Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, July 10, 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 06/12/2018
3. Public Comment

4. Public Hearing — Zone Map Amendment, 452 South 800 West
   Lindon City, requests approval of a zone map amendment from Planned Commercial-2 (PC-2) to Planned Commercial-1 (PC-1) for parcel #46:937:0201 (Lot 201, Plat B, Murdock Cars of Lindon Subdivision), located at 452 South 800 West. Recommendation(s) will be forwarded to the City Council. (Pending Ordinance 2018-12-O)

5. Discussion Item — Lindon City General Plan, Public Facilities
   Brad Jorgensen, Public Works Director, will review the Public Facilities section with the Planning Commission. This is an informative discussion item only. No motions will be made.

6. Site Plan — Lindon Flats, 1851 West 200 North
   Ryan Litke, on behalf of Warr Head Properties, LCC, requests site plan approval for an office/warehouse building (40,058 sq. ft.) in the Light Industrial (LI) zone. The subject property is located at 1851 West 200 North (Parcel #44:224:0001, Lot 1, Plat A, Karma North Amended Subdivision).

7. Public Hearing — Ordinance Amendment, Lindon City Code Title 17 Zoning
   Lani Podzikowski requests approval of an amendment to Lindon City Code Title 17 Zoning, to adopt a Residential Business District Overlay zone. Recommendation(s) will be forwarded to the City Council for final approval. (Pending Ordinance 2018-7-O) (Item continued from 6/12/18)

8. Minor Subdivision — Emery View Subdivision, Plat A, ~503 North 150 East
   Jared Colledge requests preliminary plan approval of a three (3) lot residential minor subdivision, consisting of 2.27 acres (Parcels #14-071-0343 and 14-071-0347) in the Residential (R1-20) zone.

9. Site Plan Amendment — Mt. Tech 4 Amended Parking, 625 North 2800 West
   WICP West Orem #3, LLC, requests amended site plan approval in order to replace two retail pads with parking stalls. The site is located at 625 North 2800 West (Parcel #67:013:0004, Lot 4, Plat B, Mountain Tech Subdivision) in the General Commercial (CG-A8) zone. The original site plan was approved by the Planning Commission 12/12/2017.

10. Site Plan — Ruf Front Office Building, 1780 West 700 North
    Steve Ruf requests site plan approval for a commercial office building (~7,000 sq. ft.), to be located at 1780 West 700 North (Parcel #51:584:0001, Lot 1, Ruf East Subdivision, Plat A) in the Lindon Village Commercial (LVC) zone.

Lindon City requests approval of an amendment to Lindon City Code Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise. The proposal would address potential hours during which Inappropriate Noises are not allowed. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-9-O) (Item continued from 6/12/18)

12. New Business from Commissioners

13. Planning Director Report

Adjourn

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

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

Posted By: Brandon Snyder, Associate Planner
Date: July 2, 2018
Time: 9:30 a.m.
Place: Lindon City Center, Lindon Police Station, Lindon Community Center
Item 1:  Call to Order

Lindon City Planning Commission Meeting July 10, 2018

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Mike Vanchiere
Item 2: Approval of Minutes

Lindon City Planning Commission Meeting June 12, 2018
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 12, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

### REGULAR SESSION – 7:00 P.M.

- **Conducting:** Sharon Call, Chairperson
- **Invocation:** Steve Johnson, Commissioner
- **Pledge of Allegiance:** Mike Vanchiere, Commissioner

#### PRESENT

- Sharon Call, Chairperson
- Rob Kallas, Commissioner
- Mike Marchbanks, Commissioner
- Charlie Keller, Commissioner
- Steven Johnson, Commissioner
- Mike Vanchiere, Commissioner
- Hugh Van Wagenen, Planning Director
- Brandon Snyder, Associate Planner
- Kathy Moosman, Recorder

#### EXCUSED

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning Commission meeting of April 24, 2018 were reviewed.

   COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 24, 2018 AS PRESENTED. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

#### CURRENT BUSINESS –

4. **Discussion Item — Lindon City General Plan, Streets and Transportation.**
   
   Noah Gordon, Lindon City Engineer, and Hugh Van Wagenen, Lindon City Planning & Economic Development Director, will review the Streets and Transportation section with the Planning Commission. This is an informative discussion item only. No motions will be made.

   Noah Gordon, Lindon City Engineer, and Hugh Van Wagenen, Lindon City Planning & Economic Development Director, were in attendance to review the Streets and Transportation section of the General Plan with the Planning Commission.
Mr. Gordon began by explaining the Streets and Transportation section of the Lindon City General Plan (Transportation Plan) is designed to provide the goals and guidelines necessary for the planning of safe and efficient movement of people and goods in the City. He noted transportation policies impact current and future land use and transportation planning. Mr. Gordon pointed out through implementation of the Lindon City Street Master Plan Map, the Alternative Transportation Master Plan Map and applicable capital facilities plans, the City can ensure comprehensive and coordinated transportation planning efforts.

Mr. Gordon stated the primary purpose of the transportation plan is to balance future demands generated by the Land Use element with future roadway improvements, thereby developing a long-range transportation system plan which would efficiently support future land development. Mr. Gordon commented the Goals of the Transportation Plan are a balanced circulation system, safe and efficient movement of vehicles and pedestrians, reinforce land development patterns and City priorities, and enhance regional circulation facilities (coordination with UDOT and MAG). Mr. Gordon also noted the alternative modes of transportation are mass transit, transit nodes and bicycle routes.

Mr. Gordon indicated we can use this information to secure right-of-way, help determine impact of outlying development on existing streets and for the long-range financial impact and search for funding sources (Gas tax, TUF, etc.). He noted to remember to use it as a planning tool but added most actual improvements will be tied to future growth. And to also remember that transportation needs are based on build-out conditions of the land use map, so if the land use changes these may not be all the needs in the future and the only constant is change. Mr. Gordon then referenced recent activities including the Geneva Road / 200 South Intersection and the Lindon Heritage Trail.

Mr. Gordon went on to say the recommendations in this plan represent street capital improvements that could ultimately be needed if Lindon’s entire planning area is fully developed according to the General Plan Land Use Map. He pointed out it is important to emphasize that the results do not necessarily suggest all needs in the next five, ten, or even twenty years. He noted also inherent in a long-range projection is the potential for variation due to unforeseen economic, political, social, and technological changes.

Following the presentation, Chairperson Call thanked Mr. Gordon for the valuable information. She called for any comments or discussion from the Commission. Hearing none she moved on to the next agenda item.

5. **Plat Amendment — Kirkland Estates Subdivision, Plat P, 1124 E. 20 S.** Lee Chestnut requests plat amendment approval of the proposed seven (7) lot Kirkland Estates Subdivision, Plat P (Including a vacation of lot 52 of Plat M, lots 50-51 of Plat K, and lots 46-49 of Plat L, in the Kirkland Estates Subdivision.) The proposed plat amendment will add additional acreage to the rear of the existing lots. The subject properties are located at approximately 1124 E. 20 S. – Lindon in the Single-Family Residential (R1-12) zone.

Brandon Snyder, Associate Planner, led this discussion by stating Chad Herrington is in attendance representing the applicant for this item. He then gave some background of this item noting the proposed plat amendment creates a seven (7) lot subdivision by way of amending/vacating lot 52 of Plat M, lots 50-51 of Plat K, and lots
46-49 of Plat L, in the Kirkland Estates Subdivision. He noted the proposed plat amendment will add additional acreage to the rear of the existing lots and is not creating any new lots.

Mr. Snyder then went over the lot requirements noting the minimum lot size in the R1-12 zone is 12,000 sq. ft. (lots range from 15,800 to 30,200 sq. ft.). The minimum lot frontage requirement is 50 feet (measured along public street) and all lots comply. And the minimum lot width is 100 feet (measured at front yard setback) and all lots comply. He noted the City Engineer is currently addressing engineering standards and all engineering issues will be resolved before final plat approval is granted. He added the applicant is also addressing the water standards. Mr. Snyder then referenced the proposed subdivision and an aerial photo of the existing property lines followed by discussion. Mr. Snyder stated this is a pretty straightforward proposal and staff has no concerns or issues. He then turned the time over to the Mr. Herrington for comment.

