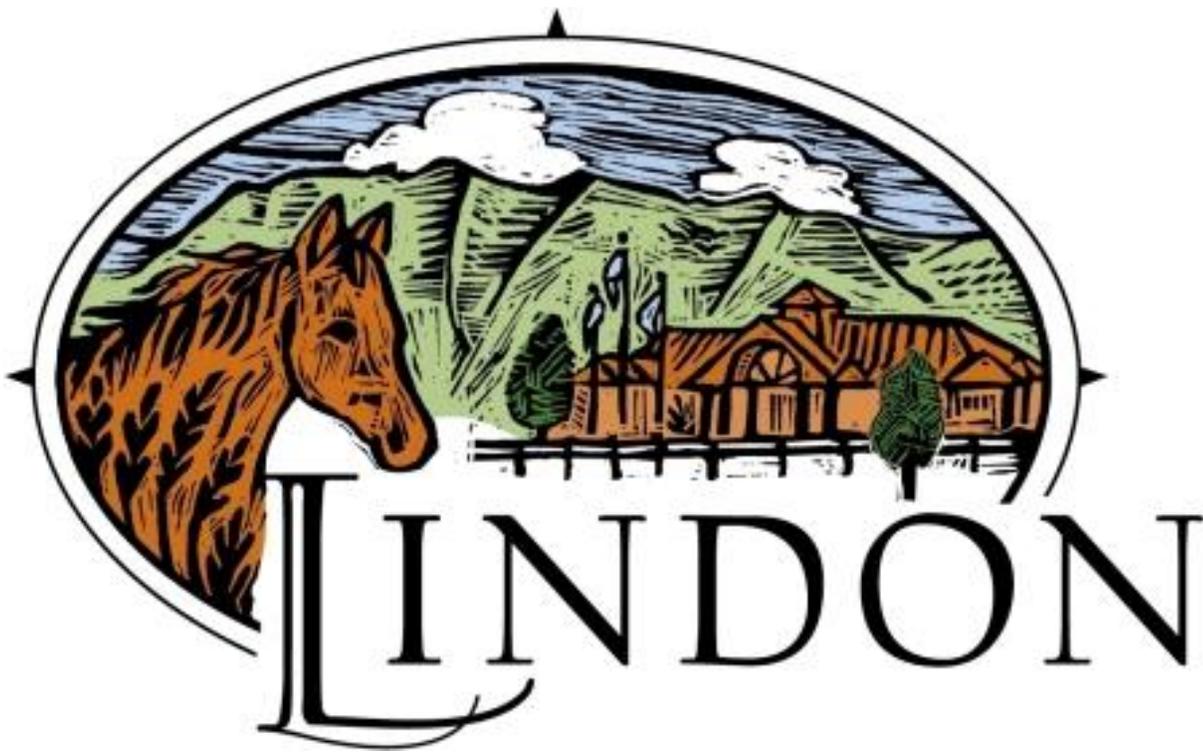


# **Lindon City Planning Commission Staff Report**



August 12, 2014

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 12, 2014** 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



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

**1. Call to Order**

**2. Approval of minutes from July 22, 2014**

**3. Public Comment**

**4. Compatibility Determination — O’Neal Aquatics, 31 S. 1550 W.**

*(Review times are estimates only.)*

*(20 minutes)*

JoD and Rob Jones of O’Neal Aquatics request review of an unlisted land use category (swim lessons) to determine if the use is compatible with uses permitted in the Light Industrial (LI) zone. The applicant proposes to operate a business conducting swim lessons in warehousing space located at 31 South 1550 West in the Light Industrial (LI) zone. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

**5. Conditional Use Permit — Julia’s Jamboree Preschool, 1124 E. 230 N.**

*(20 minutes)*

Julia Howard of Julia’s Jamboree Preschool requests approval of a conditional use permit to operate a preschool for 3-5 year old children at 1124 East 230 North in the Single Family Residential (R1-12) zone. The proposed preschool will serve a maximum of 12 students per session for 2 sessions per day, 5 days per week.

**6. Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W.**

*(15 minutes)*

Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. This item was continued from the July 22, 2014 Planning Commission meeting. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

**7. Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W.**

*(15 minutes)*

Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8). This item was continued from the July 22, 2014 Planning Commission meeting. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

**8. New Business (Reports by Commissioners)**

**9. 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](http://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.

**Posted By:** Jordan Cullimore

**Date:** August 8, 2014

**Time:** ~12:30 pm

**Place:** Lindon City Center, Lindon Public Works, Lindon Community Center

## **Item I – Call to Order**

August 12, 2014 Planning Commission meeting.

### **Roll Call:**

Ron Anderson  
Sharon Call  
Rob Kallas  
Mike Marchbanks  
Matt McDonald  
Andrew Skinner  
Bob Wily

# Item 2 – Approval of Minutes

Planning Commission – Tuesday, July 22, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **July 22, 2014 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: Mike Marchbanks, Vice Chair

Invocation: Bob Wily, Commissioner

10 Pledge of Allegiance: Andy Skinner, Commissioner

12 **PRESENT**

Mike Marchbanks, Commissioner

14 Rob Kallas, Commissioner

Bob Wily, Commissioner

16 Matt McDonald, Commissioner

Andrew Skinner, Commissioner

18 Hugh Van Wagenen, Planning Director

Jordan Cullimore, Associate Planner

20 Kathy Moosman, City Recorder

**ABSENT**

Sharon Call, Chairperson

Ron Anderson, Commissioner

22 **Special Attendee:**

Matt Bean, Councilmember

24

1. **CALL TO ORDER** – The meeting was called to order at 7:04 p.m.

26

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of July 8, 2014  
28 were reviewed.

30 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE  
REGULAR MEETING OF JULY 8, 2014 AS WRITTEN. COMMISSIONER WILY  
32 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION  
CARRIED.

34

3. **PUBLIC COMMENT** –

36

At this time Vice Chair Marchbanks welcomed and introduced the two new  
38 Planning Commissioners, Andy Skinner and Matt McDonald. The new Commissioners  
then gave a brief introduction and background of themselves to the Commission. Vice  
40 Chair Marchbanks called for comments from any audience member who wished to  
address any issue not listed as an agenda item. There were no public comments.

42

**CURRENT BUSINESS** –

44

4. **Minor Subdivision** – *Noah's Life, Approx. 1976 W. 700 N.* Shaun Young of  
46 Reynolds Construction requests preliminary subdivision approval, including  
dedication of public streets, of a two (2) lot subdivision in the General Commercial  
48 (CG) zone at approximately 1976 West 700 North.

2 Jordan Cullimore, Associate Planner, led the discussion by giving a brief  
summary of this agenda item stating the applicant, Rob Reynolds with Reynolds  
4 Construction is requesting preliminary subdivision approval, including dedication of  
public streets, of a two (2) lot subdivision in the General Commercial (CG) zone at  
6 approximately 1976 West 700 North. Vice Chair Marchbanks invited the applicants  
forward.

8 Mr. Cullimore then gave a brief overview stating the proposed subdivision  
involves two existing parcels. Parcel #47:254:0003 is currently lot 3 of the existing  
10 Noah's Center Subdivision, Plat A. Parcel #14:057:0073 is an un-subdivided parcel with  
a metes and bounds description. He mentioned the proposed subdivision will vacate lot 3  
12 of Noah's Center Subdivision, plat A, and create three new parcels. He noted the  
proposed subdivision will include two of the parcels as lots in the subdivision. The  
14 remaining parcel will not be included in the subdivision, but will become a 90,997 sq. ft.  
un-subdivided parcel. He went on to say that Lot #1 of the proposed subdivision will  
16 become the site for a Noah's Life Events Center.

18 Mr. Cullimore stated that the applicant will voluntarily dedicate 8,710 square feet  
of land as public right-of-way for a future master planned collector street. He noted the  
City will not require the applicant to install the public street improvements at this time.  
20 He added the street is not necessary to mitigate impacts created by the subdivision.  
Mr. Cullimore then referenced the following analysis for discussion:

22 *Lot Requirements*

- Minimum lot size in the CG zone is 20,000 square feet.
  - Lot 1 will be 88,552 square feet.
  - Lot 2, because of the street right-of-way dedication, will be substandard at  
26 13,742 square feet. If the subdivision is approved, the City will designate  
Lot 2 as a legal nonconforming buildable lot since the right-of-way  
28 alignment will make the lot nonconforming and is beyond the developer's  
control.

30 *Other Requirements*

- Staff has determined that the proposed subdivision complies with all remaining  
32 land use standards.
- The City Engineer is addressing engineering standards. All engineering issues  
34 will be resolved before final approval is granted.

