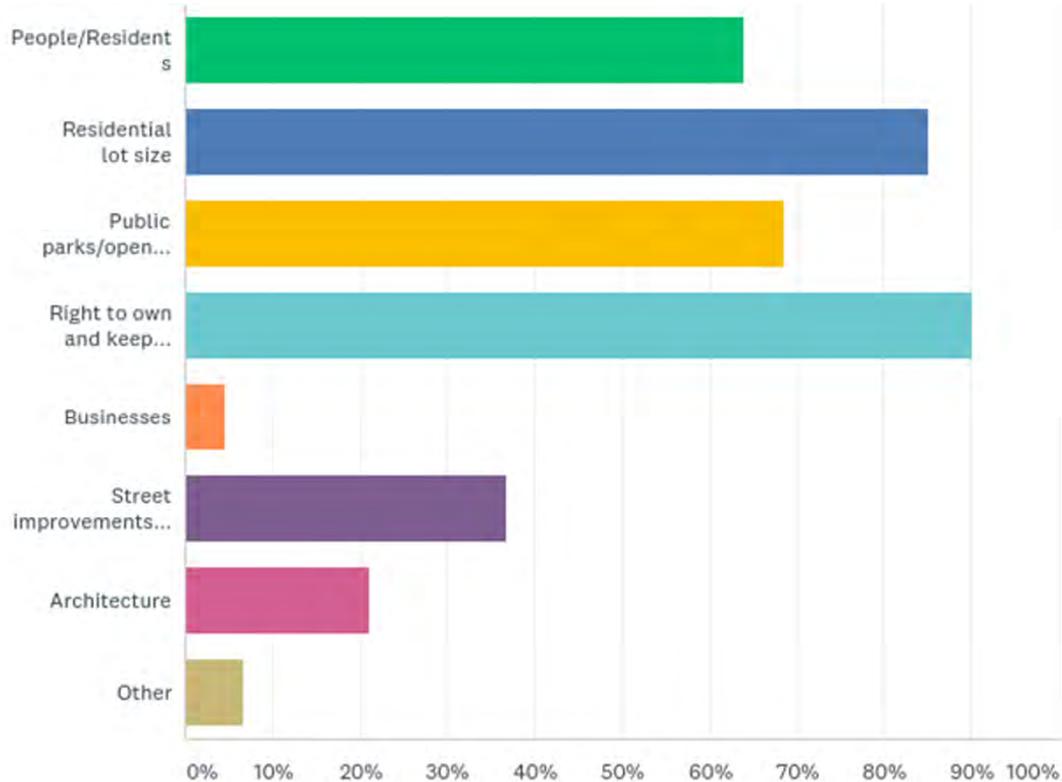
Q4: Years ago Lindon adopted the slogan "little bit of country". Does the slogan 'little bit of country' still reflect what Lindon is today?

Answered: 364 Skipped: 0



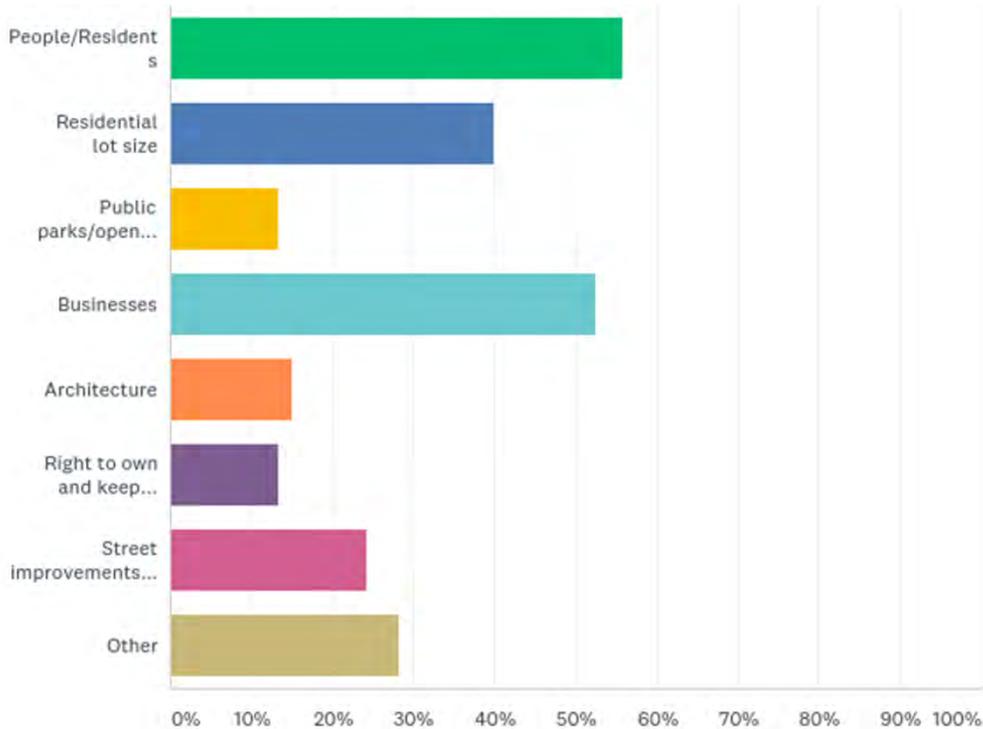
Q5: What gives Lindon it's "little bit of country" feeling? Mark all that apply.

Answered: 242 Skipped: 122



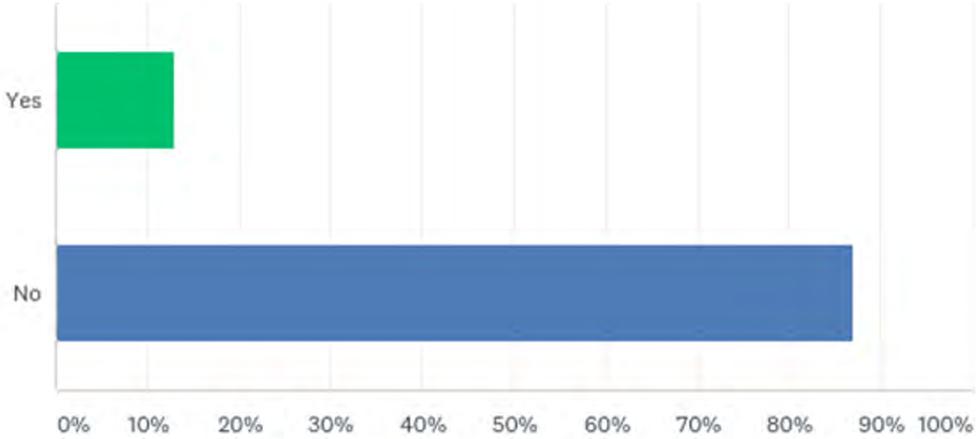
Q6: If "little bit of country" doesn't reflect Lindon today, why not? Mark all that apply.

Answered: 120 Skipped: 244



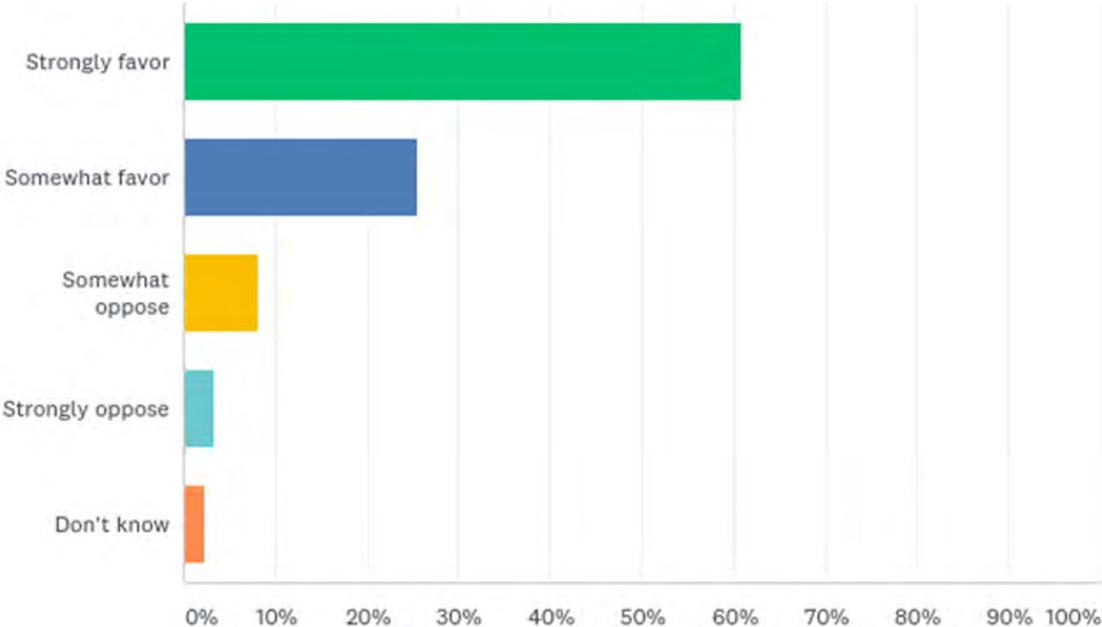
Q7: Do you own large animals?