Mr. Herrington gave a brief history of the property explaining the subdivision was created in 1992 noting there was recording errors with three strips that was part of the problem in this taking so long to rectify the recording issues with quit claim deeds etc. He noted it will be good to have all neighbors split it up evenly and to own it legally.

Nancy Madsen and Lee Wilkerson were in the audience and commented their property borders the property in question stating they will follow this issue and the impact it may have to their property. Bruce Cormack stated his property also borders the property in question. He asked for the property dimensions. Mr. Herrington gave the dimensions stating it is approximately 35 ft.

Commissioner Kallas suggested to include in the motion a condition stating if there are any overlapping structures when divided the lines will need to be redrawn to comply with the setbacks.

Chairperson Call asked if there were any further comments or discussion.

Hearing none she called for a motion.

COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT’S REQUEST FOR APPROVAL OF A SEVEN (7) LOT SUBDIVISION TO BE KNOWN AS KIRKLAND ESTATES SUBDIVISION, PLAT P WITH THE CONDITION THAT WHEN SURVEYED ALL EXISTING STRUCTURES MUST MEET THE CURRENT CITY SETBACKS AND CODES AND IF THEY NEED TO ADJUST THE PROPERTY LINES SO IT MEETS CITY CODE IT SHOULD BE DONE AT THAT TIME. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

6. Public Hearing — Ordinance Amendment, Lindon City Code Title 17 Zoning. Lani Podzikowski requests approval of an amendment to Lindon City Code Title 17 Zoning, to adopt a Residential Business District Overlay zone.
Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-7-O).

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

Hugh Van Wagenen, Planning Director, opened this agenda item by stating Kriselle Travis is in attendance representing the applicant. He explained this is a request for a new section of code to be added to Title 17 called Residential Business Overlay (RBO) zone. He indicated this ordinance would give greater allowances than current home occupation standards in regards to parking, hours of operation, and clients. Unlike the home occupation ordinance, however, only certain properties will be eligible for the overlay based on frontage, size, and proximity to collector roads and commercial zones. Additionally, any property desiring to use the RBO zone would need to apply for a Zone Map change to apply the overlay to a specific property. He pointed out although this request only deals with the zoning text and not the zoning map, it is important to understand why the applicant is making the request and how it pertains to her property.

Mr. Van Wagenen then gave a brief history noting in 2016, the applicant, Ms. Podzikowski purchased the property on the corner of Main Street and 200 South (172 South Main). He noted at that time the property had an old home on it and the property was split zoned with a small corner being residential and the majority commercial. With plans to build a new home and operate her existing dance company from the home, Ms. Podzikowski felt at the time the property was a good fit with its proximity to commercial operations and businesses and also adjacent to Orem City.

Mr. Van Wagenen further explained that Ms. Podzikowski was able to demolish the old home and build a new home under City ordinances in addition to the small corner of the property being residential. He noted at that time, new construction of a home after demolition of an existing home did not require any public improvements. Upon completion of the home, Ms. Podzikowski obtained a home occupation license and began operating her dance company. Not long after operations began, City Staff was confronted to the number of students and staff was beyond the home occupation allowances. After many discussions with City Staff on potential solutions to the situation, Ms. Podzikowski decided to apply for a new ordinance; the draft is before the Commission tonight. He then turned the time over to Ms. Travis for comment.

Ms. Travis explained her children attend Ms. Podzikowski’s dance school and she is a land developer for DR Horton and volunteered her services to assist Ms. Podzikowski as she has a vested interest. Ms. Travis stated the home was built to comply with residential standards, not commercial standards, so they have been working with the Building Department to draft a list of items that need to be corrected to bring it into compliance with commercial operation standards or for the occupancy dedicated within the building once the zone is overlaid. She noted Ms. Podzikowski’s is prepared to make these changes once the overlay is in place.

Mr. Van Wagenen went on to say the creation of a new zoning ordinance is always met conservatively due to unintended consequences, so to alleviate the concern about proliferation of this zone, the parameters for property to be eligible are included in the following text:
1. Site requirements for zone eligibility:
   a) Property must have a minimum of fifty (50) feet of street frontage along a major collector road as identified by the Lindon City Street Master Plan Map.
   b) Property must be a minimum of 30,000 square feet.
   c) Property must be adjacent to or across the street from a non-residential zone or within a non-residential zone.

Mr. Van Wagenen then referenced the map showing which properties within the City would be eligible to apply the zone. He indicated that even with eligibility established, an applicant would need approval from the City before the overlay would be in place. He then referenced the highlights of the ordinance as follows:

1. Public improvement requirements can be waived by the City Council.
2. All building and fire codes must be met based on desired occupancy (this can require significant upgrades if using a residence for certain commercial purposes).
3. Business owner must live on-site as primary resident

Permitted Uses are:
   a) Barbers, cosmetologists, manicurists.
   b) Culinary, Bakery, Food Preparation.
   c) Consultant or Professional Services with additional employees or contractors.
   d) Contractor, “handyperson”, and landscape or yard maintenance contractor; subject to the special conditions that no construction materials or equipment will be stored on the premises outside of an approved structure.
   e) Pre-School
   f) Home instruction including, but not limited to, in-home lessons such as: musical instruments, voice, dance, acting, graphic arts, art, and educational subjects, swimming, tennis, and other athletic instruction.
   g) Other permitted uses include any land use permissions in the underlying zone.

4. Rear Yard Setbacks are 20 feet to residential zones and 10 feet to non-residential zones.
5. Minimum of eight feet of landscaping is required adjacent to public rights of way.
6. Operating hours are from 7:30 am to 9:00 pm.
7. Ten patrons are allowed per hour for most businesses with preschool and home instruction patrons allowed based on occupancy of the structure as determined by building and fire code.
8. Up to five employees not residing on the property are allowed.
9. Off-street parking requirements are based on type of use
10. Only one permanent sign allowed with parameters for temporary signs

Mr. Van Wagenen then referenced for the Ordinance 2018-8-O Residential Business Overlay Zone draft, the Map of properties that meet parameters to request the overlay and the Current Zoning Map of 172 South Main followed by some general discussion.

Ms. Travis stated they are proposing that this ordinance change will function for other locations also and this is a major home occupation which the city lacks and the trend is for a need for something like this. They would like it to be a tool for others to use also and for it to work on a broad forum; to look and act like residential but with a higher use. She pointed out that financially it is not a commercial business which is also a...
consideration. She noted that they looked at several other city’s that have major home occupations and she feels the city can feel good about this change. She noted Ms. Podzikowski believes she was open and honest when purchasing this property and it was sold to her as a commercial lot. She noted Ms. Podzikowski was not aware until after purchase that it had a residential component.

Commissioner Kallas commented that it seems awkward to have to create a new zone for one person. He feels we don’t want home-based businesses that create parking and traffic issues. Chairperson Call commented this would be a city-wide ordinance but this ordinance is written so only 10 patrons per hour can be there so she doesn’t see how this fits the requested need. Ms. Travis stated there are exceptions for studios and preschools that have a higher demand based on occupancy; she also staggered her classes and it is more of a drop off and pick up situation. Chairperson Call also asked how the traffic would be monitored. Mr. Van Wagenen stated visually and from information from the operator. Commissioner Vanchiere asked about the surface parking as to not generate dust etc. Mr. Van Wagenen stated staff will monitor the parking issues also.

There was then some general discussion regarding the parking lot (roadbase), traffic, etc. Ms. Travis pointed out that Ms. Podzikowski is doing all she can and is more than willing and prepared to make the required changes and improvements to the property. Commissioner Marchbanks pointed out that Ms. Podzikowski didn’t do anything that she wasn’t supposed to do at the time.

Following some additional discussion Chairperson Call asked if there were any public comments. Hearing none she called for a motion to close the public hearing.

**COMMISSIONER VANCHIERE MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.**

Commissioner Kallas commented that he would like to see more restrictive wording in the ordinance with respect to other parcels within the city. Commissioner Johnson expressed that waiving actual city improvements causes him some concerns.