36 Mr. Cullimore stated this is pretty straightforward and meets the minor  
subdivision requirements. Mr. Cullimore then referenced aerial photos of the site and  
surrounding area, photographs of the existing site and site plan and the architectural  
38 renderings followed by some general discussion. Vice Chair Marchbanks inquired who  
will own the non-conforming lot. Mr. Reynolds stated they own the lot. Vice Chair  
40 Marchbanks commented that is important because of the size of the lot and to also make  
it viable and buildable later on.

42 Mr. Reynolds addressed the commission at this time stating he feels that Mr.  
Cullimore explained and covered the main points. He also stated they dedicated the  
44 ground that was recommended and thought it wise and prudent to the development of the  
road and in the best interest of the community and agreed to do it. Vice Chair  
46 Marchbanks asked if it will be their intent to develop the lot immediately or later if  
needed. Mr. Reynolds stated they will do that later if needed.

2 Following some additional general discussion, Vice Chair Marchbanks called for  
a motion.

4 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
6 REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION WITH THE NO  
CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

8 VICE CHAIR MARCHBANKS AYE  
COMMISSIONER KALLAS AYE  
10 COMMISSIONER WILY AYE  
COMMISSIONER MCDONALD AYE  
12 COMMISSIONER SKINNER AYE  
THE MOTION CARRIED UNANIMOUSLY.

14  
5. **Site Plan** – *Noah's Life, Approx. 1976 W. 700 N.* Shaun Young of Reynolds  
16 Construction requests site plan approval of a 10,300 square foot commercial building  
on lot 1 of the Noah's Life subdivision, located at approximately 1976 West 700  
18 North in the General Commercial (CG) zone.

20 Hugh Van Wagenen, Planning Director, led the discussion by explaining this is a  
request by Rob Reynolds of Reynolds Construction for site plan approval of a 10,300  
22 square foot (approximately 2 acres) commercial building on lot #1 of the Noah's Life  
subdivision, located at approximately 1976 West 700 North in the General Commercial  
24 (CG) zone. Mr. Van Wagenen noted that wedding receptions centers are permitted by  
right in the CG zone. Mr. Van Wagenen explained the required parking ratio for  
26 reception centers is 1 space/3.5 occupants at maximum occupancy. He noted the  
submitted site plan used the calculation of 1 space/200 square feet, which is not the  
28 correct ratio; maximum occupancy is listed at 432 persons and consequently, 123 spaces  
will be required. Mr. Van Wagenen noted that LCC Section 17.18.077 allows for a  
30 reduction in required stalls if the applicant can show that comparative uses do not require  
more than what the applicant is proposing, and if the reduction is approved then the  
32 applicant must provide a parking land bank for future potential uses; this land bank must  
be landscaped. Mr. Van Wagenen further discussed the applicant could use lot 2 of the  
34 subdivision as this land bank for the additional 37 spaces if they can show that the  
number of spaces provided is sufficient based on comparative uses.

36 Mr. Van Wagenen went on to say that additionally, the site currently proposes 6  
bicycle parking spaces and if the 123 space requirement is followed, the applicant will  
38 need to provide an additional 4 parking stalls. Mr. Van Wagenen stated that staff  
recommends, as a condition of approval, a requirement that the applicant resolve the  
40 vehicle and bicycle parking issue in accordance with code requirements. He then  
referenced the requirements followed by some general discussion:

42 **Summary of Parking Requirements:**

- 44 • Vehicle Spaces Required: 123 (Unless comparable use can be provided)  
46 • Vehicle Space Provided: 86  
• Bicycle Spaces Required: 10  
48 • Bicycle Spaces Provided: 6

2 **Landscaping Standards:**

3 *Landscaped Strip Along Frontage:*

4 Mr. Van Wagenen noted the 700 North Corridor has a specific street cross section which  
5 includes a narrower landscaped strip than is typically required in the CG zone because  
6 there is a landscaped median on 700 North. The landscaping plan for this site complies  
7 with the required cross section, as it relates to the proposed dimensions.

8 *700 North Tree Plan:*

9 Mr. Van Wagenen stated the 700 North also includes a specific tree plan along the  
10 corridor. The submitted landscaping plan does not match the tree plan for 700 North.  
11 Staff recommends, as a condition of approval, a requirement that the landscaping plan be  
12 modified to incorporate the trees identified in the 700 North Tree Plan.

13 *Interior Landscaping:*

14 Mr. Van Wagenen added that the interior landscaping must be provided at 40 square feet  
15 per required stall. The site provides generous amounts of on-site landscaping, but the  
16 specific minimum amount to be required will be contingent upon how the parking  
17 requirement is addressed above. Staff recommends, as a condition of approval, that  
18 adequate interior landscaping be provided once the parking requirement is established.

20 **Architectural Standards:**

21 Mr. Van Wagenen mentioned that Lindon's Commercial Design guidelines, which  
22 govern architectural treatments in the CG zone, identify masonry building materials, such  
23 as brick, stone, and colored decorative concrete block as the preferred primary building  
24 material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber  
25 siding, and timbers as secondary materials. The building materials proposed for the  
26 exterior of the structure include brick, porcelain tile, and cast stone. It is staff's opinion  
27 that these materials properly satisfy the materials requirement of the Commercial Design  
28 Guidelines.

30 **Access Management:**

31 Mr. Van Wagenen explained the 700 North has a detailed access management plan that  
32 requires the access point for this site to be a shared access with the property to the east.  
33 The submitted site plan does not reflect this requirement. Staff recommends, as a  
34 condition of approval, that the applicant complete the necessary changes to establish their  
35 access along 700 North as a shared access with the property to the east.

36 **Street Lighting:**

37 Mr. Van Wagenen discussed that the Lindon's Development Manual requires  
38 Washington Postlight street lights to be installed every 100 feet along the 700 North  
39 street frontage. These street lights are not shown on the submitted site plan. Staff  
40 recommends, as a condition of approval, a requirement that the applicant provide street  
41 lights along 700 North in accordance with City requirements.

44 **Other Site Considerations:**

45 *Open Ditch:*

46 Mr. Van Wagenen explained that presently, a large open ditch runs along the northern  
boundary of the property. The City Engineer has recommended that the Planning

Commission consider safety concerns relative to the ditch, and impose any necessary conditions of approval to ensure user safety.

*Obligation to Provide Irrigation Water:*

Mr. Van Wagenen went on to say the site has an ongoing obligation to provide irrigation water to property south of 700 North. The City Engineer has indicated that this may require considerably more piping than is currently shown on the site plan submittal. Staff recommends, as a condition of approval, a requirement that the issue be resolved so as to preserve irrigation water access by properties south of 700 North.

**Engineering Requirements:**

Mr. Van Wagenen commented the City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

Mr. Van Wagenen summarized stating staff recommends the following conditions of approval:

1. Resolve the parking requirement issue, related to both vehicle and bicycle parking, with staff before the site plan is finalized.
2. Modify the landscaping plan to incorporate the 700 North Tree Plan.
3. Install adequate interior landscaping according to the parking standard, once it is established.
4. Complete necessary changes to the site plan to establish the access off of 700 North as a shared access point with the property to the East.
5. Provide Washington Postlight street lights every 100 feet along the 700 North street frontage according to City requirements.
6. Design and implement an irrigation line that preserves the interests of the property owners who rely on the irrigation water that runs through the property. Staff also recommends that the Planning Commission consider safety concerns relative to the open ditch along the north property line.

Mr. Van Wagenen then referenced the aerial photo of the site and surrounding area, photographs of the existing site, site plan, architectural renderings, landscaping plan and the 700 north tree plan followed by some general discussion.

Mr. Van Wagenen stated the building will look nice and meets the architectural guidelines and also includes a nice landscaping plan. He noted the engineering details need to be worked out as far as making sure the ditches and water for piping etc. are correct to keep the water accessible to users. He noted that Washington post streetlights will be used.

Mr. Reynolds commented on the following bullet points.

- Bicycle stalls-they have ten total in front of building.
- Landscape plan will be adjusted again to accommodate the additional bike stalls and a dozen more car stalls. They have also incorporated the trees.
- Irrigation concerns are being addressed with Mark Christensen and the best solution to resolve this issue is to pipe the ditch and tie it back in; it is a good solution. This course of action will resolve any safety issues also.
- Streetlights have been addressed.

- Limited access corridor has been addressed.

Mr. Van Wagenen concluded following discussion that staff feels they meet the parking requirements and bicycle parking on the latest submittal. He noted that the landscaping plan continues to evolve to make sure it meets city ordinances and the adequate interior landscaping requirements. He added they will have a shared access point that is proposed on the new submittal with an access agreement in place regarding entrances and exits. He noted the streetlights have been addressed. He further noted the irrigation line plan is in the works and they are finalizing the details. He went on to say that the safety concerns along the ditch have also been addressed and considered.

Commissioner Wily commented that he feels this will be a beautiful building with lush landscaping and it will set a nice tone for the development on 700 North. Vice Chair Marchbanks commented that he is comfortable with the parking arrangement.