Answered: 357 Skipped: 7



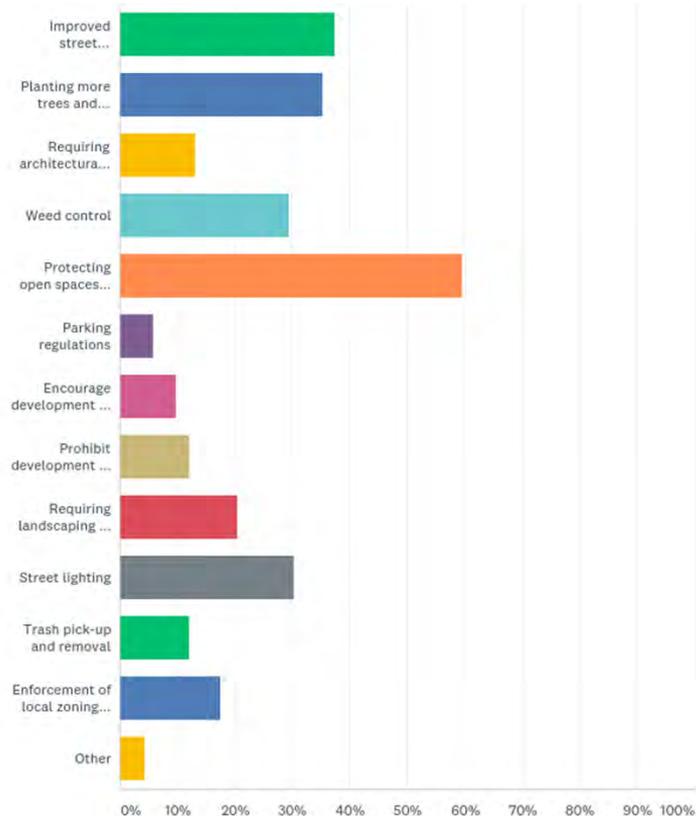
Q8: Do you favor or oppose the continued allowance of large animal rights in residential areas?

Answered: 357 Skipped: 7



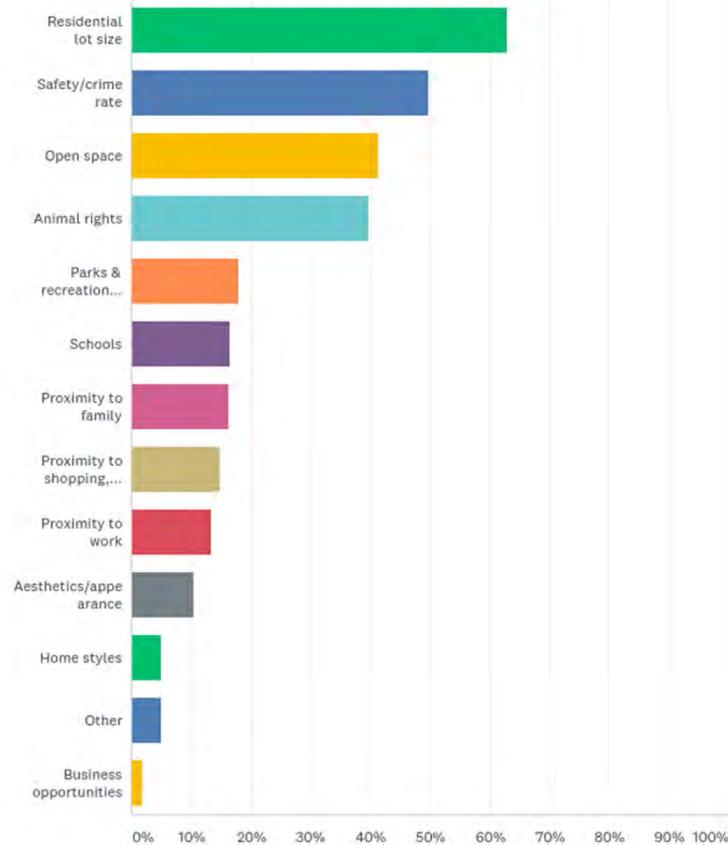
Q9: What three items do you feel are most important to improve the aesthetic appearance of the City? (check three only)

Answered: 357 Skipped: 7



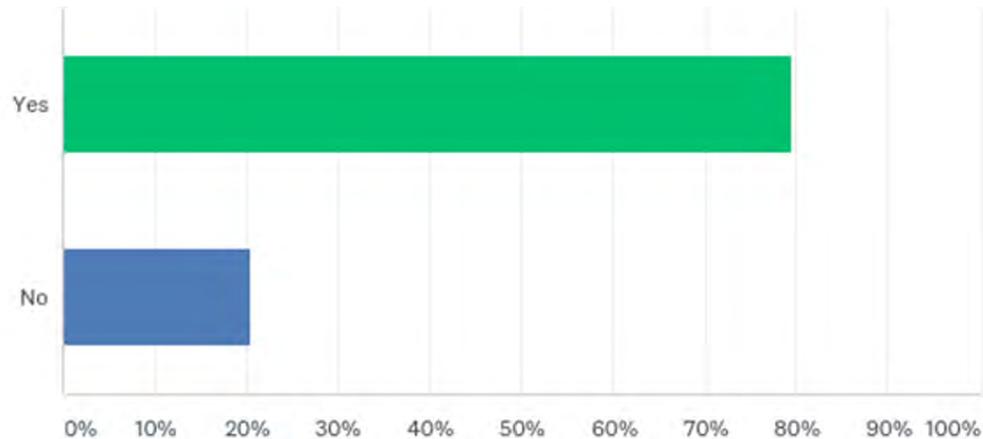
Q10: What three items make Lindon unique and/or special for you? (check three only)

Answered: 357 Skipped: 7



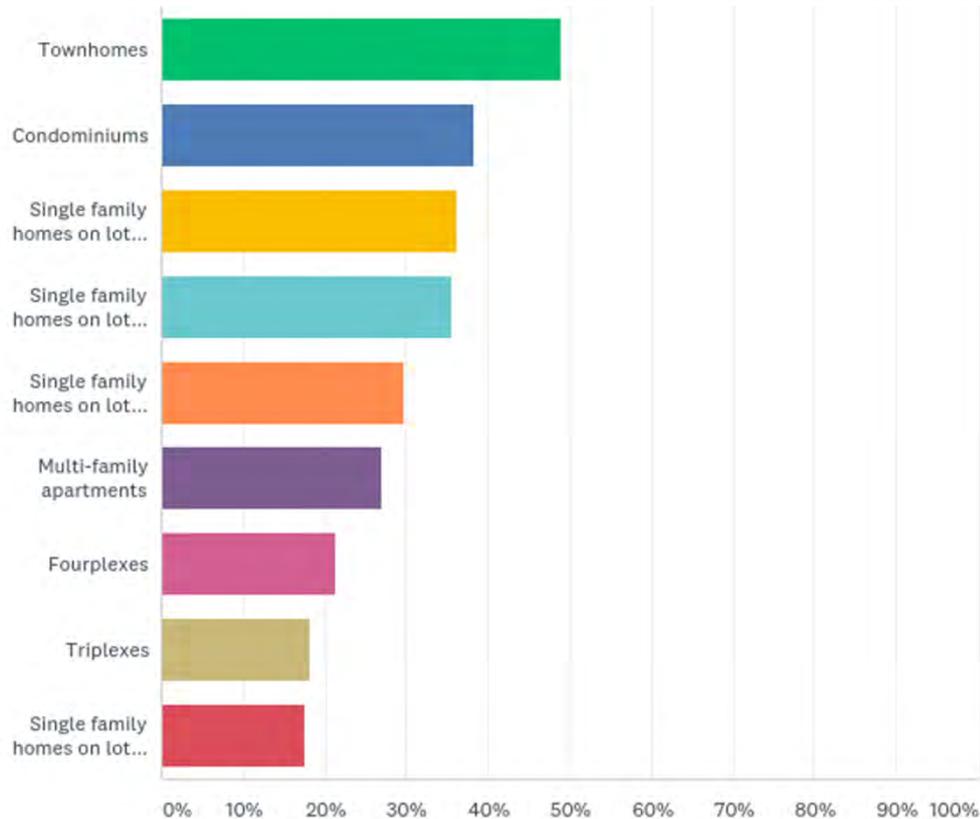
Q11: The city tries to provide opportunities for housing needs of individuals and families of all life stages. The types of housing needed for a family, seniors, or singles can differ (single family, apartments, town homes, condos, etc.). Do you feel there are adequate housing options within the city?