Commissioner Marchbanks commented that the tools are here to approve or deny so in the future when anyone applies for an overlay zone the City Council will make the final decision. Chairperson Call stated she has concerns with a case by case review and decision on the improvements and that it is very flexible. She also expressed her thoughts on requiring curb and gutter. Chairperson Call pointed out that recommendations from the Planning Commission will be forwarded on to the City Council.

Mr. Van Wagenen stated he will talk with the City Attorney regarding some of these concerns and bring it back before the Commission. He then directed the Commission to continue the item for further discussion.

Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion.

**COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANTS REQUEST IN ORDER TO GATHER FURTHER INPUT FROM THE CITY ATTORNEY. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:**

CHAIRPERSON CALL AYE
7. **Plat Amendment — Murdock Cars of Lindon Subdivision, Plat C, 530 S. Lindon Parkway.** Kevin Hunt, Murdock Auto Group, requests plat amendment approval of the proposed one (1) lot Murdock Cars of Lindon Subdivision, Plat C. The proposal will vacate and combine lots 201 and 202 of the Murdock Cars of Lindon Subdivision, Plat B The subject property is located at 530 South Lindon Parkway - Lindon in the Planned Commercial (PC-1 and PC-2) zones.

Mr. Snyder stated Kevin Hunt representing the Murdock Auto Group is in attendance for this agenda item. Mr. Snyder explained the proposed plat amendment will combine two lots to create a one (1) lot subdivision and will not create any new lots; the previous plat was recorded in December of 2015. He noted this application follows the recent change to the Lindon City Standard Land Use Table that permits vehicle service centers in conjunction with a new vehicle dealership (Lot #202 is currently in the PC-1 zone with Lot #201 being currently in the PC-2 zone).

Mr. Snyder further explained Lindon City Code (LCC) 17.33.040(1)(e), requires that “the plat amendment will not result in a property that is in more than one zone (split zoning), unless that property was already in more than one zone.” He pointed out the requested condition is listed in the staff packet to address this code requirement. He noted with input from the Planning Commission, staff can begin the process to address the conditions. There was then some discussion regarding the listed conditions as follows: 1. prior to the plat being recorded that the parent parcels be rezoned to the same zoning designation or that the zoning text (city code) be amended doing away with the split zoning prohibition and 2. verify the address.

Mr. Snyder explained the minimum lot size in both the PC-1 and PC-2 zones is 1 acre (lot is 9.29 acres). He also explained the differences between PC-1 (new dealerships but not used) and PC-2 (conditional use permit) and primary and secondary uses. He noted the City Engineer is currently addressing engineering standards and all engineering issues will be resolved before final plat approval is granted. Mr. Snyder then referenced the proposed subdivision and an aerial photo of the existing property lines followed by discussion.

Mr. Snyder then turned the time over to the applicant for comment. Mr. Hunt stated at one time the PC-2 area was the Miller Used Car Facility and was purchased and rebranded to Hyundai. Their shop is overwhelmed and the plan is to make the Mercedes store a customer service center. There is also a prospect that Hyundai Equus will be a break off line and they are potentially preparing for the future if that takes place.

Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion.

**COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS REQUEST FOR APPROVAL OF A ONE (1) LOT SUBDIVISION, TO BE KNOWN**

CHAIRPERSON CALL

AYE

COMMISSIONER MARCHBANKS

AYE

COMMISSIONER KALLAS

AYE

COMMISSIONER KELLER

AYE

COMMISSIONER JOHNSON

AYE

COMMISSIONER VANCHIERE

AYE

THE MOTION CARRIED UNANIMOUSLY.

8. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use Table. Jacob McHargue, Vineyard City, requests approval of an amendment to the Lindon City Standard Land Use Table to allow overhead power poles/lines (less than 35K) to be permitted west of the commuter railroad tracks. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-8-0).

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

Mr. Van Wagenen stated Chris Wilson, Assistant City Engineer, representing Vineyard City is in attendance for this agenda item. Mr. Van Wagenen then gave a brief background noting the growth of Vineyard City requires additional Rocky Mountain Power lines from a local substation to service the area. He explained this service is designed to cross Lindon City property at the Geneva Park property near the boat harbor. He then referenced the map showing the proposed power line run. He noted due to the demands of growth, time factors are of the essence to build the new line.

Mr. Van Wagenen further explained that Lindon’s Standard Land Use Table does not permit above ground electrical utility lines that are less than 35 kilovolts (the line requested is 12.5 kV which would violate city ordinance). Mr. Van Wagenen also stated in order to facilitate the construction of the needed lines, Vineyard City is requesting a change to the Standard Land Use Table to allow the lines west of the UTA commuter railroad tracks that are less than 35kV.

Mr. Van Wagenen indicated staff is comfortable with this request due to the fact of the limited area of impact and the fact that Lindon has initiated a boundary change with Vineyard City to place this property in Vineyard. This boundary change stems from Lindon’s sale of city owned property to Vineyard for their public works yard. The ordinance request is based on timing, as the power line needs to get constructed as soon as possible, but the Lindon/Vineyard border adjustment may take months to go into effect. Mr. Van Wagenen then presented the proposed power line agreement, location of commuter railroad tracks, Lindon/Vineyard boundary adjustment, types of power lines
graphic, street view of existing area where the new lines are proposed and Ordinance 2018-8-O followed by some general discussion. He then turned the time over to Mr. Wilson for comment.

Mr. Wilson informed the Commission that the powerline project would be a direct benefit to Vineyard City. He noted one main reason for the tight construction timeline is a permit deadline that Rocky Mountain Power has to make the railroad crossing. He also indicated that missing this deadline would result in additional costs to the project; this project has been open for over a year. Following discussion, the majority of the Commission agreed it is important to be good neighbors with Vineyard, however, there were also some concerns in accommodating Rocky Mountain Power, who has not been cooperative to work with in clearing up some parcel issues in the area. The Commission also asked staff to reach out to Rocky Mountain Power and see what can be done with this issue. Staff confirmed they will contact Rocky Mountain Power.

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

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion.

COMMISSIONER VANCHIERE MOVED TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 2018-8-O AS PRESENTED. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL            AYE
COMMISSIONER MARCHBANKS      AYE
COMMISSIONER KALLAS          AYE
COMMISSIONER KELLER          AYE
COMMISSIONER JOHNSON         AYE
COMMISSIONER VANCHIERE       AYE
THE MOTION CARRIED UNANIMOUSLY.


Mr. Snyder opened this agenda item by giving some background noting the applicant, Gary Groves, G&N Custom Auto Body and Paint (who is in attendance) has requested approval for an auto body and paint shop. He noted Mr. Groves has a pending business license and building permit applications submitted. He explained the services to be provided would include body and panel repair, custom body work, paint, restorations, and repairing wrecked cars. Mr. Snyder stated the Planning Director has indicated that these uses would fall under “General auto/vehicle repair.” The Lindon City Land Use
Table indicates that “General auto/vehicle repair” is a conditional use in the LI zone. He reminded the Commission the purpose of the of the 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 this district are designed to protect environmental quality of the district and adjacent areas.

Mr. Snyder pointed out that city records indicate three open/active business licenses for this location: Revved Auto Sales (Used Vehicle Sales Lot and office only.), R&R Foodservices (Food Truck Commissary Kitchen), and Action Auto Sales (Used Vehicle storage only. Off-site sales lot). He then referenced the map outlining business locations on the property. He pointed out the site has an existing structure (home) on the corner used in association with the used car sales and the food truck commissary. The existing south storage/maintenance building to be used by the applicant was constructed in 1992. The building was used for storage and equipment maintenance by Mitchell Excavation (the building is 3,000 sq. ft.). He also referenced the listed conditions included in the staff report.

Mr. Snyder further explained the minimum parking requirements for Auto Repair is 1/300 sq. ft. office and 5/service bays. New parking lots must be asphalt or concrete however, the Planning Commission may approve specific conditions allowing vehicle storage of operable or inoperable vehicles beyond ten vehicles and for longer than seventy-two hours when approved as part of a Conditional Use Permit. He added that Third Party Public Notices were mailed on June 1, 2018 and no public comments have been received to date. He then turned the time over to the applicant for comment.