Following some additional general discussion regarding this item Vice Chair Marchbanks called for a motion.

COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE NOAH'S LIFE SITE PLAN WITH THE CONDITION THAT THE SIX STAFF RECOMMENDED CONDITIONS ARE INCORPORATED AS LISTED IN THE STAFF REPORT WHICH ARE CURRENTLY BEING ADDRESSED BY THE APPLICANT. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

VICE CHAIR MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **Public Hearing** – *General Plan Map Amendment, Approx. 750 N 2800 W.* Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (location at approximately 750 North 2800 West) from Mixed Commercial to Commercial. Recommendations will be made to the City Council at their next available meeting after Planning Commission Review.

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

Mr. Cullimore led this discussion by explaining Lindon City is requesting a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. He noted that recommendations will be made to the City Council at their next available meeting after Planning Commission Review.

Mr. Cullimore explained that on July 1, 2014, the City Council approved a General Plan designation change on the subject property from Commercial to Mixed Commercial. He explained that members of the Council indicated that they were willing

2 to change the General Plan designation of the property because they believed that the  
3 specific office/warehouse project presented by the applicant was in the public interest. He  
4 commented that after approval was granted, the project fell through. He noted this is an  
5 action to revert the General Plan designation to Commercial.

6 Mr. Cullimore then referenced the following Relevant General Plan policies to  
7 consider in determining whether the requested change will be in the public interest:

- 8 a) It is the purpose of the commercial area to provide areas in appropriate locations  
9 where a combination of business, commercial, entertainment, and related  
10 activities may be established, maintained, and protected.
- 11 b) Commercial use areas should be located along major arterial streets for high  
12 visibility and traffic volumes.
- 13 c) The goal of commercial development is to encourage the establishment and  
14 development of basic retail and commercial stores which will satisfy the ordinary  
15 and special shopping needs of Lindon citizens, enhance the City's sales and  
16 property tax revenues, and provide the highest quality goods and services for area  
17 residents.

18 i. Objectives of this goal are to:

- 19 (1) Expand the range of retail and commercial goods and services available  
20 within the community.
- 21 (2) Promote new office, retail, and commercial development along State  
22 Street and 700 North.

23 d) Applicable city-wide land use guidelines:

- 24 i. The relationship of planned land uses should reflect consideration of existing  
25 development, environmental conditions, service and transportation needs, and  
26 fiscal impacts.
- 27 ii. Transitions between different land uses and intensities should be made  
28 gradually with compatible uses, particularly where natural or man-made  
29 buffers are not available.
- 30 iii. Commercial and industrial uses should be highly accessible, and developed  
31 compatibly with the uses and character of surrounding districts.

32 Mr. Cullimore then referenced the aerial photo of the proposed area to be re-  
33 classified and photographs of the existing site followed by some general discussion.

34 Following additional discussion it was determined to continue the item for further  
35 discussion to the next meeting as it will not affect the time frame. Vice Chair Marchbanks  
36 asked if there were any further comments or discussion. Hearing none he called for a  
37 motion.

38  
39  
40 COMMISSIONER KALLAS MOVED RECOMMEND TO CONTINUE TO  
41 THE NEXT MEETING THE APPLICANT'S REQUEST TO CHANGE THE  
42 GENERAL PLAN DESIGNATION OF THE LOT IDENTIFIED BY UTAH COUNTY  
43 PARCEL #13:063:0057 FROM MIXED COMMERCIAL TO COMMERCIAL TO THE  
44 NEXT MEETING. COMMISSIONER WILY SECONDED THE MOTION. THE  
45 VOTE WAS RECORDED AS FOLLOWS:

46 VICE CHAIR MARCHBANKS	AYE
47 COMMISSIONER KALLAS	AYE
48 COMMISSIONER WILY	AYE

COMMISSIONER MCDONALD            AYE  
2 COMMISSIONER SKINNER            AYE  
THE MOTION CARRIED UNANIMOUSLY.

4  
7. **Public Hearing** – *Zone Map Amendment, Approx. 750 N 2800 W.* Lindon City  
6 requests a Zone map amendment to change the zoning designation of Utah County  
Parcel #13:063:0057 (location at approximately 750 North 2800 West) from Mixed  
8 Commercial (MC) to Commercial A8 (CG-A8). Recommendations will be made to  
the City Council at their next available meeting after Planning Commission Review.

10  
12 Mr. Cullimore led this discussion by explaining Lindon City is requesting a zone  
map amendment to change the zoning designation of Utah County Parcel #13:063:0057  
14 (location at approximately 750 North 2800 West) from Mixed Commercial (MC) to  
Commercial A8 (CG-A8). He noted that recommendations will be made to the City  
Council at their next available meeting after Planning Commission Review.

16 Mr. Cullimore explained that on July 1, 2014, the City Council approved a Zone  
Map Amendment that changed the zoning of the subject property from Commercial A8  
18 (CG-A8) to Mixed Commercial (MC). He noted that members of the Council indicated  
that they were willing to change the zoning of the property because they believed that the  
20 specific office/warehouse project presented by the applicant was in the best public  
interest. He went on to say that after approval was granted, the project fell through and  
22 this is an action to revert the zoning to Commercial A8 (CG-A8).

24 Mr. Cullimore then presented the analysis for discussion as follows:

- 26 • Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review  
when considering a request for a zone change. The subsection states that the  
28 “planning commission shall recommend adoption of a proposed amendment only  
where the following findings are made:
  - 30 ○ The proposed amendment is in accord with the master plan of Lindon  
City;
  - 32 ○ Changed or changing conditions make the proposed amendment  
reasonably necessary to carry out the purposes of the division.”
- 34 • The stated purpose of the General Commercial Zone is to “promote commercial  
and service uses for general community shopping.” Further, the “objective in  
36 establishing commercial zones is to provide areas within the City where  
commercial and service uses may be located.”
- 38 • The purpose of the Mixed Commercial Zone is to “provide areas in appropriate  
locations where low intensity light industrial (contained entirely within a  
40 building), research and development, professional and business services, retail  
and other commercial related uses not producing objectionable effects may be  
established, maintained, and protected.

42 Mr. Cullimore then referenced the aerial photo of the proposed area to be rezoned,  
and photographs of the existing site followed by some general discussion.

2 Following additional discussion by the commission it was determined to continue  
3 this item to the next meeting for further discussion as it will not affect the time frame.  
4 Vice Chair Marchbanks asked if there were any public comments or discussion. Hearing  
5 none he called for a motion to close the public hearing.

6 COMMISSIONER WILY MOVED TO CLOSE THE PUBLIC HEARING.  
7 COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED  
8 IN FAVOR. THE MOTION CARRIED.

10 Vice Chair Marchbanks asked if there were any further comments or discussion  
11 from the commission. Hearing none he called for a motion.

12  
13 COMMISSIONER KALLAS MOVED TO RECOMMEND TO CONTINUE TO  
14 THE NEXT MEETING THE APPLICANT'S REQUEST TO CHANGE THE ZONING  
15 DESIGNATION OF THE LOT IDENTIFIED BY UTAH COUNTY PARCEL  
16 #13:063:0057 FROM MIXED COMMERCIAL (MC) TO GENERAL COMMERCIAL  
17 A8 (CG-A8). COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE  
18 WAS RECORDED AS FOLLOWS:

19 VICE CHAIR MARCHBANKS	AYE
20 COMMISSIONER KALLAS	AYE
21 COMMISSIONER WILY	AYE
22 COMMISSIONER MCDONALD	AYE
23 COMMISSIONER SKINNER	AYE

24 THE MOTION CARRIED UNANIMOUSLY.

26 8. **NEW BUSINESS** – Reports by Commissioners.

28 Vice Chair Marchbanks called for any new business or reports from the  
29 Commissioners. Hearing no comments or reports he moved on to the next agenda item.

30 9. **PLANNING DIRECTOR'S REPORT**–

32  
33 Mr. Van Wagenen reported on the following items followed by some general  
34 discussion by the Commission.

- 35 • City Council/Planning Commission Joint Work Session: Tuesday, August  
36 12<sup>th</sup> at 6:00 pm. For discussion on 700 North vision.
- 37 • Welcome new Commissioners, Andrew Skinner and Matt McDonald.
- 38 • Lindon Days coming August 4<sup>th</sup> – 9<sup>th</sup>.

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

42 **ADJOURN** –

2 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
MEETING AT 8:40 P.M. COMMISSIONER MCDONALD SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

4  
6 Approved – August 12, 2014

8  
10 \_\_\_\_\_  
Mike Marchbanks, Vice Chairperson

12  
14 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director

**Item 3 – Public Comment**

**1 - Subject** \_\_\_\_\_  
**Discussion**

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**2 - Subject** \_\_\_\_\_  
**Discussion**

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**3 - Subject** \_\_\_\_\_  
**Discussion**

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## Item 4: Compatibility Determination — O’Neal Aquatics, 31 S. 1550 W.

