

May 2, 2025

## PUBLIC NOTICE

*You are receiving this notice because records from the Utah County Assessor's Office indicate that you are the applicant, an affected entity, or own land within 800 feet of the subject property.*

**APPLICANT:** Todd Trane – Millhaven Development

**REQUEST:** The applicant has submitted three related applications to be considered by the Lindon City Planning Commission, as outlined below. The Planning Commission will review and make a recommendation to the City Council for the proposed zone change and General Plan amendment. The subdivision plat amendment will be reviewed and decided by the Planning Commission as the final approving authority.

### 1. Zoning Map Amendment

The applicant is requesting an amendment to the Lindon City Zoning Map for portions of the properties located at 75 W. 40 S. and Parcel #'s 14:069:0331 and 14:069:0332. The properties are currently split-zoned between Residential R1-20 and General Commercial (GC), and the zoning boundary does not align with existing property lines. The proposed amendment seeks to adjust the zoning boundary between General Commercial and Residential R1-20 to follow the property lines. Please refer to the reverse side of this notice for maps showing current and proposed zoning boundaries.

### 2. General Plan Future Land Use Map Amendment

The applicant is also requesting an amendment to the Lindon City General Plan Future Land Use Map for the properties located at 75 W. 40 S. and 175 W. 40 S., which include Parcel Numbers 14:069:0331, 14:069:0332, 55:434:0005, and 14:069:0330. The current land use designation for these parcels is General Commercial. The proposed amendment would designate the western portion of the properties as Low Density Residential, while retaining the General Commercial designation for the remainder. The proposed boundary adjustment aligns with the proposed zoning amendment.

### 3. Subdivision Plat Amendment

The applicant is proposing a subdivision plat amendment to the Lindon Treasury Plat D to increase the residential lot sizes for the properties located at 128 W. 110 S. and 158 W. 110 S.

### TIME & PLACE

#### OF HEARING:

The Planning Commission will hold a public hearing on this item on May 13, 2025. The meeting will begin at **6 p.m.** at the Lindon City Hall building. All interested parties are invited to attend and present oral and/or written comment regarding this petition. Interested parties are encouraged to provide written testimony prior to the meeting at [planningdept@lindon.gov](mailto:planningdept@lindon.gov). Anyone interested can view the meeting through a live broadcast at [www.youtube.com/LindonCity](https://www.youtube.com/LindonCity)

### APPLICATION

#### MATERIALS:

The City staff report for this item will be available on the City website beginning May 9, 2025 after 5:00 p.m. at the following link: <https://lindon.gov/planning-commission-agendas.htm>

### CONTACT:

Lindon City Community Development Department - (801) 785-7687  
[planning@lindon.gov](mailto:planning@lindon.gov)

City Codes and ordinances are available on the City web site found at [www.lindon.gov](http://www.lindon.gov). 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 Britni Laidler at 801-785-1971, giving at least 24 hours notice.

Current Zoning Map Designation and Boundary

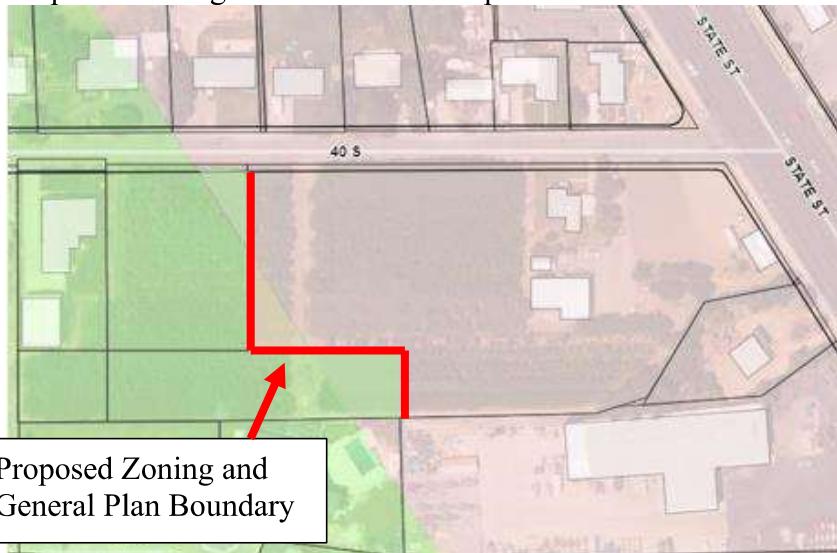


Residential R1-20

General Commercial

Current Zoning  
Boundary

Proposed Zoning & General Plan Map Boundaries

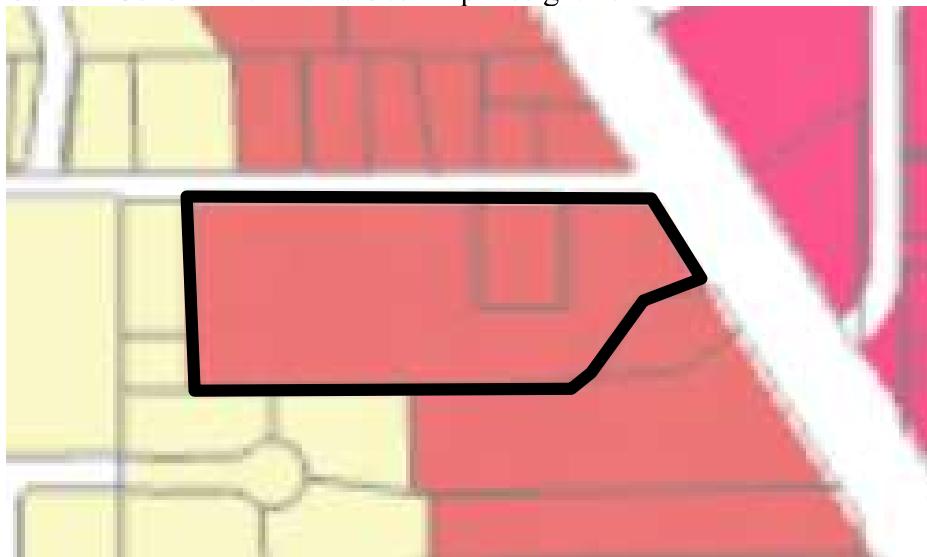


Residential R1-20

General Commercial

Proposed Zoning and  
General Plan Boundary

Current General Plan Land Use Map Designation



General  
Commercial

# Proposed Subdivision Plat Amendment