Mr. Graves commented that the cars will be stored inside overnight and no scrap or garbage will be left outside. He stated the shop and surrounding areas will be kept very clean and nice. Mr. Graves indicated they will not work past 8:00 pm and the bay doors will not be open to keep the noise down as to not bother the neighbors. Mr. Graves stated he always strives to keep a clean shop and a nice appearance because if the shop and building is not clean you cannot attract customers. He noted Action Auto in the back is on a month to month lease and if they become an issue they will be removed. He stated they have done all the required paperwork and obtained a bond.

Chairperson Call pointed out one of the conditions is that they will put in a 6 ft. view obscuring fence on the rear gravel storage area that would limit the view of the cars. Mr. Graves indicated they will comply with all conditions. There was then some general discussion regarding the listed conditions.

Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion.

COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT’S REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL AUTO/VEHICLE REPAIR, TO BE LOCATED AT 225 SOUTH 800 WEST, IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH THE FOLLOWING CONDITIONS: 1. NO OUTDOOR STORAGE OF PARTS OR VEHICLES BEING SERVICED/UNDER REPAIR TO THE SOUTH, EAST, AND NORTH OF THE BUILDING; 2. NO MORE THAN TEN (10) INOPERABLE VEHICLES OR THOSE BEING PARKED FOR REPAIRS FOR LONGER THAN SEVENTY-TWO HOURS SHALL BE KEPT ON THE PROPERTY, AND THEY SHALL BE KEPT ONLY IN A REAR GRAVEL

Planning Commission
June 12, 2018
10. **Public Hearing — Ordinance Amendment, Lindon City Code 8.20 Public Nuisances.** Lindon City requests approval of an amendment to Lindon City Code Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise. The proposal would be to add hours (10 pm to 7 am) during which Inappropriate Noises are not allowed. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-9-O).

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

Mr. Van Wagenen led this discussion by giving some background of this item noting noise complaints are not uncommon but are not particularly frequent in the city either. However, the existing nuisance code regarding *Inappropriate Noise* does not have any defined quiet hours, but rather leaves the time frame open to interpretation based on “noise that is substantially incompatible with the time and location where created.” Mr. Van Wagenen stated City staff prefers to have defined hours from 10:30 pm to 7:00 am makes it very clear that inappropriate noise is not permitted during those hours. This helps not only with enforcement, but also with public education.

Mr. Van Wagenen stated the requested change allows staff to give clear information to the public and a clear timeframe to enforce quiet hours. He pointed out the added language does not take away the ability of the City to enforce other noise disturbances outside of those hours if such a situation should develop. He then referenced the suggested language as follows:

8.20.030(2)

**cc. Inappropriate Noise.**
It shall be unlawful for any person to make, permit, continue, or cause to be made, or to create any unreasonable loud and disturbing noise in the City. Any noise which is substantially incompatible with the time and location where created to the extent that it creates an actual or imminent interference with peace and good order of persons of ordinary sensibilities shall be prohibited. Quiet hours shall be between 10:30 pm and 7:00 am for construction projects, public and private events, and any other activity with the propensity to create noise that may impact others. Exceptions to quiet hours may be obtained upon approval from the City Administrator, or his/her designee.

There was then some general discussion regarding the presented information including instances regarding construction noise and limiting their ability to operate. Mr. Van Wagenen pointed out the more defined hours are easier to enforce. He also stated variances or exceptions can be granted for industrial areas. Following additional discussion, the Commission was in agreement to continue the item for more discussion. Mr. Van Wagenen stated staff will massage this further and review the nuances and bring it back before the Commission.

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

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Chairperson Call asked if there were any further comments or discussion. Hearing none she called for a motion.

COMMISSIONER KELLER MOVED TO CONTINUE ORDIANCE AMENDMENT 2018-9-O. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
COMMISSIONER KELLER AYE
COMMISSIONER JOHNSON AYE
COMMISSIONER VANCHIERE AYE
THE MOTION CARRIED UNANIMOUSLY.

11. New Business: Reports by Commissioners – Chairperson Call called for any new business or reports from the Commissioners.

Chairperson Call asked for an update on the Planning Commissioner vacancy. Mr. Van Wagenen stated he and the City Council representative will be interviewing two candidates next week but the position is technically still open. She also asked about the status on the group home on 200 South. Mr. Van Wagenen gave an update stating staff is still reviewing documents from the applicant and it is still in process. She also asked for an update on the selling of the Geneva Park property. Mr. van Wagenen stated there has
not been any further pushback or additional comments from citizens and it appears to be moving forward.

Commissioner Johnson mentioned they are charging now for green waste at the Timpanogos Special Service District. He also mentioned the transportation summit was very enlightening and he feels we need to make wise choices as to not have gridlock.

Commissioner Kallas mentioned the dance studio review earlier tonight and what the thoughts are of when staff should weigh in. Mr. Van Wagenen stated it can be a delicate balance in trying to recognize what may help individuals without being detrimental to the public.

12. **Planning Director Report** – Mr. Van Wagenen reported on the following items followed by discussion.

- Intern
- Pool Passes
- Movies in the Park

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

**ADJOURN** –

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE MEETING AT 10:25 PM. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – July 10, 2018

______________________________
Sharon Kallas, Chairperson

________________________
Hugh Van Wagenen, Planning Director
Item 3:  Public Comment

1 - Subject ______________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

2 - Subject ______________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

3 - Subject ______________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
Item 4: Public Hearing — Zoning Map Amendment
Planned Commercial 2 to Planned Commercial 1
452 South 800 West

<table>
<thead>
<tr>
<th>Applicant: Lindon City Economic Development</th>
<th>SUMMARY OF KEY ITEMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
<td>1. Whether to recommend approval of a request to change the Zoning Map designation of the subject property from Planned Commercial 2 to Planned Commercial 1. Planned Commercial 1 does not allow used vehicles sales as a primary use.</td>
</tr>
<tr>
<td>General Plan: Commercial</td>
<td>2. Staff is requesting this change in order to all Murdock Hyundai to combine their campus into one lot following the purchase of the Mercedes Benz building. New lots are not allowed to be split zoned.</td>
</tr>
<tr>
<td>Current Zone: Planned Commercial 1</td>
<td></td>
</tr>
<tr>
<td>Property Owner: Murdock Hyundai Real Estate LLC</td>
<td></td>
</tr>
<tr>
<td>Address: 452 South 800 West</td>
<td></td>
</tr>
<tr>
<td>Parcel ID: 46:937:0201</td>
<td></td>
</tr>
<tr>
<td>Area Size: 5.4 acres</td>
<td></td>
</tr>
<tr>
<td>Type of Decision: Legislative</td>
<td></td>
</tr>
<tr>
<td>Council Action Required: Yes</td>
<td></td>
</tr>
</tbody>
</table>

MOTION
I move to recommend (approval, denial, continue) of Ordinance 2018-12-O with the following conditions (if any):
1. 

OVERVIEW
The Planned Commercial 1 (PC-1) zone was created around 1998 when Lindon Park Drive was being constructed. The purposes of the Planned Commercial zone are (1) 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; (2) to provide aesthetic controls for building architecture and site development; (3) to provide development guidelines to ensure effective and safe traffic.
control and movement while creating an aesthetically pleasing traffic environment.

Before Murdock owned their current Hyundai site and before it was developed, it was owned by the Larry H. Miller Group. In 2006, the Miller Group applied for the creation of the Planned Commercial 2 (PC-2) zone in order to have a used vehicle dealership. That application was approved and the PC-2 was applied to the zoning map in its current configuration. The Miller Group leased and eventually sold the property to Murdock Hyundai who is the current owner of the ground.

With Murdock’s purchase of the Mercedes Benz site and desire to combine both sites into one lot, the zoning has to be consistent on the property per Lindon City Code 17.33.040(1)e.