JoD and Rob Jones of O’Neal Aquatics request review of an unlisted land use category (swim lessons) to determine if the use is compatible with uses permitted in the Light Industrial (LI) zone. The applicant proposes to operate a business conducting swim lessons in warehousing space located at 31 South 1550 West in the Light Industrial (LI) zone. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 14-031-1.

<p><b>Applicant:</b> JoD and Rob Jones <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>Zone:</b> Light Industrial (LI)</p> <p><b>Parcel ID:</b> 45:540:0009 <b>Parcel Address:</b> 31 South 1550 West, #1 <b>Internal Unit Area:</b> 3142 square feet</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to classify “swim lessons” as permitted, conditional, or not permitted at the specific site identified.</li><li>2. Whether “swim lessons” should be added to the Standard Land Use Table.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend that swim lessons be classified as (<i>permitted, conditionally permitted, not permitted</i>) at 31 S. 1550 W., #1, in the LI zone, with the following conditions, if any:</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol>
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### **FINDINGS OF FACT**

1. The business will be located at 31 South 1550 West, which is in the Light Industrial (LI) zone.
2. The business will conduct private, one-on-one swim lessons for infants and children.
3. The business will operate with anywhere from 1-6 instructors in the pool at a time.
4. Typical hours of operation will be from 9am to 8pm, Monday through Friday; and 9am to 5pm on Saturdays.
5. Lessons are 20 minutes long. There will be no free swim time. Customers are asked to leave the pool after the lesson concluded.
6. The operator estimates that business will need up to 18 parking spaces to accommodate customers. The parking requirement for similar uses (parking group 6800) at this location would be 16 spaces.
7. The landlord has expressed a willingness to allow parking for this use on the site, and on the site to the north, which is under the same ownership as the tenant’s site.
8. Consult attachment 3 for a complete explanation of the business.

### **GENERAL PLAN AND ZONE PURPOSES**

- The General Plan identifies the Light Industrial land use category as suitable in areas where manufacturing, industrial processes, and warehousing uses not producing objectionable effects may be established. Some related retail uses are appropriate for this designation.
- The stated purpose 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 current uses permitted and conditionally permitted in the LI zone are listed in the Standard Land Use Table (attachment 6). Staff believes that the most similar uses to the proposed use are listed under parking group 6800.

### **ANALYSIS**

Section III of the Standard Land Use Table recognizes that the table does not anticipate all uses that may seek to locate in Lindon. Accordingly, Section III provides a mechanism to classify uncodified land uses as permitted, conditionally permitted, or not permitted on a site-specific basis.

The Planning Commission considers the following standards and makes a recommendation to the City Council regarding whether the proposed use is “compatible and harmonious” with the zone in which the applicant proposes to establish the use:

1. Volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;
2. Any processing done on the premises; assembly, manufacturing, smelting, warehousing shipping and distribution; and dangerous, hazardous, toxic or explosive materials used in processing;
3. The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored - business vehicles, work in process, inventory and merchandise, construction materials, scrap and junk, and bulk materials, ores, powders and liquids;
4. Number and density of employees and customers, per unit area of site and buildings in relation to business hours and employment shifts;
5. Business hours the use is in operation or open for business, ranging from seven days a week, 24 hours a day to once to several times a year, such as sports stadiums or fairgrounds;
6. Transportation requirements, including modal split for people and freight, by volume, type and characteristics of traffic generation to and from the site, trip purposes, and whether trip purposes can be shared with other uses on the site;
7. Parking characteristics, turn over and generation, ration of the number of spaces required per unit area or activity, and potential for shared parking with other uses;
8. Predilection of attracting or repelling criminal activities to, from or other premises;
9. Amount and nature of nuisances generated on the premises- noise, smoke, odor, glare, vibration radiation, and fumes; and
10. Any special public utility requirements for serving the use-water supply, waste water output, pre-treatment of wastes and emissions recommended or required, and any significant power structures and communication towers or facilities.

The City Council, upon recommendation from the Planning Commission and after consideration of the above standards, classifies a specific use as permitted, conditionally permitted, or not permitted.

**MOTION**

I move to recommend to the City Council that “swim lessons” be classified as (*permitted, conditionally permitted, not permitted*) at 31 S. 1550 W., #1, in the LI zone, with the following conditions, if any:

- 1.
- 2.
- 3.

**ATTACHMENTS**

1. Aerial photo of the site
2. Photographs of the site
3. Business Description
4. Site Plan
5. Proposed Floor Plan
6. Standard Land Use Table

# Attachment 1



# Attachment 2





## Attachment 3

The business conducted at this location will be private swim lessons, one on one. We offer swim team for those children who qualify for it, being extremely capable swimmers knowing all 4 racing strokes. We teach them how to be on a "recreational swim team". There is usually between 3-15 children who are on that year around.

There will be anywhere from 1 to 6 instructors in the pool at a time, teaching one on one swim lessons, depending on the time of year and demand for swim lessons. There is no free swim, so as soon as the lesson is over they are asked to leave the pool. The hours of operation will be from 9 a.m. to 8 p.m. Monday through Friday and Saturdays 9 a.m. to 5 p.m., also depending on the time of year and demand for swim lessons.(see our website for details: [onealaquatics.com](http://onealaquatics.com))

The swim lessons are 20 minutes each, so the number of parking spaces needed would be up to 18 during the transition of families starting and finishing their lessons.

This business is currently in operation at Cedar Hills and was previously in operation in Pleasant Grove for 7 years.

There will be a fluctuation in traffic from the parents bringing their children to swim lessons every 20 minutes. The warehouse we will be using has several options for parking. In the parking lot right in front, the over-flow parking lot to the north of us, and two streets meeting at the warehouse. There is plenty of parking, which we have already discussed with the landlord and he is fine with what we've asked for.

The pool will have a cartridge filter system so there won't be the need to discharge dirty water to the city sewer system.