Answered: 357 Skipped: 7



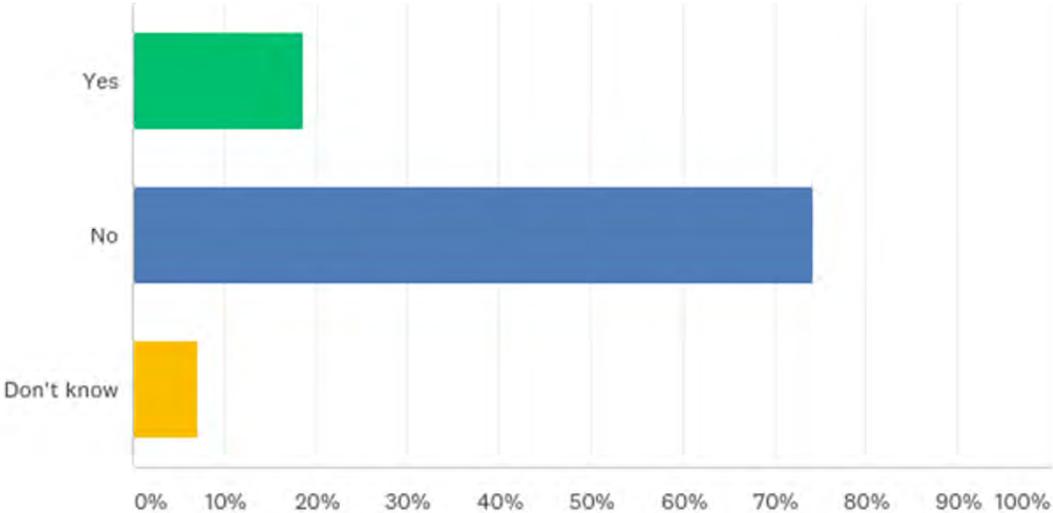
Q13: What type of housing should be located adjacent to non-residential zones? Check all that apply.

Answered: 357 Skipped: 7



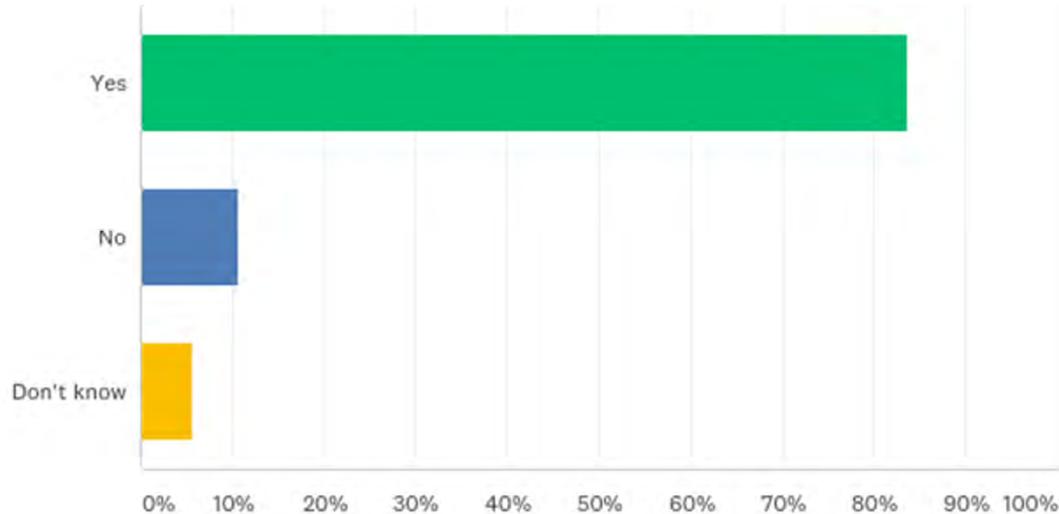
Q14: In the City map below lime green areas require 1/2 acre minimum lot sizes. Should this standard be relaxed in 1/2 acre zoned areas?

Answered: 355 Skipped: 9



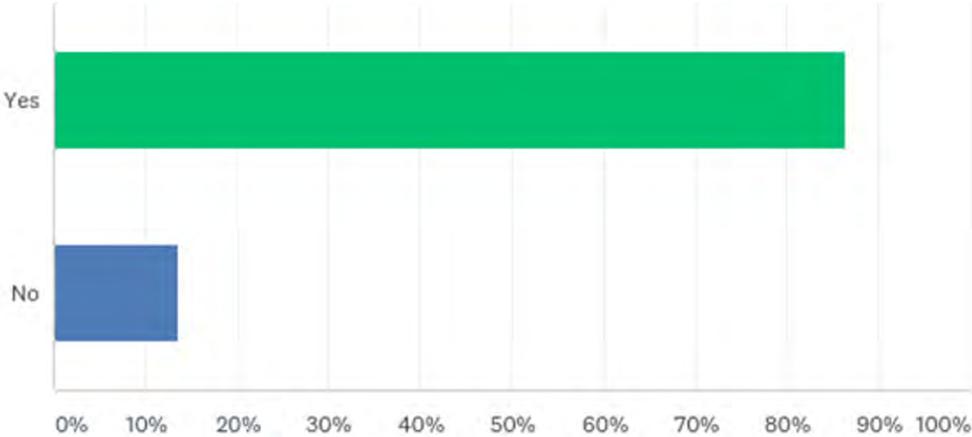
Q15: Accessory apartments are allowed within owner occupied single family homes as part of a plan to provide moderate income housing options within the City. Do you feel such apartments should continue to be an option in providing moderate income housing?

Answered: 355 Skipped: 9



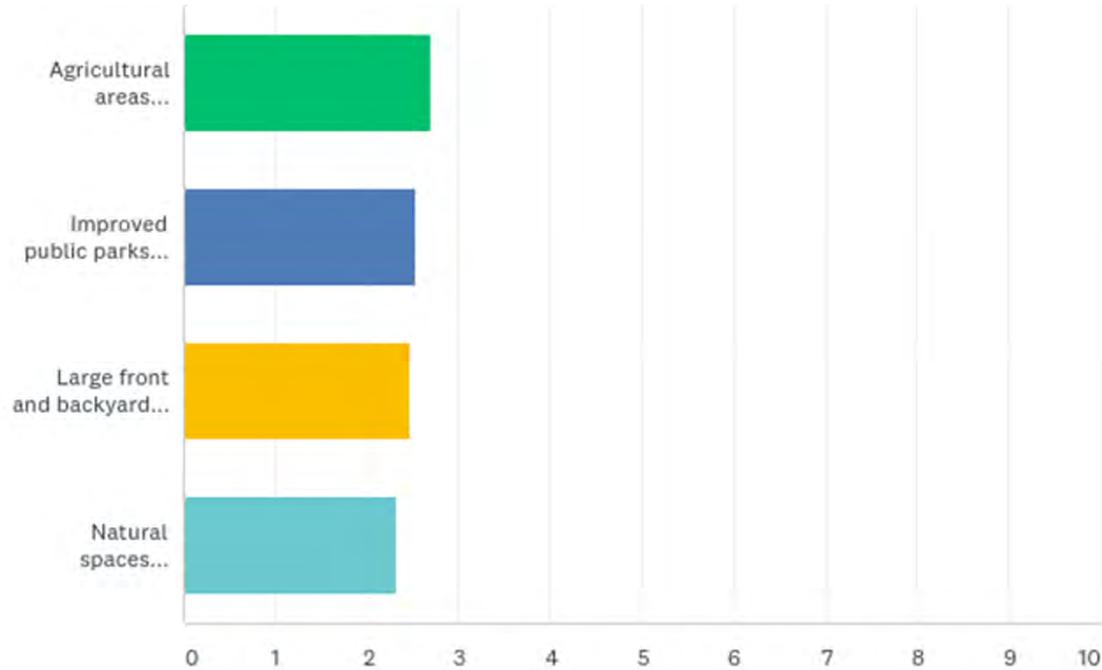
Q17: Do you feel 'open space' is a defining characteristic of Lindon City?

Answered: 347 Skipped: 17



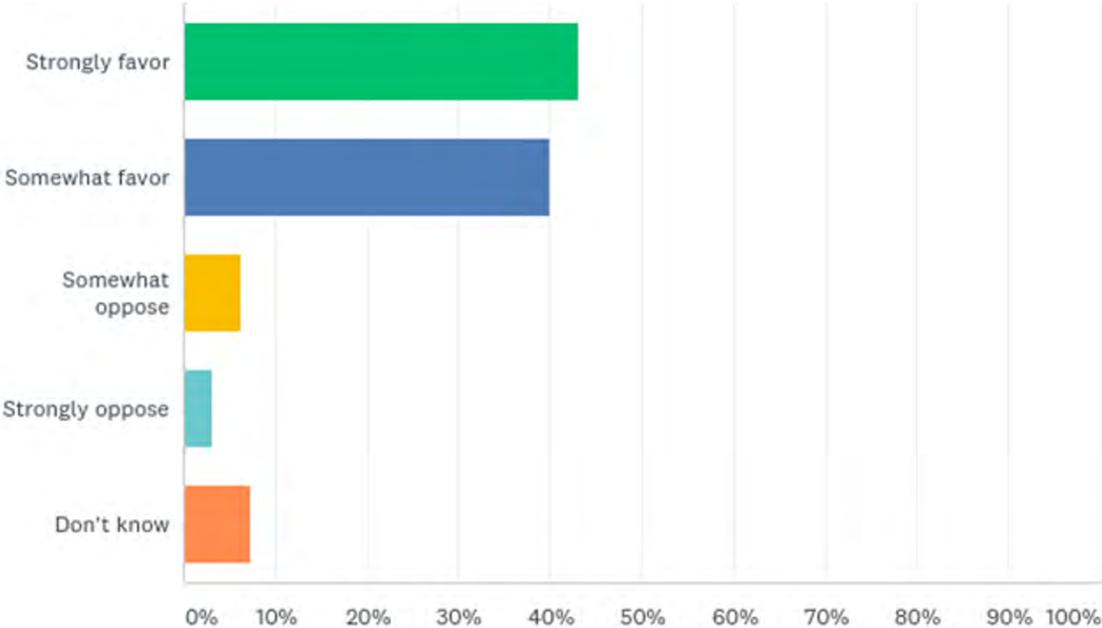
Q18: How would you define 'open space'? (Rank in order of importance, 1-4)