**FINDINGS OF FACT**
1. The General Plan currently designates the property under the category of Commercial. A zone change from PC-2 to PC-1 is still consistent with the General Plan as both fall under Commercial designations.
2. There are a handful of differences in the Land Use Table from PC 1 to PC-2 as illustrated in the table below:

<table>
<thead>
<tr>
<th>Permitted Primary Uses</th>
<th>Commercial*</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL TRADE</td>
<td>PC-1</td>
</tr>
<tr>
<td>Used Cars/Trucks - Used Vehicle Sales Lots</td>
<td>N</td>
</tr>
<tr>
<td>SERVICES</td>
<td></td>
</tr>
<tr>
<td>Auto Tire Shops / Tire Sales / Tire Services</td>
<td>C</td>
</tr>
<tr>
<td>Legal Services</td>
<td>P</td>
</tr>
<tr>
<td>Engineering &amp; Architectural</td>
<td>P</td>
</tr>
<tr>
<td>Educational &amp; Scientific Research</td>
<td>P</td>
</tr>
<tr>
<td>Accounting, Auditing &amp; Bookkeeping</td>
<td>P</td>
</tr>
<tr>
<td>Urban Planning</td>
<td>P</td>
</tr>
</tbody>
</table>

**ANALYSIS**
1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
   a. It is the purpose of the commercial to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained and protected.
   b. The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City’s sales and property tax revenues, and provide the highest quality goods and services for area residents.
      i. Objectives of this goal are to:
         1. Expand the range of retail and commercial goods and services available within the community.
         2. Provide for adequate access, off-street parking, traffic circulation, noise buffering, and other operational considerations within commercial areas.
         3. Improve the image and appearance of commercial areas by adoption of specific design guidelines and possible improvement districts, especially along State Street, Geneva Road, 200 South
600 South, 700 North and the freeway interchanges off-ramp areas.

4. Promote new office, retail, and commercial development along State Street and 700 North.

5. Encourage development of commercial facilities, such as hotels, restaurants and vehicle-related services at transportation interchanges.

6. Carefully limit any negative impact of commercial facilities on neighboring land-use areas, particularly residential development.

7. Build upon existing commercial site design and development standards, including architectural design guidelines and guidelines for landscaping and signage, to express the desired overall image and identity as outlined in the Community Vision Statement.

8. Encourage safe and convenient pedestrian access to shopping and service areas.

ATTACHMENTS
1. Aerial photo of the proposed area to be re-classified
2. Draft ordinance 2018-12-O
AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH,
AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM PLANNED
COMMERCIAL 2 (PC-2) TO PLANNED COMMERCIAL 1 (PC-1) 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 Planned Commercial 1 (PC-1) to Planned Commercial 2 (PC-2): 452 South 800
West (Utah County Parcel #49:937:0201) (See map labeled as Exhibit A); and

WHEREAS, Murdock Hyundai is expanding its campus through the purchase of the former
Mercedes Benz site; and

WHEREAS, the new campus is being combined into one lot and split zoned lots are not
permitted with a plat amendment; and

WHEREAS, the PC-2 designation on said lot was implemented for a used vehicle
dealership and is no longer necessary as Murdock Hyundai is a new vehicle dealership; 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 July 10, 2018 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 July 17, 2018 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

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 the subject parcel changing from Planned Commercial 2 (PC-2) to
Planned Commercial 1 (PC-1) 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 __________________________, 2018.

_______________________________
Jeff Acerson, Mayor

ATTEST:

_______________________________
Kathryn A. Moosman,
Lindon City Recorder

SEAL
Item 5: Discussion Item — Lindon City General Plan, Public Facilities

Brad Jorgensen, Public Works Director, will review the Public Facilities section with the Planning Commission. This is an informative discussion item only. No motions will be made.

<table>
<thead>
<tr>
<th>Applicant: Lindon City</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Brad Jorgensen</td>
<td>Staff will present information regarding the Lindon City General Plan update by reviewing the Public Facilities section. No formal action will be taken at this time.</td>
</tr>
<tr>
<td>Type of Decision: N/A</td>
<td>Council Action Required: Discussion</td>
</tr>
</tbody>
</table>
PUBLIC FACILITIES
PUBLIC FACILITIES

Public facilities represent the public’s investment in the development of the complex, urban infrastructure that is necessary to support the physical operation of the city. The Public Facilities element is a plan for municipal utilities, public structures, properties, and measures required to meet the needs of the community. It is an important part of the General Plan, and, periodically, it must be reviewed and updated within the context of all other plan elements and against the broader context of changing economic, social, and political standards of the city.

Lindon’s investments in public facilities are designed to respond to the identified needs of both the existing population and the forecasted population.

The annual capital budget provides for financing the construction of immediate projects for the current fiscal year; the 5-Year Capital Improvements Plan sets priorities for establishing and financing projects during the five (5) succeeding fiscal years; and the Public Facilities element of the General Plan presents a longer term, more comprehensive view that addresses the existing infrastructure of the community and addresses projected needs over the next 20 years.

The location, size, timing, and financing of major streets, water and sewer systems, drainage systems, parks and playgrounds, police and fire stations, and other public facilities must be planned well in advance of their construction as a means of minimizing their cost, optimizing their usefulness, and maximizing their public benefits and private sector support.

Shown above: Secondary water reservoirs that are part of the pressurized irrigation system.

Each year, a Capital Budget is approved by the City Council for incorporation in the City’s spending program for the coming fiscal year. Every 5 years each utility Capital Improvements Plan (CIP), or Utility Master Plan, is reviewed and updated.
Each updated CIP incorporates the changes that have been determined as necessary to satisfy the most current capital investment needs of the community.

The interlinked features of the Public Facilities element, Capital Improvements Plan, and Capital Budget provide a broad perspective of the existing and planned infrastructure of the community. This enables decision makers in the public and private sector to anticipate and prepare for future development.

The plans in this document are based upon standards and levels of service necessary to meet the needs of the Lindon population as forecasted by the Lindon Planning Department for year 2030. Projected locations of facilities described in this Public Facilities element are generalized rather than site specific. Future development plans will determine the final timing, location and size of facilities.

The goal for community facilities and services is to have a system of community facilities which provides for the efficient and effective delivery of high quality public services to Lindon residents and businesses. Objectives for this goal are to:

1. Provide effective police, fire, and emergency medical services within the City.
   a. These services can be provided in cooperation with other governmental entities.
   b. The City should maintain either (i) independent services or (ii) equal or proportional administrative control in policy, administration, and financing of such services.

2. Provide and ensure adequate public water supply (culinary and secondary) and distribution systems to serve the needs of the City.

3. Provide and ensure an adequate sanitary sewer system, including cooperation with Orem City for water treatment services.

4. Provide and ensure an adequate storm water drain system and work with neighboring communities to coordinate these efforts.

5. Ensure that development does not overtax utilities and other infrastructure and that new development or expansion provides all utilities required for that development.

6. Provide and ensure adequate refuse collection.
   a. Promote recycling of waste and use of recycled materials to the extent it is economically feasible.
b. Promote the viability of the North Pointe Solid Waste Special Service District, and require refuse disposal at that site.

7. Promote infrastructure development—including that which supports technology services—to City homes and businesses, at least including electrical, communication, data, voice, and video.
   a. Promote development which enhances breadth of services and competition.
   b. To the extent possible, require infrastructure placement and type which enhances the beauty of the community, usually underground.

8. Develop a long-term plan for maintenance and replacement of aging infrastructure and incorporate that plan into fiscal planning.

9. Seek new revenue sources and strive to establish stable revenue sources to be utilized in the continued provision of governmental services.

10. Provide other desired services and consider expanding the range and quality of City services as needs, desires, and resources permit to enhance the overall quality of life in Lindon.
   a. Cooperate with nearby communities, other governmental agencies, and public and private agencies to accomplish this goal.
   b. Provide assistance in accessing library services in neighboring communities and encourage enhanced quality and access to such services in the County.
   c. Promote special facilities and services oriented toward the needs and desires of special needs groups within the community.
   d. Periodically explore, through a process including citizen input of priorities and resources, expansion of City services, possibly including an expanded community center, senior center, or recreational center for activities such as education, performance, exercise, and meeting.
   e. Acquire and otherwise preserve sites for future community facilities, including growth areas prior to new development.