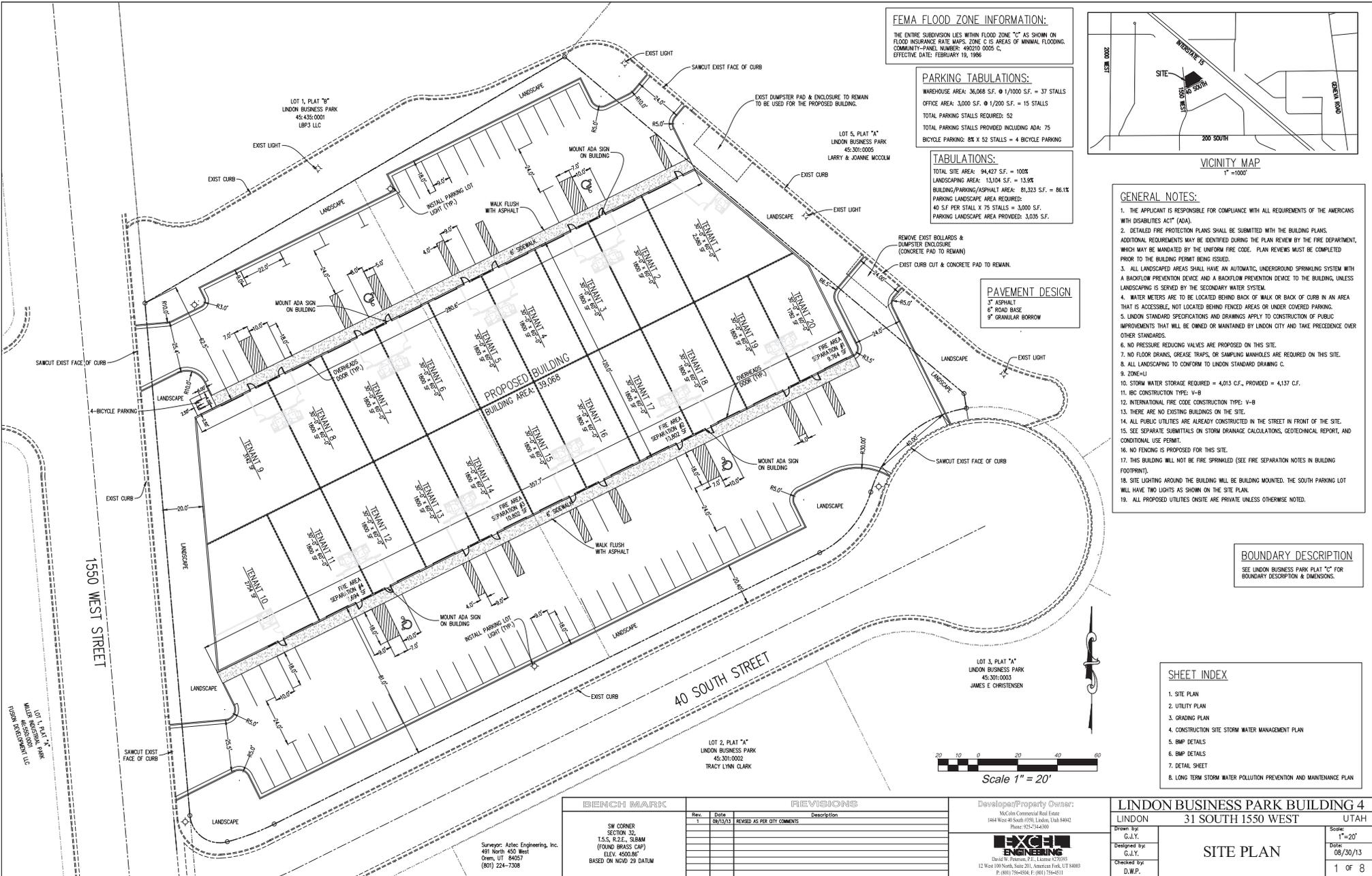
Community Development  
Lindon City

JUL 29 2014

**RECEIVED**

08/12/2014 20 of 58

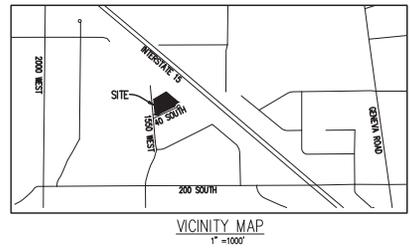
# Attachment 4



**FEMA FLOOD ZONE INFORMATION:**  
 THE ENTIRE SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAPS. ZONE C IS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 450210 0005 C. EFFECTIVE DATE: FEBRUARY 19, 1996

**PARKING TABULATIONS:**  
 WAREHOUSE AREA: 36,068 S.F. @ 1/1000 S.F. = 37 STALLS  
 OFFICE AREA: 3,000 S.F. @ 1/200 S.F. = 15 STALLS  
 TOTAL PARKING STALLS REQUIRED: 52  
 TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 75  
 BICYCLE PARKING: 88 X 52 STALLS = 4 BICYCLE PARKING

**TABULATIONS:**  
 TOTAL SITE AREA: 94,427 S.F. = 100%  
 LANDSCAPING AREA: 13,104 S.F. = 13.9%  
 BUILDING/PARKING/ASPHALT AREA: 81,323 S.F. = 86.1%  
 PARKING LANDSCAPE AREA REQUIRED: 40 S.F. PER STALL X 75 STALLS = 3,000 S.F.  
 PARKING LANDSCAPE AREA PROVIDED: 3,035 S.F.



- GENERAL NOTES:**
1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
  2. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE UNIFORM FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
  3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
  4. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND DRINKING AREAS OR UNDER COVERED PARKING.
  5. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
  6. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
  7. NO FLOOR DRAINS, GREASE TRAPS, OR SAMPLING MANHOLES ARE REQUIRED ON THIS SITE.
  8. ALL LANDSCAPING TO CONFORM TO LINDON STANDARD DRAWING C.
  9. ZONE=U
  10. STORM WATER STORAGE REQUIRED = 4,013 C.F., PROVIDED = 4,137 C.F.
  11. IRC CONSTRUCTION TYPE: V-B
  12. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: V-B
  13. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
  14. ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
  15. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS, GEOLOGICAL REPORT, AND CONDITIONAL USE PERMIT.
  16. NO FENCING IS PROPOSED FOR THIS SITE.
  17. THIS BUILDING WILL NOT BE FIRE SPRINKLED (SEE FIRE SEPARATION NOTES IN BUILDING FOOTPRINT).
  18. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED. THE SOUTH PARKING LOT WILL HAVE TWO LIGHTS AS SHOWN ON THE SITE PLAN.
  19. ALL PROPOSED UTILITIES ONSITE ARE PRIVATE UNLESS OTHERWISE NOTED.

**PAVEMENT DESIGN**  
 3" ASPHALT  
 4" ROAD BASE  
 9" GRANULAR BORROW

**BOUNDARY DESCRIPTION**  
 SEE LINDON BUSINESS PARK PLAT "C" FOR BOUNDARY DESCRIPTION & DIMENSIONS.

- SHEET INDEX**
1. SITE PLAN
  2. UTILITY PLAN
  3. GRADING PLAN
  4. CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN
  5. BMP DETAILS
  6. BMP DETAILS
  7. DETAIL SHEET
  8. LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN

BENCH MARK		REVISIONS	
SW CORNER SECTION 33	T.S. 8,2,2, S. 8,8M (FOUND BRASS CAP) ELEV. 4500.86'	Rev. 1	Date 09/13/13
Surveyor: Aztec Engineering, Inc. 491 North 450 West Orem, UT 84057 (801) 224-7308		Description: REVISED AS PER CITY COMMENTS	

**Developed/Property Owner:**  
 McCall Commercial Real Estate  
 1484 West 46 South (750) Lindon, Utah 84042  
 Phone: 931-2344009

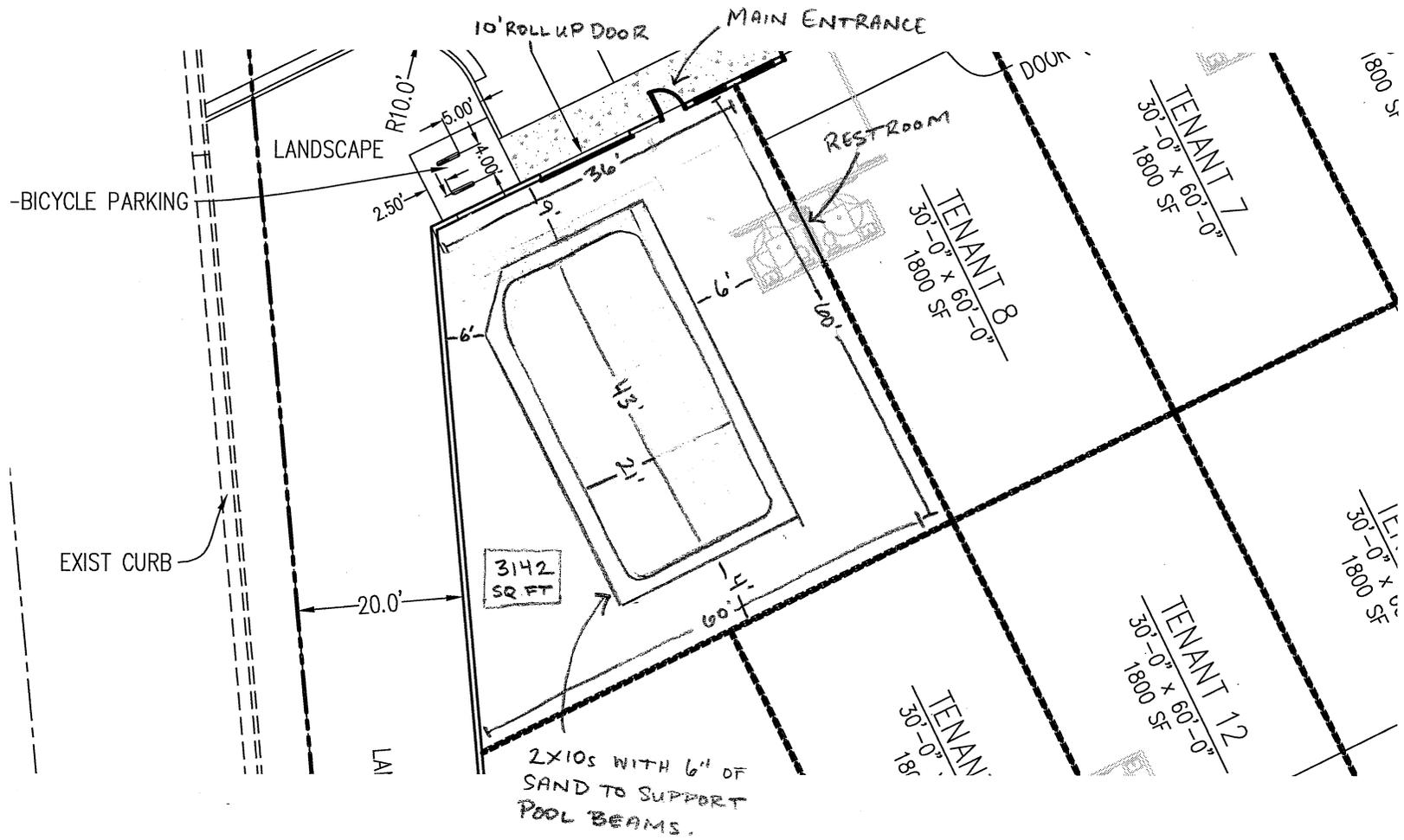
**EXCH ENGINEERING**  
 Division of Extech, P.L.L.C. License #20893  
 12 West 100 North, Suite 201, American Fork, UT 84003  
 P: (801) 756-0264, F: (801) 756-0211

**LINDON BUSINESS PARK BUILDING 4** UTAH  
 31 SOUTH 1550 WEST

**SITE PLAN**

Drawn by: G.J.Y. Scale: 1"=20'  
 Designed by: G.J.Y. Date: 08/30/13  
 Checked by: D.W.P.