Answered: 352 Skipped: 12



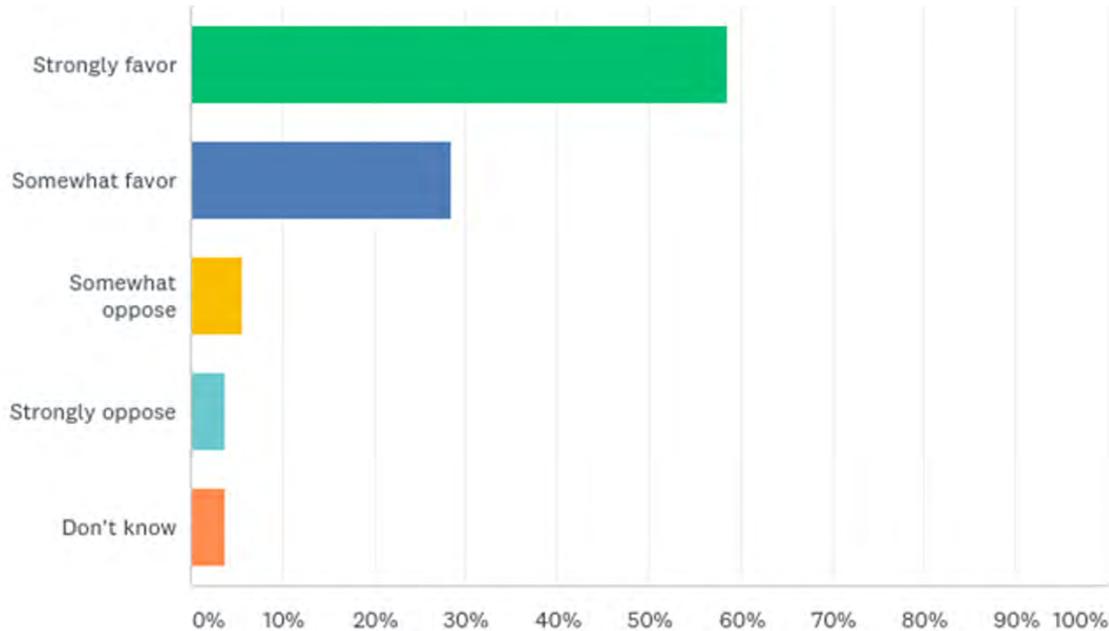
Q19: Would you favor or oppose the city trying to secure land for open space preservation?

Answered: 352 Skipped: 12



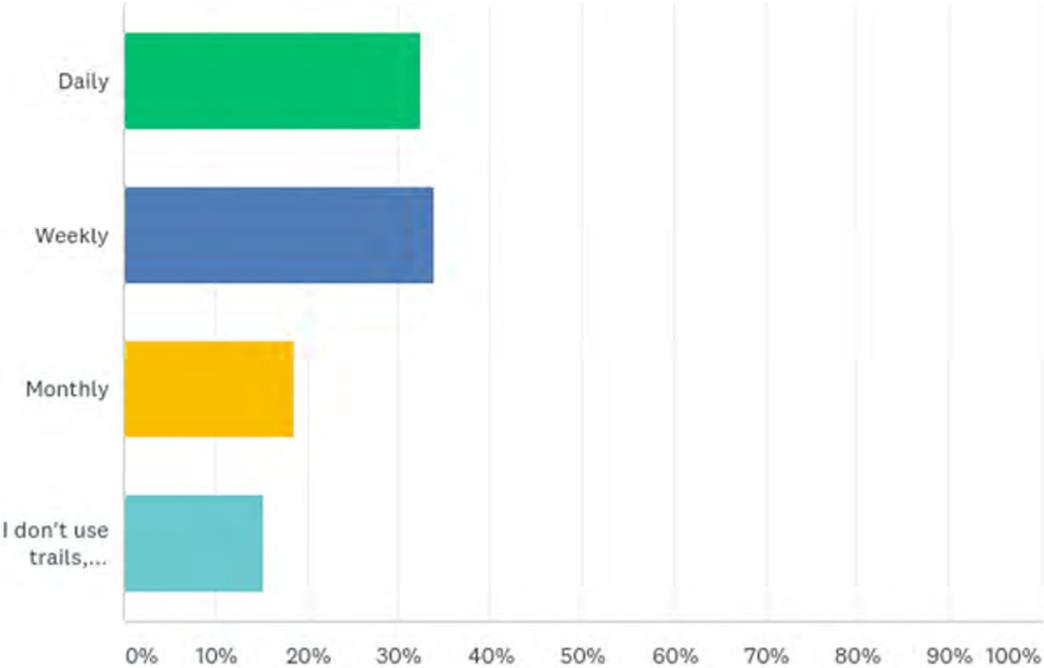
Q20. The city has an existing trails master plan and has constructed portions of the network. Do you favor or oppose continued trail development in Lindon?

Answered: 352 Skipped: 12



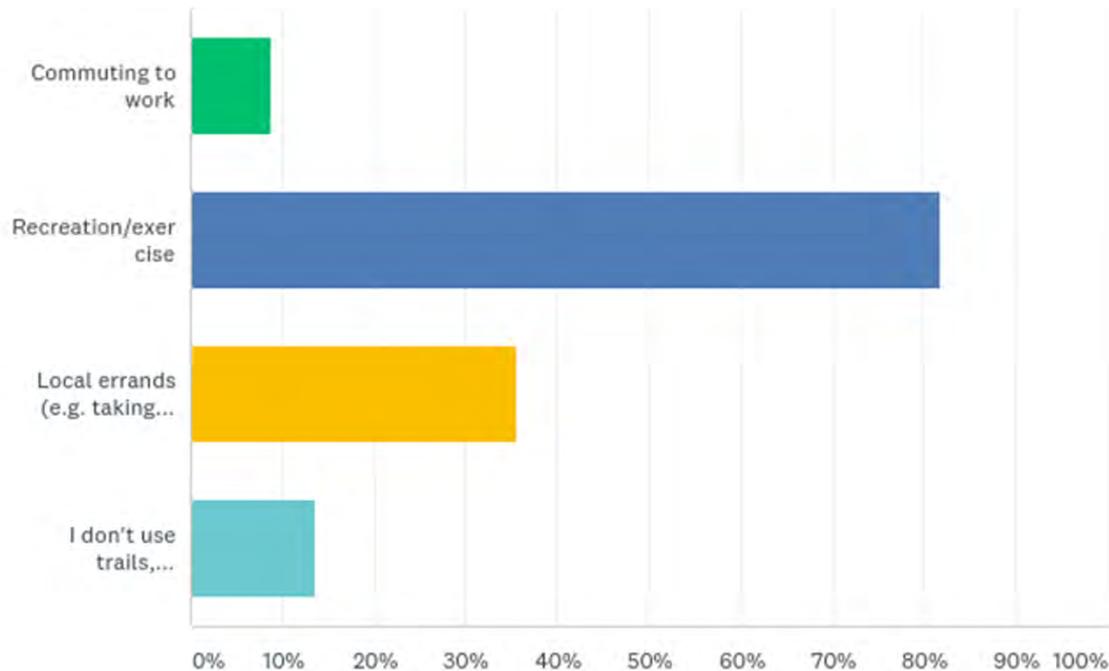
Q21: How often do you use trails, sidewalks, or bike lanes within Lindon?

Answered: 349 Skipped: 15



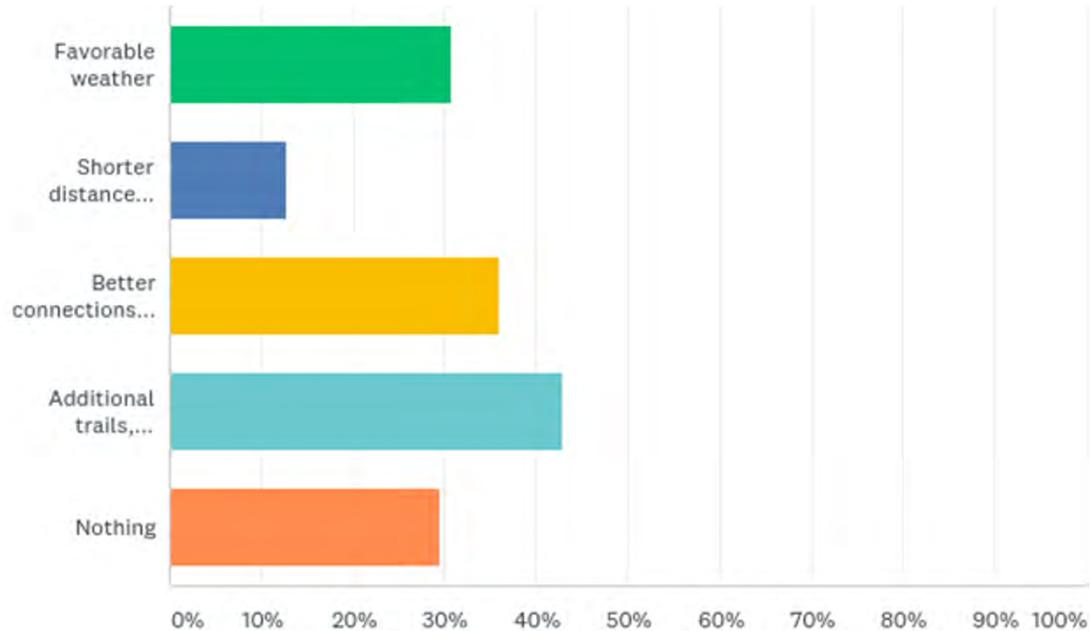
Q22: For what purpose do you use local trails, sidewalks, or bike lanes? Check all that apply.