11. Provide and maintain adequate sites and facilities for all City departments.
   a. Ensure that all public sites and buildings are attractive and well-maintained, and that corrective maintenance is undertaken as required.
b. Ensure that additions to public buildings and facilities are economically feasible and characterized by the highest possible standards of architectural design, landscaping, and site development.

12. Encourage the continued excellence of elementary and secondary educational services with the City. Work with Alpine School District, charter schools, and private schools in the selection of sites for new facilities and in the design, maintenance, and support services (e.g., traffic, secondary water) of schools.

**CULINARY WATER RESOURCES**

The Lindon culinary water supply consists of a combination of spring and well water. The water is stored in tanks and delivered throughout the city in a system consisting of multiple booster pumps, pressure reducing stations, transmission lines and distribution lines. The system is metered and is also the source of water for fire protection in Lindon.

The existing springs, wells and tanks should be able to physically deliver the water needed by Lindon in the foreseeable future. Some improvements to the transmission system will be required. As development occurs, water shares are typically dedicated (or cash equivalents are paid to the City) and improvements to the distribution system are made.

**CULINARY WATER SYSTEM PLAN GUIDELINES**

1. The Lindon Municipal Water System provides for the safe and efficient delivery of water to the community. The City of Lindon provides for and controls major production, storage, and distribution facilities within its water service area.

2. The City of Lindon encourages water conservation as described in the Lindon City Water Conservation Plan. Water and energy conservation measures should be incorporated in the planning, design, and operation of the system.

3. Private development participates in improvements to the major system through water development impact fees, construction of selected facilities, and the provision of additional resources.

4. Private development should provide all internal distribution facilities and water shares (or cash equivalents) necessary to serve individual projects.

5. Development should be contingent upon available resources, infrastructure, and the payment of a one-time water hookup fee based upon the development’s annual water demand. In general, water distribution facilities
should not be extended outside the City’s service area. Specific preliminary approval for each phase of a development proposal outside the City’s service area should be contingent upon the demonstration of an assured water supply for the proposed build out population within the City limits.

6. All distribution systems within the city service area and city limits should be designed to be interconnected for emergency use and greater system reliability.

7. Private water improvements should be constructed to all applicable city standards and specifications.

8. The location and capacities of future reservoirs, water lines, and pumping stations should be guided by the city’s current Culinary Water System Capital Facilities Plan and other considerations, such as the disruption of the natural environment.

SECONDARY WATER

Lindon City has developed a secondary water system to provide for pressurized irrigation water for landscaping and garden use. This system primarily utilizes the water which once ran in open ditches. The irrigation water is diverted from canals, regional reservoirs, and aqueducts to containment reservoirs where the water is pressurized and then distributed in pipes throughout most of the City. The pressurized secondary water system increases the life of the culinary system and eliminates the need for over-sizing the culinary system for summertime usage.

SECONDARY WATER SYSTEM PLAN GUIDELINES

1. The City of Lindon provides for and controls the secondary water system within its boundaries. The secondary water system provides for safe and efficient use of pressurized irrigation water (non-potable water) for irrigation of turf and other approved uses in the community.
2. Except for limited circumstances, new private development within the secondary service area is required to connect to the City’s secondary water system.

3. Private development participates in improvements to the secondary system through secondary water development impact fees.

4. Private development provides all distribution facilities for the City’s system to serve irrigation water to individual projects.

5. Policies should promote and encourage methods of keeping traditional Lindon City water shares within the City.

6. Private secondary water system improvements should be constructed to all applicable city standards and specifications.

7. The City should continue to develop new and improved systems to improve the quality of water distributed by the secondary system including working with neighboring municipalities on water quality issues, and it should educate and promote water conservation practices with Lindon City residents and businesses.

8. The city may consider extending the secondary water system to properties not within the service area.

9. Secondary water system improvements should be constructed to all applicable city standards and specifications and follow the Secondary Water System Capital Facilities Plan.

10. Considerations for additional housing and/or open space west of Geneva Road may be evaluated in terms of secondary water availability and the impact the lack of a secondary system may have on culinary water demands. The demand and feasibility of secondary system services west of Geneva should be explored as part of large development proposals.

**Sewage**

The City provides and maintains the municipal sewer collection system. Lindon contracts with Orem City for the treatment of sewage at a facility in western Orem. The facility is built to sustain current and future growth needs. The facility currently has a capacity of 12 million gallons per day. The city has contracted with Orem to participate in the future plant expansion. Orem & Lindon project this expansion will occur in about 2011. Lindon will need approximately 2 to 2.5 million gallons per day capacity at total build-out.
SEWER SYSTEM PLAN GUIDELINES

1. The City of Lindon provides for and controls the major sewer facilities within its boundaries. Through an agreement with Orem City, sewage is treated at a facility in Orem. The municipal sewer system provides for the safe and efficient collection, treatment, reclamation, and reuse of wastewater generated within the community.

2. The City shall engage in routine maintenance and improvements to the collection system to minimize infiltration, thus prolonging the life and capacity of the system.

3. Private development participates in improvements to the sewer system through sewer development impact fees, construction of selected facilities, and by providing additional resources.

4. Private development provides all internal collection facilities necessary to serve individual projects.

5. Development projects should connect to the municipal sewer system. Existing septic systems on lots shall be required to connect to the city sewer service when it is available and accessible.

6. Private sewer system improvements should be constructed to all applicable city standards and specifications and follow the Sanitary Sewer System Capital Facilities Plan. As part of this plan, standards shall be established to prevent infiltration.

STORM DRAINAGE

Lindon incorporates detention and retention basins, natural washes, ditches and storm drains into the city-wide storm drainage system. The City’s location and topography necessitate receiving storm water from cities surrounding Lindon, and therefore requires storm water planning & coordination with other jurisdictions.

STORM DRAINAGE PLAN GUIDELINES

1. The City of Lindon provides for and controls the major storm drainage facilities within its boundaries. The municipal storm drainage system provides for the safe and efficient collection and conveyance of storm water generated within

A storm water detention basin maintained by Lindon City. Many basins serve dual functions as both public park green space and storm water control. (2009)
the community, from natural mountain drainages, and neighboring communities.

2. The City shall work with surrounding communities to assure that each retains its storm water that enters Lindon or, by mutual contractual agreement, provides for the resources to properly control storm water such that property is adequately protected.

3. Private development participates in improvements to the major system through storm drainage development impact fees, by construction of selected facilities, and by providing additional resources to assure adequate capacity.

4. Private development provides all internal collection facilities necessary to serve individual projects.

5. Development projects should connect to the municipal storm drainage system.

6. To the extent possible, drainage from new development should be less than the site’s natural condition.

7. Washes should be retained in their natural condition unless storm water management facilities have been designated. Washes should be used for open space, trails, and recreational facilities as long as the natural drainage capabilities are retained.

7. Private storm drainage system improvements should be constructed to all applicable city standards and specifications and should follow the Storm Water System Capital Facilities Plan.

CITY BUILDINGS PLAN GUIDELINES

1. City service facilities should be provided to efficiently meet the administrative, public safety, maintenance, and cultural needs of the community.

   - Administrative offices should be located in the City Center.

   - Maintenance services should be administered from the Public Works Complex.

   - Police and Fire protection services are provided by the Lindon City Police and from the Orem City Fire Department. The City should plan for a new public safety building in the City Center area and should periodically consider the possibility of providing its own fire and EMS services (see objectives at the beginning of this chapter).
• The City should periodically evaluate existing facilities within the City Center campus that provide and support recreation & other community activities for citizens of all ages to see if demand warrants additional facilities or expanded services. (see objectives at the beginning of this chapter).

2. The City Center campus should be the primary focus for community activities and city administrative services.

3. City facilities, especially those that citizens need to visit on a regular basis, should be grouped wherever possible.

4. The design of City facilities should incorporate water and energy conservation measures and shall meet ADA accessibility requirements. City buildings should also provide for their own emergency power generation.

City buildings: The Lindon City Public Works facility and Lindon City Fire Station #1.