# Attachment 5



# Attachment 6

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

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

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI		
2000	Tobacco Products	N	N	N	N	N	N	N	N	N	N	P	C	N	
2000	Motion Picture production (permanent studios)	N	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Signs & Advertising	N	N	N	N	N	N	N	N	N	N	P	P	P	N
<b>TRANSPORTATION, COMMUNICATIONS, &amp; UTILITIES</b>															
4000	Railroad Lines Extension & Associated Uses	N	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Bus Passenger Terminals	N	N	N	N	N	C	C	C	C	C	P	P	P	N
4000	Bus Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Motor Freight Terminals	N	N	N	N	N	N	N	N	N	N	P	C	N	
4000	Motor Freight Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	C	N	
4000	Taxicab Terminal/Garage	N	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Auto Parking Facilities - private	N	N	N	P	P	P	P	P	P	P	P	P	P	P
4000	Telephone Utility Lines - above ground	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Telephone Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Cellular Communication Towers	See Section 5.07													
4000	Television Broadcasting Studios - only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C	N	N	N	N	N	N	N	N	C	C	C	N
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Electric Utility Lines - above ground 35 kV or greater	C	C	C	C	C	C	C	C	C	C	C	C	C	C
4000	Electric Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Electricity Regulating Substations	N	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Gas Utilities - underground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	N	N	N	N	N	N	N	N	N	C	N	N
4000	Gas Pressure Control Stations	N	N	N	N	N	N	N	N	N	N	N	C	C	N
4000	Culinary Water Treatment Plants - Purification	N	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Water Storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI		
4000	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	
4000	Sewage Treatment Plants	N	C	N	N	N	N	N	N	N	N	N	N	N	
4000	Sewage Pressure Control Stations	P	P	N	P	P	P	P	P	P	P	P	P	P	
4000	Solid Waste Disposal & Incineration	N	N	N	N	N	N	N	N	N	N	N	N	N	
4000	Freight Forwarding Services	N	N	N	N	N	N	N	N	N	P	P	P	N	
4000	Packing & Crating Services	N	N	N	N	N	C	C	C	C	C	P	P	N	
4000	Waste Transfer Stations	N	N	N	N	N	N	N	N	N	N	N	N	N	
<b>WHOLESALE TRADE (Sell for Resale)</b>															
<b>Note: Any permitted (P) wholesale business proposing "outdoor storage" in the HI and LI zones is required to obtain a Conditional Use Permit</b>															
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Tires & Tubes - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Drug Proprieties & Druggists' Sundries - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paints & Varnishes - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Apparel & Accessories - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Groceries & Food Stuffs - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Agricultural Commodities (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Hardware - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI		
5100	Professional Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Petroleum Bulk Stations & Terminals	N	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N	N	N	N	N
5100	Tobacco & Tobacco Products - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paper & Paper Products - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Furniture & Home furnishings - indoor storage only	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	N	C	C	C	N
<b>RETAIL TRADE</b>															
5200	Lumber yards - outdoor storage	N	N	N	N	N	N	N	N	N	N	C	C	C	N
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	N	N	N	P	P	P	P	P	P	P	P	N	P	N
5200	Farm Equipment	N	N	N	N	N	N	N	N	N	N	C	C	P	N
5300	Home Improvement Centers	N	N	N	P	P	P	P	P	P	P	P	N	P	N
5300	Department Stores	N	N	N	P	P	P	P	P	P	P	P	N	N	N
5300	Mail Order Houses	N	N	N	N	N	N	N	N	N	N	P	N	P	N
5300	Limited Price Variety Stores	N	N	N	N	N	P	P	P	P	P	P	N	P	N
5300	Direct Selling Organizations - Call Centers	N	N	N	N	N	C	C	C	C	C	C	N	C	C
5300	Arts, Crafts & Hobbies	N	N	N	P	P	P	P	P	P	P	P	N	P	N
5300	Musical Instruments	N	N	N	P	P	P	P	P	P	P	P	N	P	N
5300	Flea Market - indoor storage only	N	N	N	N	N	C	C	C	C	C	C	N	C	N
5300	Groceries &/or Food	N	N	N	P	P	P	P	P	P	P	P	N	P	N
5300	Farmers Market	N	P	N	N	N	C	C	C	C	C	C	N	C	N
5300	Candy & Other Confectionery Products	N	N	N	P	P	P	P	P	P	P	P	N	P	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	N	N	N	C	C	C	C	C	C	C	N	C	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	N	N	N	C	C	P	P	P	P	C	N	P	N
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	N	N	C	N	P	P	N	N	C	P	N
5500	Mobile & Manufactured Homes Sales	N	N	N	N	N	N	N	N	N	C	C	P	N
5500	Tires, Batteries, & Accessories	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Gasoline Service Station with or Without Store	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Marine Craft & Accessories	N	N	N	N	N	C	C	C	C	C	N	P	N
5500	Aircraft & Accessories	N	N	N	N	N	N	N	N	N	N	N	P	N
5600	Clothing, Apparel, & Accessories	N	N	N	P	P	P	P	P	P	P	N	N	N
5700	Furniture & Home furnishings - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5700	Music Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5800	Restaurants	N	N	N	P	P	P	P	P	P	P	C	P	P
5800	Fast Food	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Pharmacy	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Antiques	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Jeweler or Gold, Silver Dealers	N	N	N	C	C	P	P	P	P	P	N	N	N
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Books	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Stationery	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Office Supplies	N	N	N	P	P	P	P	P	P	P	N	N	P
5900	Cigars - Cigarettes	N	N	N	N	N	N	N	N	N	P	N	P	N
5900	Newspapers/Magazines	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Cameras & Photographic Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Gifts, Novelties, & Souvenirs	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Florists	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Video Rentals	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Sporting Goods	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Bicycles	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Toys	N	N	N	P	P	P	P	P	P	P	N	N	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5900	Farm & Garden Supplies	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Hay, Grains, & Feed	N	N	N	N	N	C	C	C	C	C	N	P	N
5900	Nursery - Plants	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Computer Goods & Services	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Optical Goods	N	N	N	P	P	P	P	P	P	P	N	N	N
<b>SERVICES</b>														
6100	Professional Office Uses	N	N	N	P	P	P	P	P	P	P	P	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	N	N	N	N	N	P	P	P	P	P	N	N	P
6100	Insurance Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Title Abstracting	N	N	N	P	P	P	P	P	P	P	N	N	P
6200	Laundering and Dry Cleaning Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Custom Tailoring	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Laundromats	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	House Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Commercial Janitorial	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Window Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Chimney Sweep	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Photographic Services - Including Commercial	N	N	N	N	N	P	P	P	P	P	N	P	C
6200	Beauty & Barber Shops	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Massage Therapy/Personal Care Health Spa	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Funeral Homes	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Crematory Services	N	N	N	N	N	N	N	N	N	N	C	C	N
6200	Cemeteries	C	C	C	N	N	N	N	N	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	C	N	N	N	N	P	P	P	P	C	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72												

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6200	Commercial Preschool	N	N	N	N	N	P	P	P	P	P	N	N	C
6200	Catering Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Wedding Reception Centers	N	N	N	N	N	P	P	P	P	P	N	N	N
6300	Advertising Services - General	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Direct Mail Advertising	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Travel Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Private Postal Services	N	N	N	N	N	P	P	P	P	P	C	P	C
6300	Blueprinting & Photocopying	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Disinfecting & Exterminating	N	N	N	N	N	N	N	N	N	C	N	P	N
6300	Locksmithing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	News Syndicate	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Employment Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	N	N	N	N	N	N	N	P	P	N	P	N
6300	Research, Development, & Testing Services	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Business & Management Consulting	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Detective & Protective Services	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	N	N	N	N	N	N	N	N	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Photo-Finishing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Stamp Trading	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Motion Picture Distribution & Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Automobile Wash	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Auto Lube & Tune-up	N	N	N	N	N	C	C	C	C	P	N	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	N	N	N	C	N	C	C	C	C	P	N	P	N
6411	General Auto / Vehicle Repair	N	N	N	N	N	N	N	N	N	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N	N	N	N	N	N	N	N	N
6400	Impound Yards	N	N	N	N	N	N	N	N	N	N	C	C	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	N
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	N	C	N	N	N	C	C	C	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	C	N	N	N	N	N	N	N	N	N	C	N
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	N
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Auction Services - Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Genealogical - Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	P