Answered: 352 Skipped: 12



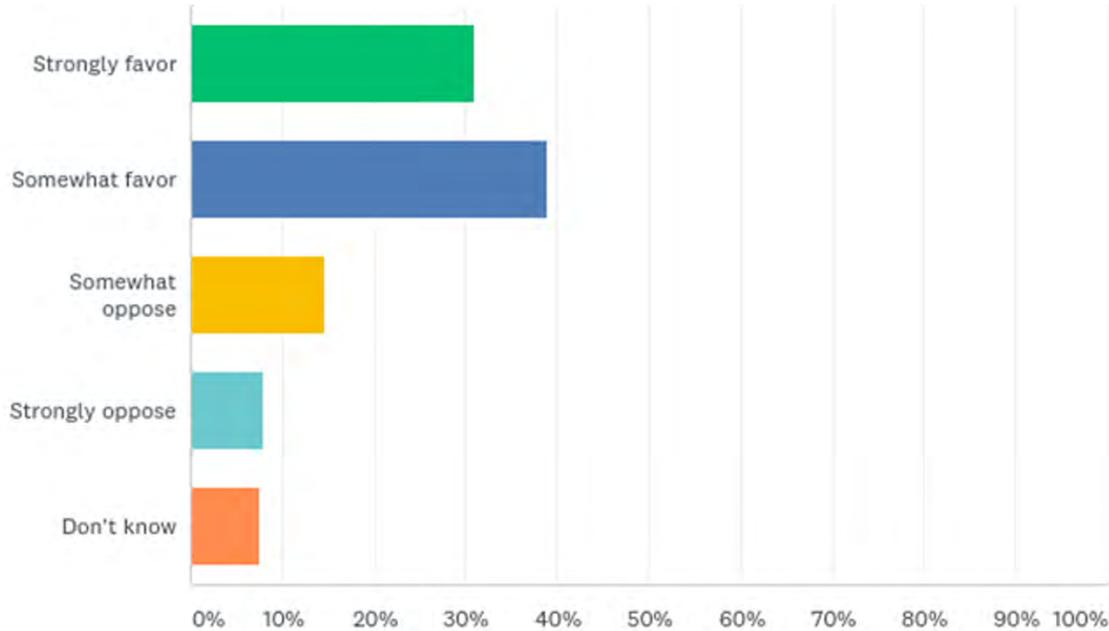
Q23: What would increase your use of trails, sidewalks, or bike lanes? Check all that apply.

Answered: 352 Skipped: 12



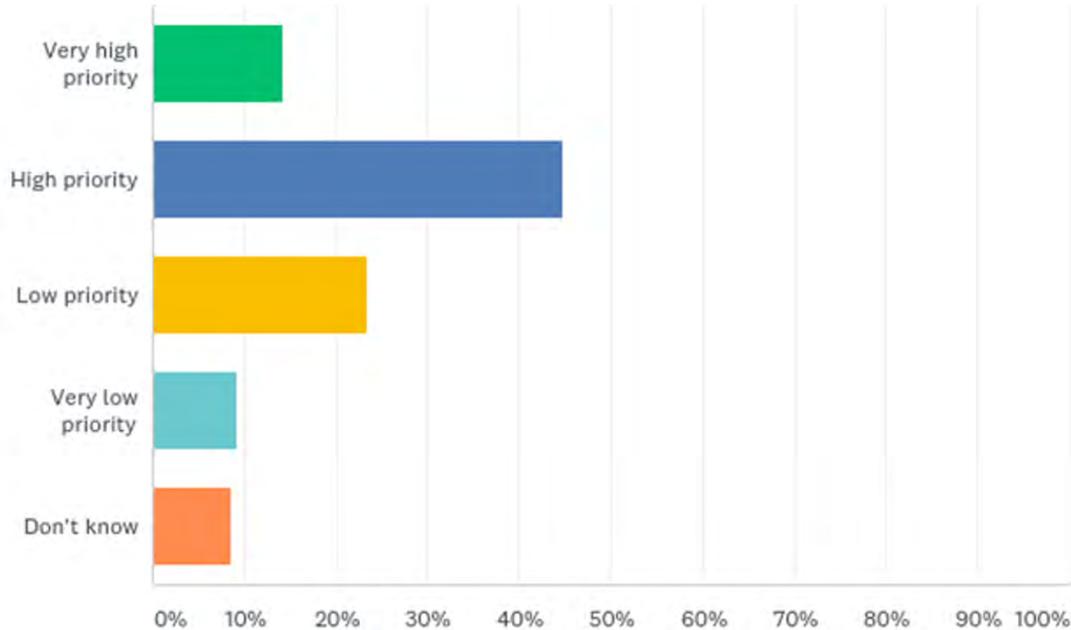
Q24. The City sidewalk system has gaps in infrastructure. Do you favor or oppose prioritizing funding to complete sidewalk system gaps over other City needs?

Answered: 349 Skipped: 15



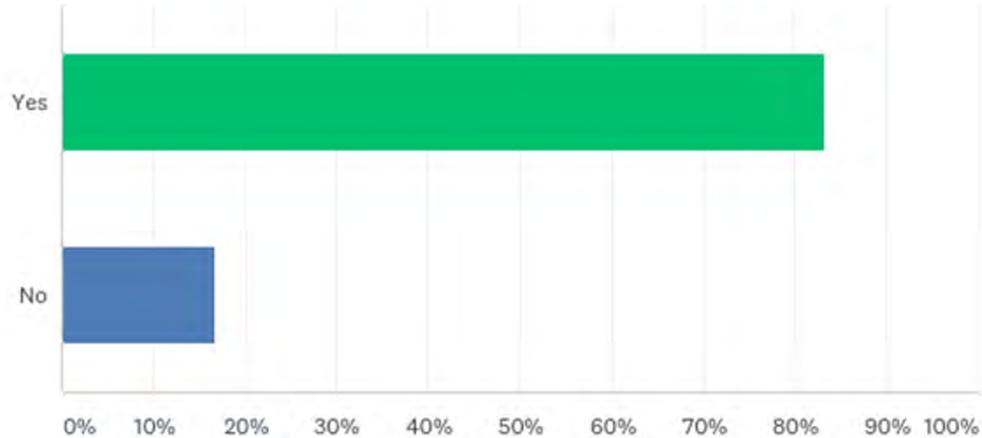
Outlines priority areas for improvements to both pedestrian and bicycle infrastructure facilities. How would you prioritize City investment in bicycle and pedestrian infrastructure?

Answered: 351 Skipped: 13



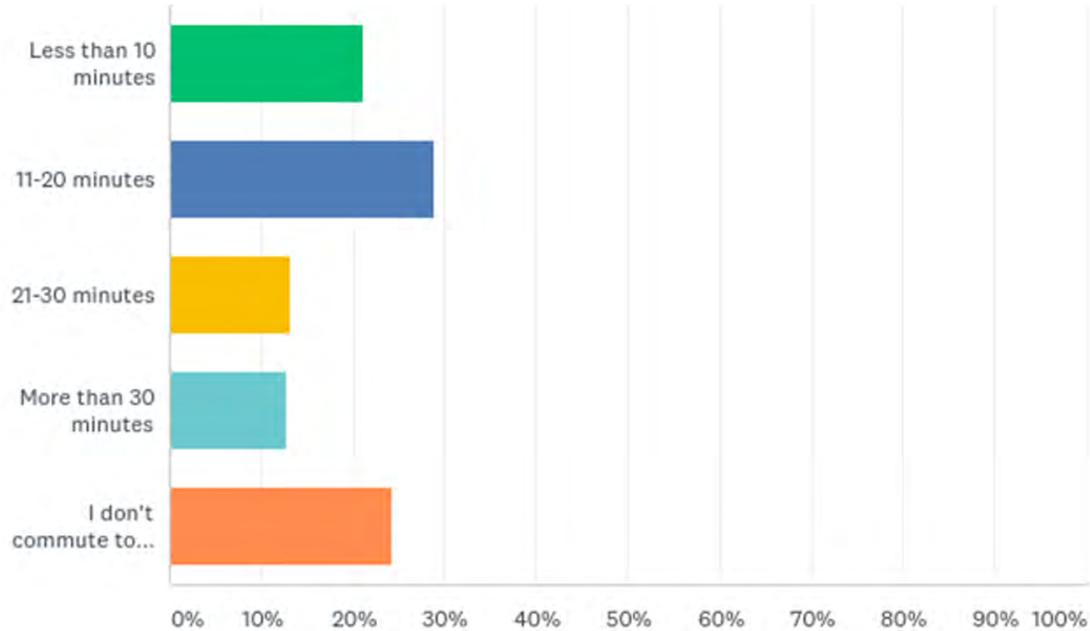
Q26: Do you feel the City has adequate street connectivity, i.e. ability to travel conveniently from one area of the City to another?