**Electrical Service Plan Guidelines**

1. All of Lindon City is included in Rocky Mountain Power service franchise area (formerly Utah Power and Light).

2. All new electrical distribution and service lines carrying less than 35kVs should be underground.

3. The visual impact of existing and proposed electrical transmission facilities should be minimized. Major electrical transmission lines should parallel existing transmission lines whenever feasible. The City of Lindon encourages
that future transmission line corridors avoid residential or high visibility areas, and that they align with open space or highway corridors where possible.

4. When feasible, new development on sites with existing overhead utility lines should be required to place such utilities underground. The City may consider assisting in such under-grounding projects, when ‘off-site under-grounding’ is required to complete the project, and such under-grounding will have substantial benefits to the beautification of the City.

**EDUCATION FACILITIES GUIDELINES**

1. The City of Lindon is committed to promoting quality education for all of its citizens.

2. The City should work with public & private schools to plan for and secure new school facilities that are within the city limits.

3. School site selection should observe the following criteria:
   
   - *Elementary Schools* should be located along local streets so that they are accessible but exposed to low volumes of traffic. They should be within walking distance of as many students as possible, and they should be sited in conjunction with neighborhood parks whenever feasible.
   
   - *Middle Schools* should be located along collector streets where they are accessible from relatively long distances.
   
   - *High Schools* should be located close to arterial streets in areas that can accommodate the activities generated. Facilities that will create a great deal of traffic, noise, or light should be located away from residences. Light for sports facilities should be shielded to reduce neighborhood impacts and to maintain a dark night sky.

4. Joint use of park, school, and library sites by the City and school district should be encouraged.

5. The character of schools should, to the extent possible, reflect the unique features and lifestyles of the surrounding neighborhoods.
Item 6: Site Plan — Lindon Flats, 1851 West 200 North

Ryan Litke, on behalf of Warr Head Properties, LCC, requests site plan approval for an office/warehouse building (40,058 sq. ft.) in the Light Industrial (LI) zone. The subject property is located at 1851 West 200 North (Parcel #44:224:0001, Lot 1, Plat A, Karma North Amended Subdivision).

**Applicant:** Ryan Litke  
**Presenting Staff:** Brandon Snyder

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

**Property Owner:** Warr Head Properties LLC  
**Address:** 1851 West 200 North  
**Parcel ID:** 44:224:0001  
**Lot Size:** 2.36 acres  
**Legal Description:** Lot 1, Plat A, Karma North Amended Subdivision

**Type of Decision:** Administrative  
**Council Action Required:** No

### SUMMARY OF KEY ISSUES
1. Whether the request for site plan approval of office(s)/warehouse(s) complies with applicable land use requirements.

### MOTION
I move to (approve, deny, continue) the applicant’s request for site plan approval of the Lindon Flats Warehouse Park, to be located at 1851 West 200 North, in the Light Industrial (LI) zone, with the following conditions (if any):

1.  
2.

### BACKGROUND
1. The intent of the Light Industrial (LI) zone 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 this district are designed to protect environmental quality of the district and adjacent areas. (LCC Section 17.49.020).
2. Site plan review is required for all new developments per Lindon City code Section 17.17.110.
REVIEW PROCESS
DRC Review
Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

Public Comment
Third party notices were provided on June 26, 2018, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment at this time.

Table 1. Property Information (Light Industrial(LI) zone LCC Chapter 17.49)

<table>
<thead>
<tr>
<th></th>
<th>Minimum Requirement</th>
<th>Proposed Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area</td>
<td>1 acre</td>
<td>2.36 acres</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100 feet</td>
<td>200 North: 225’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1800 West: 415’</td>
</tr>
<tr>
<td>Building height</td>
<td>Maximum 48’</td>
<td>Height: 33’4’</td>
</tr>
<tr>
<td>Onsite parking stalls and bicycle stalls</td>
<td>Vehicle: 71 stalls (office 1/350 sq. ft.; warehouse 1/1000 sq. ft.) Bicycle: 8</td>
<td>Vehicle: 97 Bicycle: 8</td>
</tr>
<tr>
<td>Building setbacks</td>
<td></td>
<td>28’ and 61’</td>
</tr>
<tr>
<td>Front</td>
<td>20 feet</td>
<td>82’</td>
</tr>
<tr>
<td>Rear</td>
<td>0 feet</td>
<td>82’</td>
</tr>
<tr>
<td>Side</td>
<td>0 feet (or 20’ without a one-hour firewall)</td>
<td>50’</td>
</tr>
</tbody>
</table>

DISCUSSION & ANALYSIS
Landscaping Standards
Landscaping Strip
The LI zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass, and trees planted every thirty (30’) feet on center along all public street frontages. The required landscape strip along 200 North and 1800 West is being provided with the requisite trees.

Interior Landscaping
Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. The required amount of interior landscaping and trees are provided.

Fencing Standards
Fencing
No fencing regulations generally apply as the site is not adjacent to a residential use or residential zone. There is also no proposal for outdoor storage.

Architectural Standards
Building Materials and Color
The building exterior is to be entirely of decorative block (split face CMU), which complies with Lindon City Code materials and percentages requirements (min. 25% brick, decorative block, stucco, or wood). The office/warehouse building colors will be earth tones (gray). The elevations will also include
aluminum window systems, smooth stucco highlight columns, a smooth face CMU band, decorative roof trim, and steel canopies. (See attached elevations).

**Special Provisions**

*Solid Waste Storage Facility*

The dumpster will be enclosed in split-face 6’ tall block walls (to match building) with sight obscuring gates.

**ATTACHMENTS**

1. Current Site Conditions
2. Landscape Plan(s)
3. Site Plan
4. Elevations
Item 7: Ordinance Creation
17.43 Residential Business Overlay Zone

| Applicant: Lani Podzikowski, Island Style Dance Company |
| Presenting Staff: Hugh Van Wagenen |
| Type of Decision: Legislative |
| Council Action Required: Yes |

SUMMARY OF KEY ISSUES
1. Whether to recommend approval of a new ordinance allowing greater business activity from residential properties that are within or near commercial zones and on collector streets.

MOTION
I move to continue the applicant’s request for ordinance 2018-7-O.

PREVIOUS PLANNING COMMISSION MEETING
This item was continued from the previous meeting at the Commission’s request in order to receive comments from Brian Haws, Lindon City Attorney, regarding the ability of the City Council to waive improvements. Mr. Haws’ comments have been forwarded on to the applicant for consideration.

Ms. Podzikowski would like to be present the next time this item is before the Commission. However, extenuating circumstances do not allow her to attend on July 10 and she has requested that **this item be continued to the August 14, 2018 Planning Commission meeting**. Mr. Haws’ suggestions will be included in the ordinance when the Commission considers the item at the next regularly scheduled meeting.
Item 8: Minor Subdivision — Emery View Subdivision, Plat A
~503 North 150 East

Jared Colledge requests preliminary plan approval of a three (3) lot residential minor subdivision, consisting of 2.27 acres (Parcels #14-071-0343 and 14-071-0347) in the Residential (R1-20) zone.

Applicant: Jared Colledge
Presenting Staff: Brandon Snyder

General Plan: Residential Low
Current Zone: Single Family Residential (R1-20)

Property Owners: Alan C Colledge & Colledge Properties
Parcel ID(s): 14-071-0343 and 14-071-0347
Size: 2.27 acres

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES
1. Whether to grant preliminary plan approval of the proposal based on its compliance with requirements of the zone and other applicable development regulations.