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B	
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI		
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	N	P	N	C	P
<b>PUBLIC ASSEMBLIES &amp; AMUSEMENTS</b>															
7100	Libraries	N	N	N	N	N	P	P	P	P	P	P	N	N	N
7100	Museums	N	N	N	P	P	P	P	P	P	P	P	N	N	P
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	P	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	P	N	N	C
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61													
7100	Amphitheaters	N	C	N	N	N	C	C	C	C	C	C	N	N	N
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	P	N	N	N
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	P	N	N	N
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	C	N	C	N
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	C	N
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	C	N	C	N
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	C	N	N	N
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	P	N	C	P
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	C	N	N	N
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	C	P	N	N	N
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	C	N	C	N
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	N	C	N
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	N	C	C	N
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	C	P	N	C	P
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	C	P	N	C	N
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	N	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A													
7100	BMX Biking Tracks & Facilities	N	C	C	N	N	N	N	N	N	N	N	N	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7100	Riding Stables - Commercial	C	C	C	N	N	N	N	N	N	N	P	N	C	N
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	P	N	N	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
7100	Play Fields & Athletic Fields - Commercial	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Recreation Centers - General	N	N	N	P	P	C	C	C	C	P	N	C	N
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	C
7100	Swimming Pools - Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Water Slides	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Parks - General Recreation - Public Property	P	P	P	P	P	P	P	P	P	P	P	P	P
7100	Campgrounds	N	C	C	N	N	N	N	N	N	N	N	N	N
<b>AGRICULTURE &amp; RESOURCE EXTRACTION</b>														
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	C	N	N
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	C	C	N
N/A	All Mining & Related Services	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	All Resource Production & Extraction	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Peat Extraction	N	C	N	N	N	N	N	N	N	C	C	C	N
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51													
<b>UNCLASSIFIED</b>														
N/A	All unclassified items	See Section III of SLU Table (Appendix A)												

## Item 5: Conditional Use Permit — Julia’s Jamboree Preschool, 1124 E. 230 N.

Julia Howard of Julia’s Jamboree Preschool requests approval of a conditional use permit to operate a preschool for 3-5 year old children at 1124 East 230 North in the Single Family Residential (R1-12) zone. The proposed preschool will serve a maximum of 12 students per session for 2 sessions per day, 5 days per week. File 14-032-1.

<p><b>Applicant:</b> Julia Howard <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>Zone:</b> Single Family Residential (R1-12)</p> <p><b>Parcel ID:</b> 36:552:0025 <b>Parcel Address:</b> 1124 East 230 North</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to approve the applicant’s request for a conditional use permit to operate a preschool in her home.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for a conditional use permit to operate a preschool located at 1124 East 230 North in the Single Family Residential (R1-12) zone with the following conditions, if any:</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol>
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### **FINDINGS OF FACT**

1. The preschool will be located at 1124 East 230 North, which is in the Single Family Residential (R1-12) zone.
2. Child Day Care facilities serving 5 to 16 children are conditionally permitted in the R1 zone.
3. The preschool will educate 3-5 year old children. The applicant will serve up to 12 children per session for two session per day, five days a week. The two sessions will be from 9:15am to 11:45am and from 12:30pm to 3:00pm.
4. Students will be dropped off and picked up no more than 10 minutes before and after each class.
5. Consult attachment 3 for a complete explanation of the business.

### **ANALYSIS**

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Additionally, the Lindon City Code provides that a conditional use may be denied when:

- "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
- "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

**MOTION**

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to operate a preschool located at 1124 East 230 North in the Single Family Residential (R1-12) zone with the following conditions, if any:

- 1.
- 2.
- 3.