Answered: 347 Skipped: 17



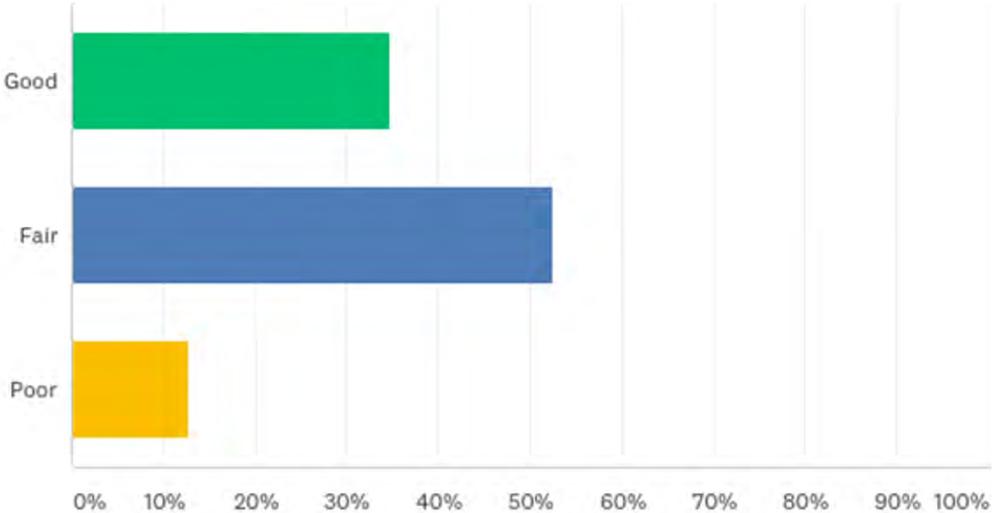
Q27: If you commute to work, what is your average commute time?

Answered: 347 Skipped: 17



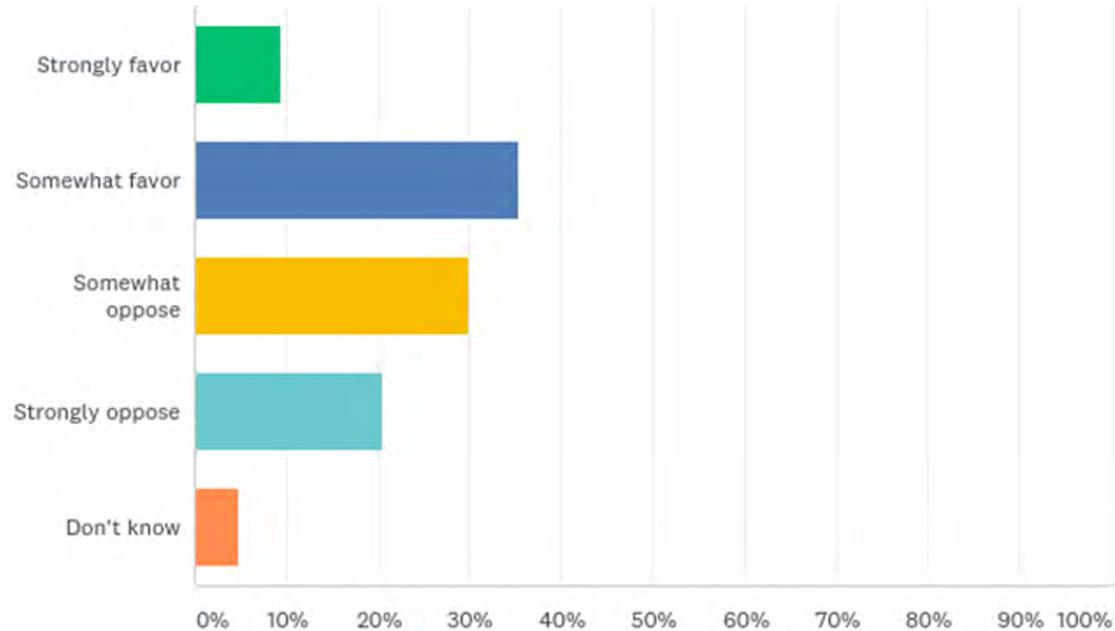
Q28: How would you rate the quality of existing public roads in Lindon?

Answered: 351 Skipped: 13



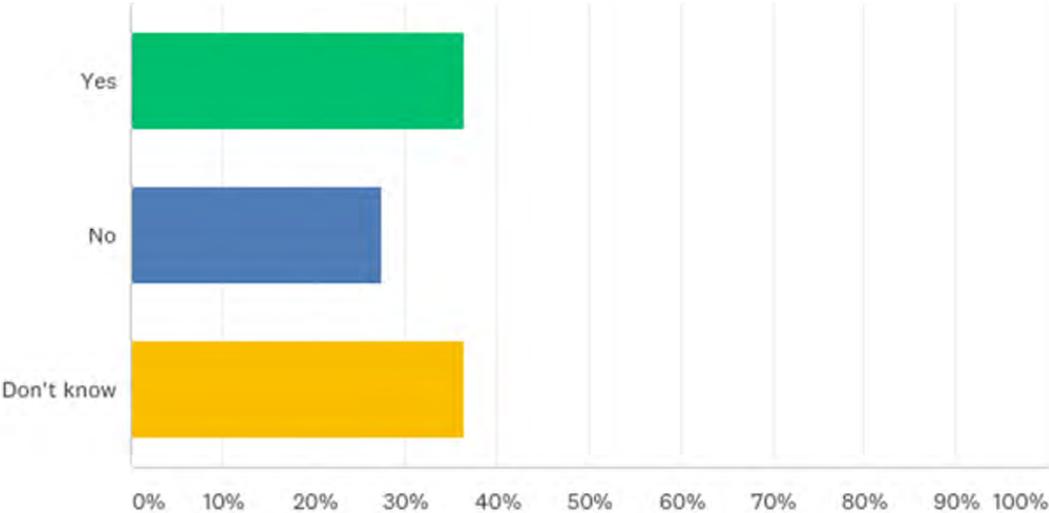
Q29: Do you favor or oppose possible new fees and/or taxes dedicated to road maintenance?

Answered: 351 Skipped: 13



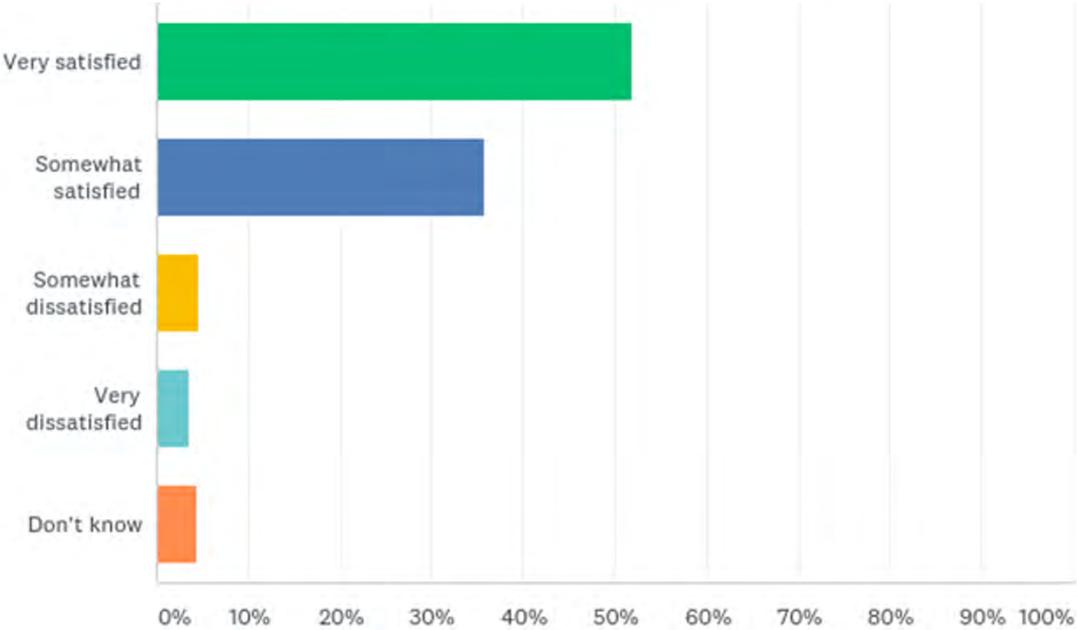
Q30: Do you feel Lindon has adequate public transportation options?