MOTION
I move to (approve, deny, continue) the preliminary plan of the Emery View Subdivision, Plat A, with the following conditions (if any):

BACKGROUND
1. The Single Family Residential Zones (R1) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non-residential uses found to be inconsistent with traditional residential lifestyles customarily found within Lindon City’s single-family neighborhoods. (Lindon City Code (LCC 17.44.010 Purposes and Objectives – Single Family Residential)
DISCUSSION & ANALYSIS
Lot Requirements (R1-20 zone)

- Minimum lot size is 20,000 square feet. (Proposal: lot 1 – 21,043, lot 2 – 47,449, lot 3 – 30,315)
- Minimum lot width 100 feet (measured at front yard setback). (Proposal complies)
- Minimum lot depth is one hundred (100) feet. (Proposal complies)
- Minimum public street frontage is fifty (50) feet for standard lots. (Proposal complies)
- Maximum lot width/depth ratio is no more than three times as long as it is wide. (Proposal complies)

Street Improvements

- 150 East currently lacks uniform grading, curb and gutter, as well as sidewalks. There is also no storm drainage system. Installation of these public improvements around the cul-de-sac may cause storm drainage and other problems. Staff is concerned with the existing conditions and lack of improvements along 150 E. and may support delaying said public improvements around the proposed cul-de-sac. The final decision will be the City Council's to make. (Final decision concerning this matter is not needed prior to the Planning Commission review of the Preliminary Plan.) However, a recommendation is sought from the Planning Commission. Options may include: deferment agreement to guarantee the improvements are installed in the future, require full improvements for the proposed lots, or take payment for but not presently install the improvements until additional projects are done on 150 E., or make amendments to the street cross-section. Please refer to Lindon City Codes (LCC) 17.32.120(6)(e) and 17.32.170.

Other Requirements

- Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining land use standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

ATTACHMENTS
1. Present Site Conditions
2. Preliminary Plat
Item 9: Amended Site Plan — Mountain Tech 4
625 North 2800 West

<table>
<thead>
<tr>
<th>Applicant: Mark Weldon</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
<td>1. Whether to approve the amended site plan request for a parking lot based on City requirements being met.</td>
</tr>
<tr>
<td>General Plan: General Commercial</td>
<td>2. Two retail pads previously proposed on-site have been removed and replaced with additional parking.</td>
</tr>
<tr>
<td>Current Zone General Commercial (CG-A8)</td>
<td></td>
</tr>
<tr>
<td>Property Owner: WICP West Orem #3 LLC</td>
<td></td>
</tr>
<tr>
<td>Address: 625 North 2800 West</td>
<td></td>
</tr>
<tr>
<td>Parcel ID: 67:013:0004</td>
<td></td>
</tr>
<tr>
<td>Size: 3.9 acres</td>
<td></td>
</tr>
<tr>
<td>Type of Decision: Administrative</td>
<td></td>
</tr>
<tr>
<td>Council Action Required: No</td>
<td></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY ISSUES
1. Whether to approve the amended site plan request for a parking lot based on City requirements being met.
2. Two retail pads previously proposed on-site have been removed and replaced with additional parking.

MOTION
I move to (approve, deny, continue) the applicant’s request for site plan approval with the following conditions (if any):
1. 

BACKGROUND
1. On December 12, 2017, this site was originally approved with two 4,800 s.f. retail pads on the corner of 600 North 2800 West.
2. Tenant parking demands for the adjacent four-story office building are driving this request to remove the retail pads and add additional parking.

DISCUSSION & ANALYSIS

Standard Land Use Table
Parking lots, classified as Auto Parking Facilities—private, are permitted in the CG-A8 zone.

Parking Stalls
Amended site: 319 parking stalls
Original site: 248 parking stalls

Landscaping Standards

**Landscaped Strip Along Frontage**
The site has frontage along 2800 West and 600 North (aka Pleasant Grove Boulevard). Both frontages have the required 20-foot grass landscape strip with trees planted every 30 feet on center.

**Interior Landscaping**
Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls.

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Parking Landscaping</td>
<td>12,760 s.f.</td>
<td>12,792 s.f.</td>
</tr>
<tr>
<td>Interior Parking Trees</td>
<td>32</td>
<td>35</td>
</tr>
</tbody>
</table>
**Required Open Space**
The CG zone requires a minimum of 20% open space.

<table>
<thead>
<tr>
<th>Overall Landscaping</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>34,759 s.f.</td>
<td>36,621 s.f.</td>
</tr>
</tbody>
</table>

**Engineering Standards**
There are some engineering issues that will need to be resolved before the plans are finalized. Staff will ensure all requirements are met.

**Attachments**
1. Aerial photo of the site and surrounding area.
2. Original Site Plan
3. Amended Site Plan
4. Amended Site Landscaping Plan
5. Photos of existing conditions
Item 10: Site Plan — Ruf Front Office Building
1780 West 700 North

Steve Ruf requests site plan approval for a commercial office building (~7,000 sq. ft.), to be located at 1780 West 700 North (Parcel #51-584-0001, Lot 1, Ruf East Subdivision, Plat A) in the Lindon Village Commercial (LVC) zone.

| Applicant: | Steve Ruf |
| Presenting Staff: | Brandon Snyder |
| General Plan: | Commercial |
| Zone: | Lindon Village Commercial (LVC) |
| Property Owner: | Ruf Building LLC |
| Address: | 1780 West 700 North |
| Parcel ID: | 51-584-0001 |
| Lot Size: | 0.54 acres (23,640 sq. ft.) |
| Type of Decision: | Administrative |
| Council Action Required: | No |

SUMMARY OF KEY ISSUES
1. Whether the site plan proposal complies with applicable development regulations and the land use requirements of the zone.

MOTION
I move to (approve, deny, continue) the Ruf Front Building site plan to be located at 1780 West 700 North in the Lindon Village Commercial (LVC) zone with the following conditions (if any):
1.

BACKGROUND
1. An office building is a permitted use. However, site plan review is required for all new development per Lindon City Code (LCC) section 17.17.110.
2. The intent of the zone is to provide areas for commercial, retail & service uses may be located.
3. The subdivision plat (Ruf East, Plat A) was recorded on 02/27/2017.
4. Lot 2 (rear office building shown below) was reviewed by the Planning Commission 12/13/2016.
**REVIEW PROCESS**

**DRC Review**
Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

**Public Comment**
Third party notices were provided on June 29, 2018, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has not received any responses.

<table>
<thead>
<tr>
<th>Table 1. Property Information (LCC 17.48)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot area</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Building height</strong></td>
</tr>
<tr>
<td><strong>Onsite parking stalls and bicycle stalls</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Building setbacks</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**DISCUSSION & ANALYSIS**
Water shares and street lights were previously addressed with the subdivision. The park strip landscaping/berm and street frontage trees were also previously addressed (with subdivision and site plan approval of lot 2).

**Landscaping Standards**
*Landscaping* The applicant will be installing additional site and interior parking lot landscaping (trees, grass, shrubs etc.). The proposed site (lot 1) shall be a min. of 20% in landscaping (site = 36%). Interior parking lot landscaping required is 900 sq. ft. (site = 906 sq. ft.).

**Architectural Standards**
*Building Materials and Color* The building will be similar to the existing rear building. All sides of the building shall receive design consideration consistent with the Commercial Design Guidelines. The building exterior is to be brick veneer with stucco (eifs system) trim. The building will also have cornice and parapet treatments. The proposed mechanical systems (AC) will be roof-mounted. Appropriate screening will need to be confirmed for the Planning Commission.

**ATTACHMENTS**
1. Aerial
2. Site Plan
3. Landscape Plan
4. Elevations
5. Street cross-section
Item 11: Ordinance Amendment
Lindon City Code 8.20 Public Nuisances

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Lindon City Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff</td>
<td>Hugh Van Wagenen</td>
</tr>
<tr>
<td>Type of Decision</td>
<td>Legislative</td>
</tr>
<tr>
<td>Council Action Required</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY ISSUES**
1. Whether it is in the public interest to institute city wide quiet hours from 10:30 pm to 7:00 am with exceptions possible with approval from the City.

**MOTION**
I move to continue ordinance amendment 2018-9-O.

This item was continued from the last Planning Commission Meeting at Commissioner Keller’s request so that impacts to businesses could be better evaluated. Commissioner Keller is unable to attend this meeting and has requested that the item be continued to the next available meeting so that he may be present to review and discuss the proposed changes.
Item 12: New Business (Planning Commissioner Reports)

Item 1 – Subject ___________________________________
Discussion ____________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

Item 2 – Subject ___________________________________
Discussion ____________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

Item 3 – Subject ___________________________________
Discussion ____________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
Item 13: Planning Director Report

- Lindon Days

Adjourn