**ATTACHMENTS**

1. Aerial photo of the site
2. Photographs of the site
3. Business Description
4. Site Plan
5. Proposed Floor Plan

# Attachment 1



# Attachment 2

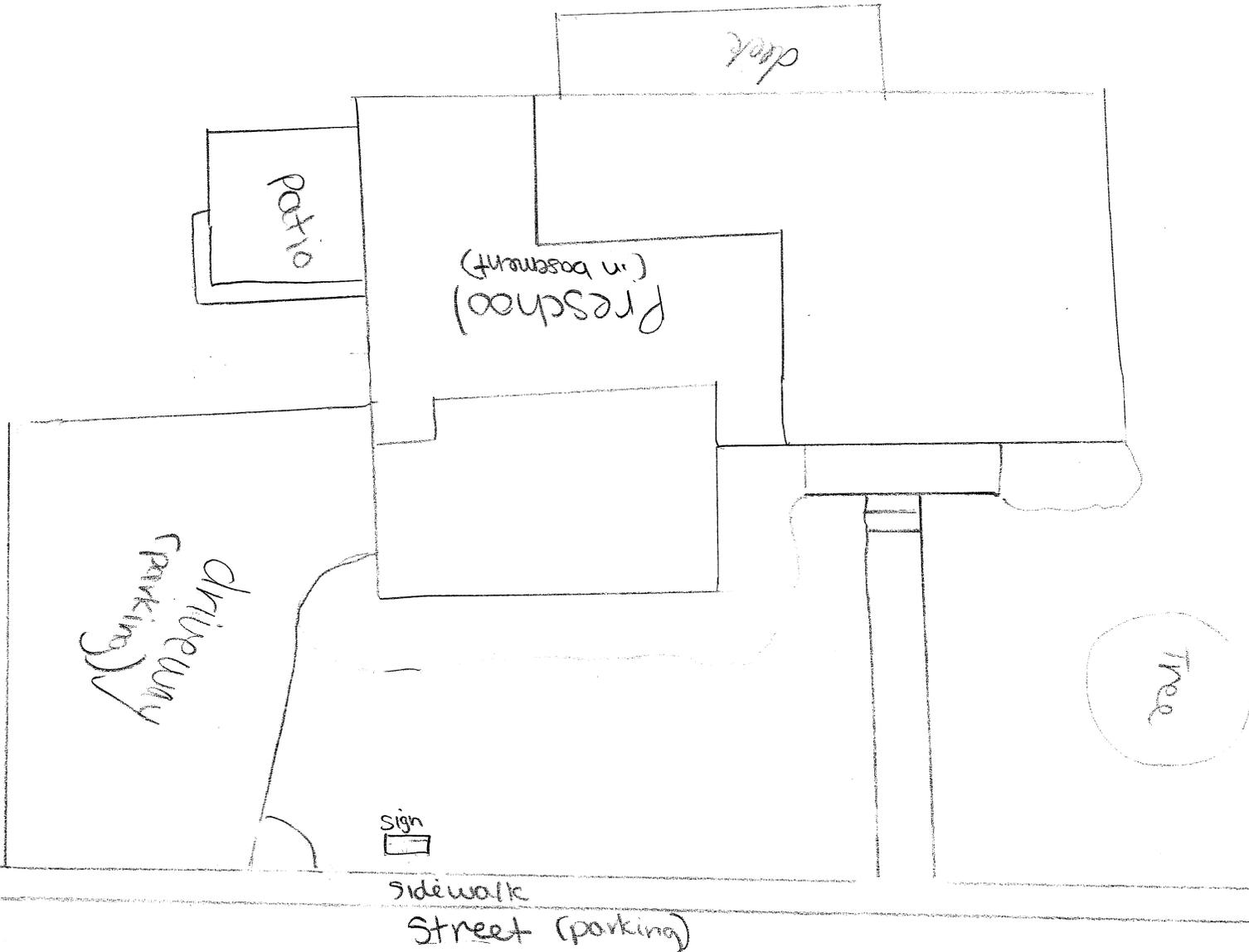


# Attachment 3

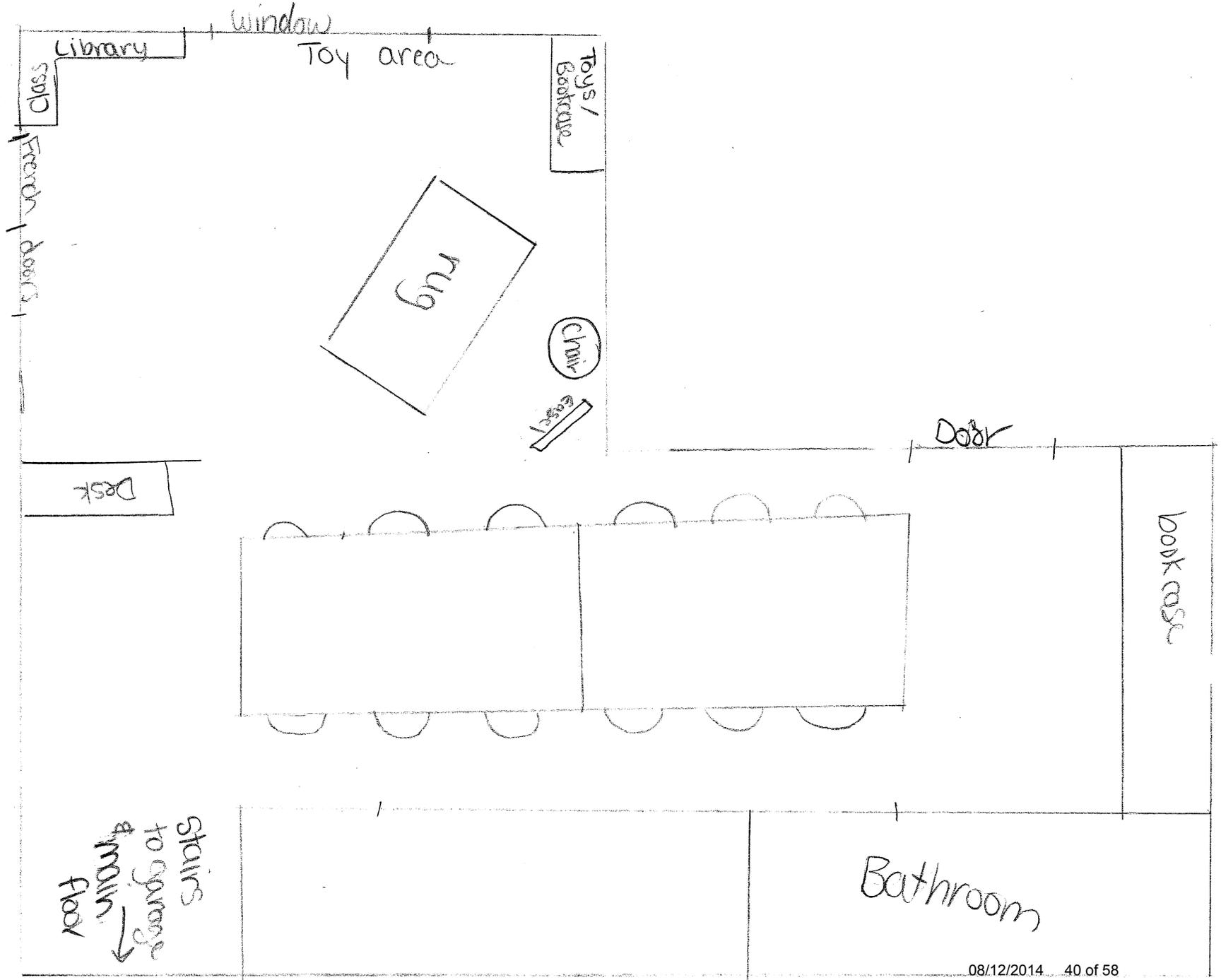
## Written Description of the Proposed Use

- Julia's Jamboree is a preschool that will educate 3-5 year old children. There are two programs the lion cubs, 4-5 year olds, and the little monkeys, 3 year olds. The two programs prepare students for a successful transition to kindergarten and focuses on classroom readiness, social skills, expressive language, pre-reading, writing and math skills. The classes will serve a maximum of 12 students, 2 sessions a day, five days a week from 9:15-11:45 and 12:30-3 p.m. There will be one teacher running each session. Students will be dropped off and picked up no more than 10 minutes before and after each class.
- This will be the first year Julia's Jamboree will be in business.
- There will be a slight increase in traffic when students are being dropped off and picked up. During early fall, spring, and summer there will be a small increase in noise during certain breaks and activities. The majority of the activities will be done inside the classroom. There will be no impact that will adversely affect neighboring business or properties.
- Julia's Jamboree will not have any "process water" discharge to the city sewer system. There will be sufficient water and sewer capacity to serve the intended land use.

# Site Plan



# Floor Plan



## Item 6: Public Hearing — General Plan Map Amendment, approx. 750 N. 2800 W.

Lindon City requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial to Commercial. This item was continued from the July 22, 2014 Planning Commission meeting. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 14-030-6

<p><b>Applicant:</b> Lindon City <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>General Plan:</b> Mixed Commercial <b>Current Zone:</b> Mixed Commercial (MC)</p> <p><b>Property Owner:</b> Victory Quarry Company, LLC <b>Address:</b> ~750 North 2800 West <b>Parcel ID:</b> 13:063:0057 <b>Lot Size:</b> 4.995 acres</p> <p><b>Type of Decision:</b> Legislative <b>Council Action Required:</b> Yes</p> <p><b>Related Item:</b> File 14-029-3</p>	<p><b><u>SUMMARY OF KEY ITEMS</u></b></p> <ol style="list-style-type: none"><li>1. Whether to recommend approval of a request to change the General Plan designation of the subject lot from Mixed Commercial to Commercial.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial.</p>
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### **Background**

On July 1, 2014, the City Council approved a General Plan designation change on the subject property from Commercial to Mixed Commercial. Members of the Council indicated that they were willing to change the General Plan designation of the property because they believed that the specific office/warehouse project presented by the applicant was in the public interest. After approval was granted, the project fell through. This is an action to revert the General Plan designation to Commercial.

### **Discussion & 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 area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
  - b. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
  - c. 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. Promote new office, retail, and commercial development along State Street and 700 North.
- d. Applicable city-wide land use guidelines:
- i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
  - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
  - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

**Motion**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Mixed Commercial to Commercial.

**Attachments**

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the exiting site.

Attachment 1



ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





Views from the southwest corner of the proposed site:





## Item 7: Public Hearing — Zone Map Amendment, approx. 750 N. 2800 W.

Lindon City requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Mixed Commercial (MC) to General Commercial A8 (CG-A8). This item was continued from the July 22, 2014 Planning Commission meeting. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. 14-029-3.

<p><b>Applicant:</b> Lindon City <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>General Plan:</b> Mixed Commercial <b>Current Zone:</b> Mixed Commercial (MC)</p> <p><b>Property Owner:</b> Victory Quarry Company, LLC <b>Address:</b> ~750 North 2800 West <b>Parcel ID:</b> 13:063:0057 <b>Lot Size:</b> 4.995 acres</p> <p><b>Type of Decision:</b> Legislative <b>Council Action Required:</b> Yes</p> <p><b>Related Item:</b> File 14-030-6</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <p>1. Whether to recommend approval of a request to change the Zoning designation of the subject lot from Mixed Commercial (MC) to General Commercial A8 (CG-A8)</p> <p><b><u>MOTION</u></b></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from Mixed Commercial (MC) to General Commercial A8 (CG-A8).</p>
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### **Background**

On July 1, 2014, the City Council approved a Zone Map Amendment that changed the zoning of the subject property from Commercial A8 (CG-A8) to Mixed Commercial (MC). Members of the Council indicated that they were willing to change the zoning of the property because they believed that the specific office/warehouse project presented by the applicant was in the public interest. After approval was granted, the project fell through. This is an action to revert the zoning to Commercial A8 (CG-A8).

### **Discussion & Analysis**

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
  - The proposed amendment is in accord with the master plan of Lindon City;
  - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”

- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

### **Motion**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant’s request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from Mixed Commercial (MC) to General Commercial A8 (CG-A8).

### **Attachments**

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the existing site.

Attachment 1



ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





Views from the southwest corner of the proposed site:





**Item 8: New Business (Planning Commissioners Reports)**

Item 1 – Subject \_\_\_\_\_  
Discussion

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Item 2 – Subject \_\_\_\_\_  
Discussion

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Item 3 – Subject \_\_\_\_\_  
Discussion

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## **Item 9: Planning Director Report**

1. MC architectural standards update
2. Fall APA/Western Planner Conference
3. Disclosure forms
4. Photos

**Adjourn**



Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
<b>Annual review - Lindon Care Center</b> <b>680 North State Street (File # 05.0383.8)</b> <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a>	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	<b>March 2015</b> Last Reviewed: 3/14	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
<b>Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1)</b> <a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a>	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	<b>March 2015</b> Last Reviewed: 3/14	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
<b>Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345)</b> <a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a> <a href="mailto:info@birdseyertc.com">info@birdseyertc.com</a>	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	<b>March 2015</b> Last Reviewed: 3/14	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
<b>Bikes Belong</b> - Trail construction grant. Requested amount: \$10,000 o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	<b>MAG Bicycle Master Plan Study</b> Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
<b>Land and Water</b> – Trail construction grant. Requested amount: \$200,000 o Status: NOT SELECTED. RE-APPLY IN 2014.	<b>Utah Heritage Foundation</b> — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
<b>Hazard Mitigation Grant / MAG Disaster Relief Funds-</b> (pipe main ditch)	<b>CDBG 2013 Grant</b> – Senior Center Van (\$50,000). Funds dispersed July 2013
<b>FEMA Hazard Mitigation Grant</b> – (pipe Main Ditch)	<b>EDC Utah 2014</b> — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
	<b>CDBG 2014 Grant</b> – Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 128 New residential units: 28	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 53	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 32 Drug-free zone maps: 15	Lindon Heritage Trail Phase 3 Gateway RDA improvements		Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee Monthly