Answered: 347 Skipped: 17



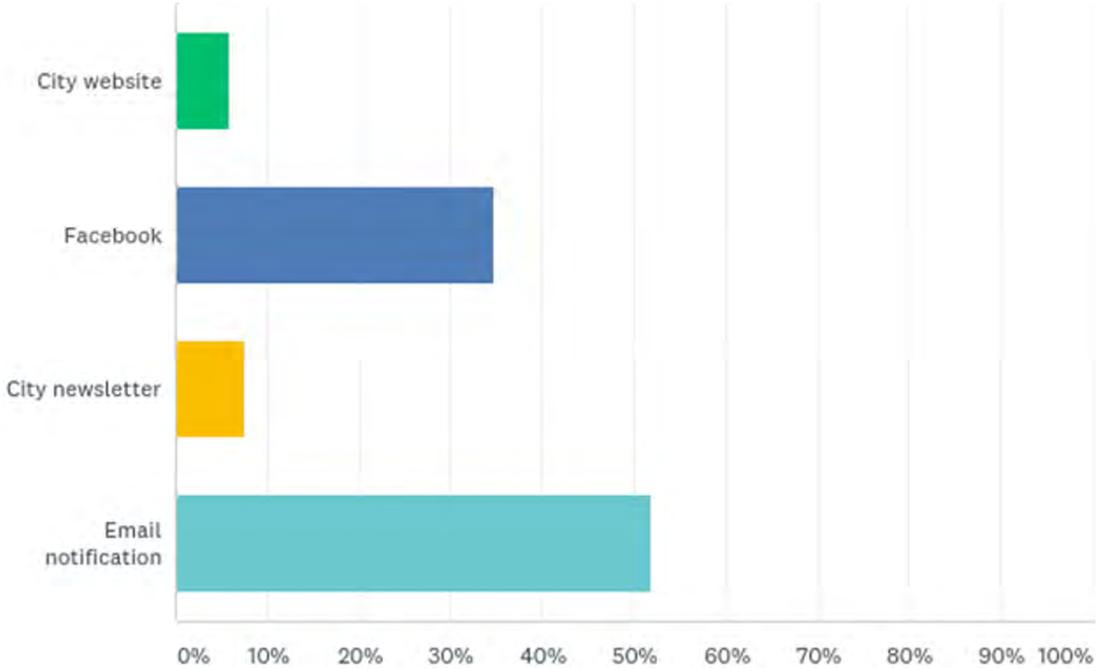
Q32: As you have interacted with the City and its employees, how would you rate the quality of service and professionalism you received?

Answered: 347 Skipped: 17



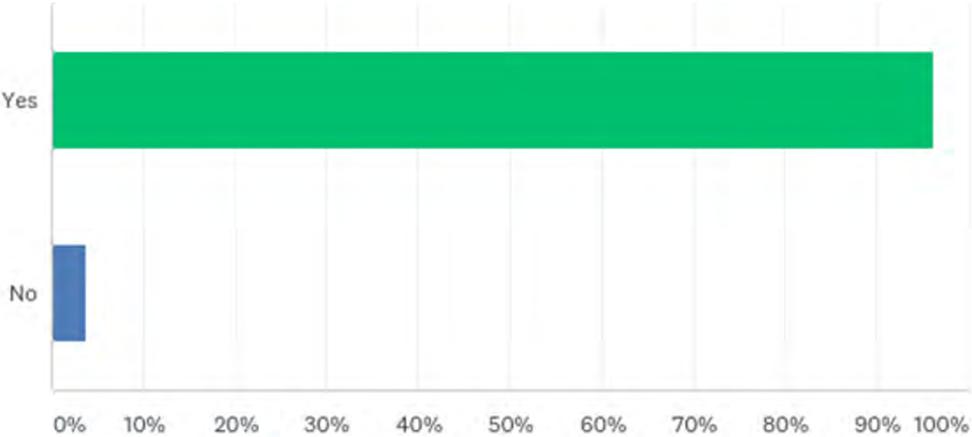
Q33: How did you find out about this survey?

Answered: 345 Skipped: 19



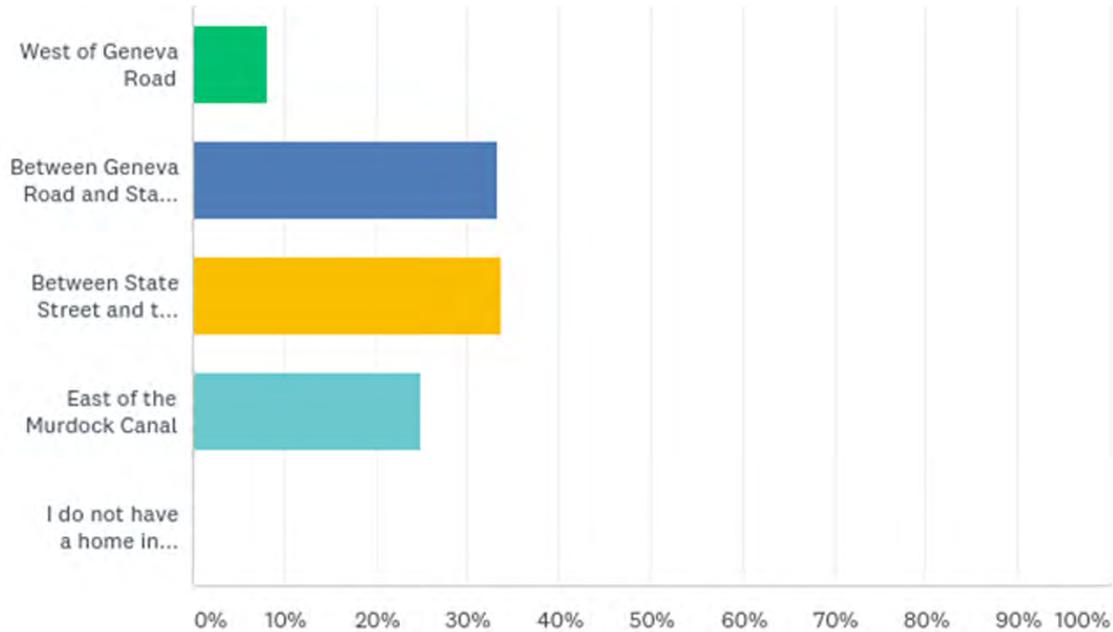
Q34: Are you a resident of Lindon City?

Answered: 347 Skipped: 17



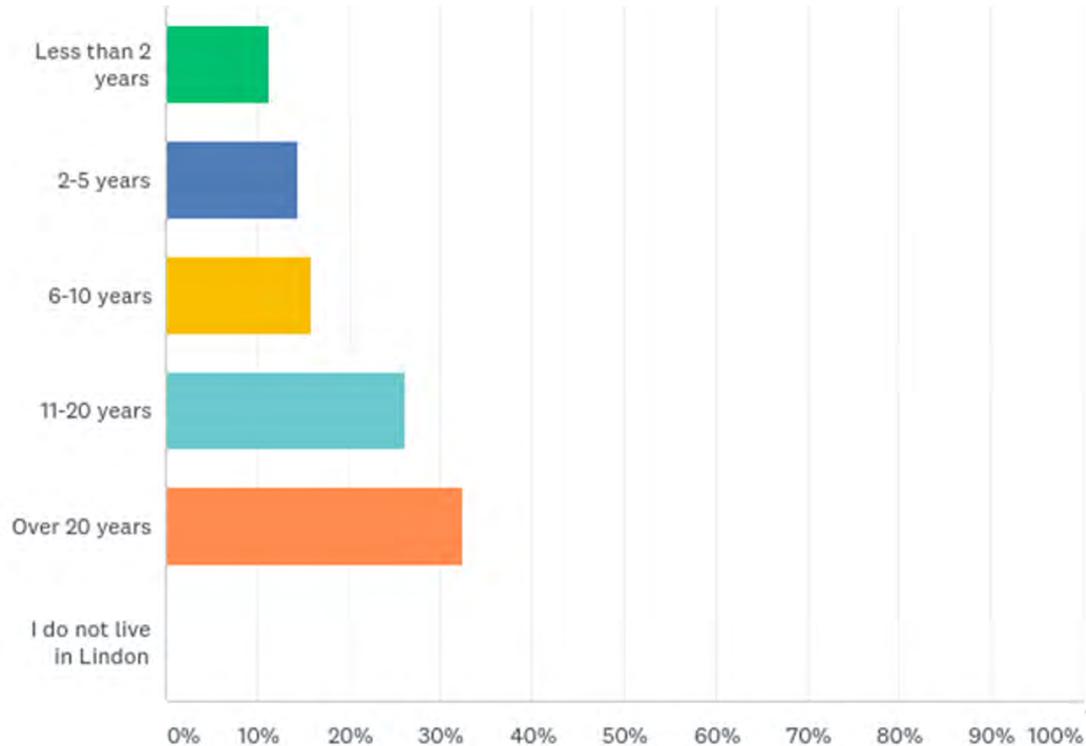
Q35: Where is your home located in Lindon?

Answered: 333 Skipped: 31



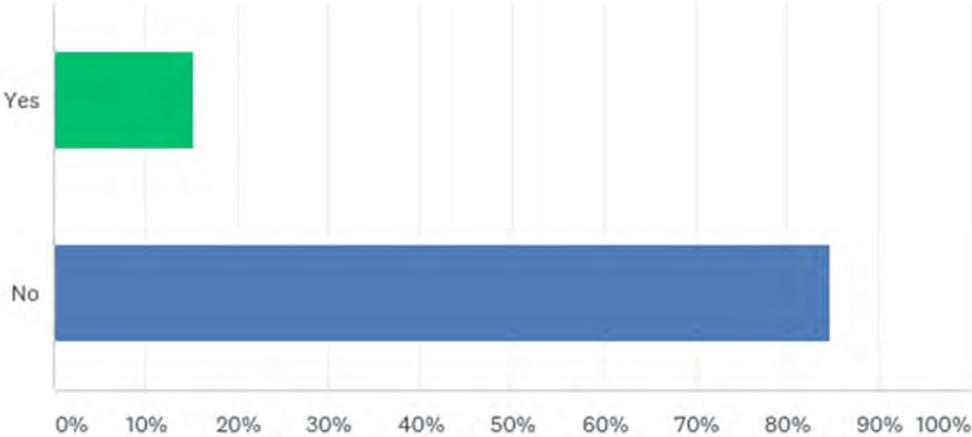
Q36: How long have you lived in Lindon?

Answered: 334 Skipped: 30



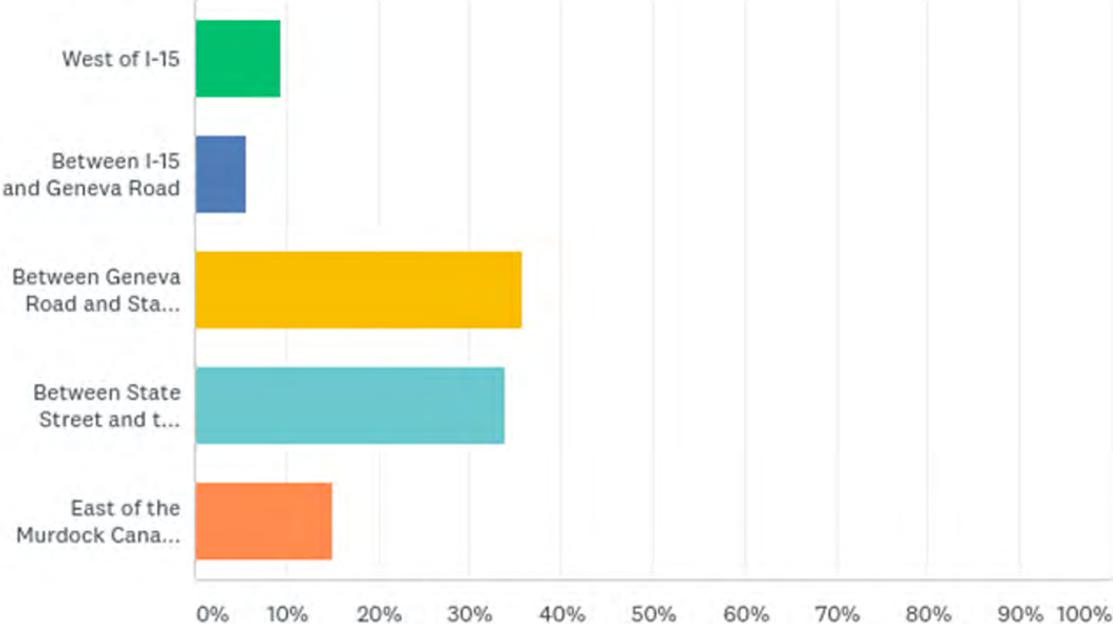
Q37: Are you a business owner in Lindon?

Answered: 347 Skipped: 17



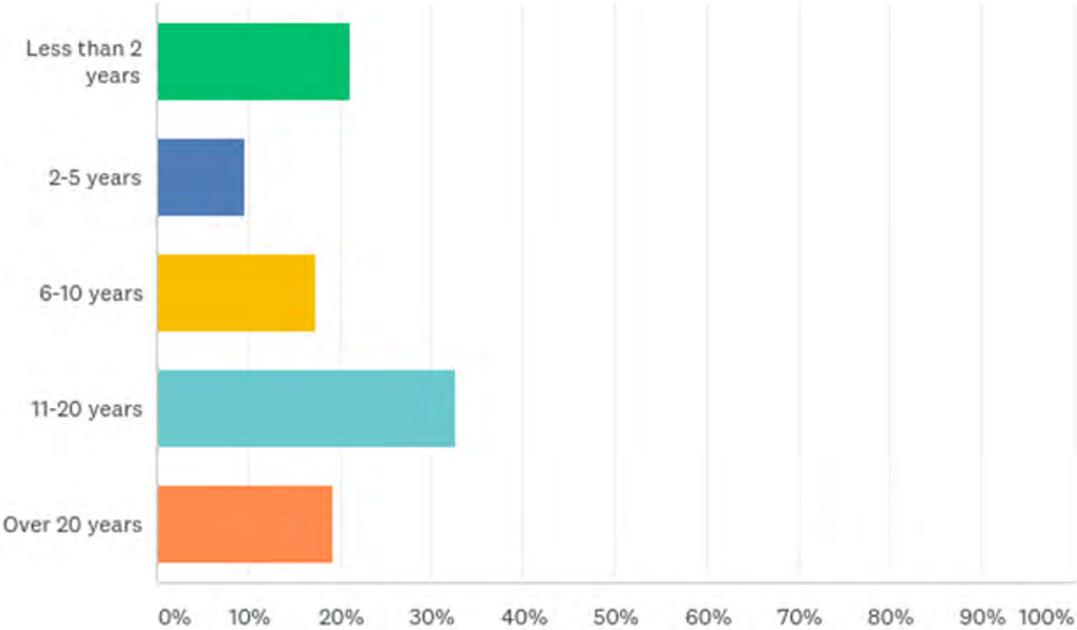
Q38: Where is your business located in Lindon?

Answered: 53 Skipped: 311



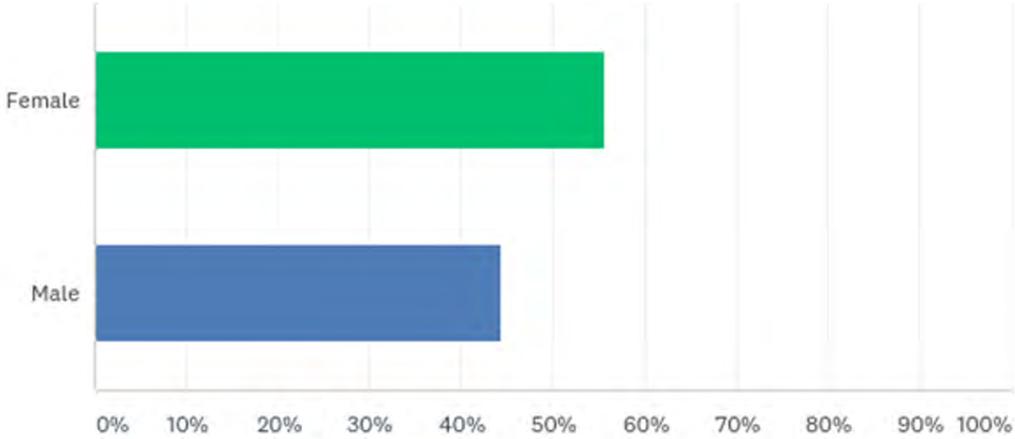
Q39: How long have you owned your business in Lindon?

Answered: 52 Skipped: 312



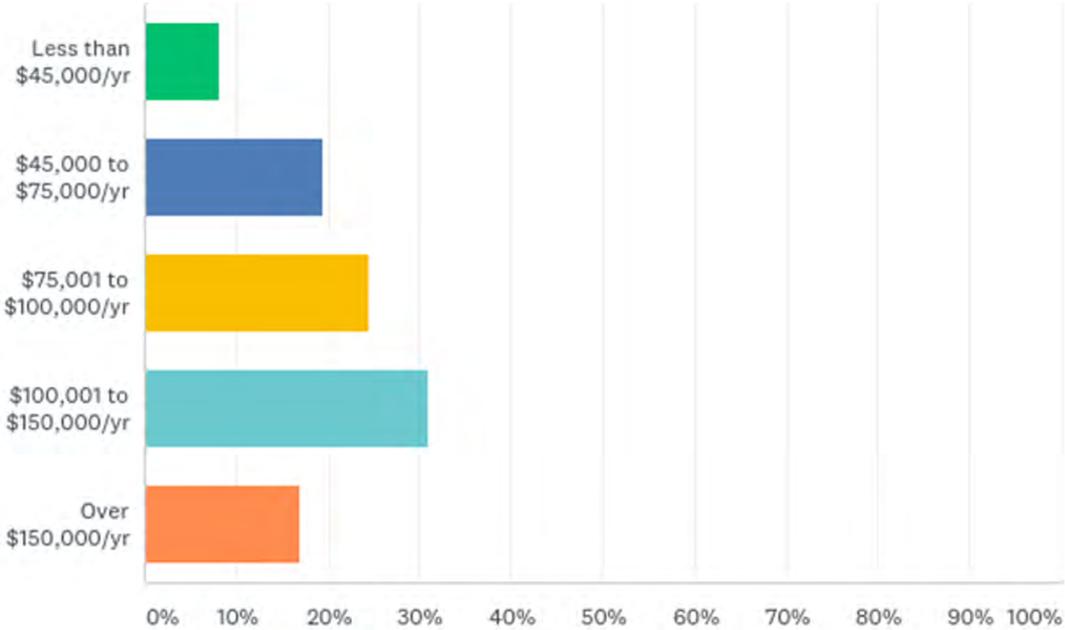
Q40: Are you female or male?

Answered: 338 Skipped: 26



Q41: What is your family household income?

Answered: 319 Skipped: 45



Q42: What is your age?

Answered: 335 Skipped: 29

