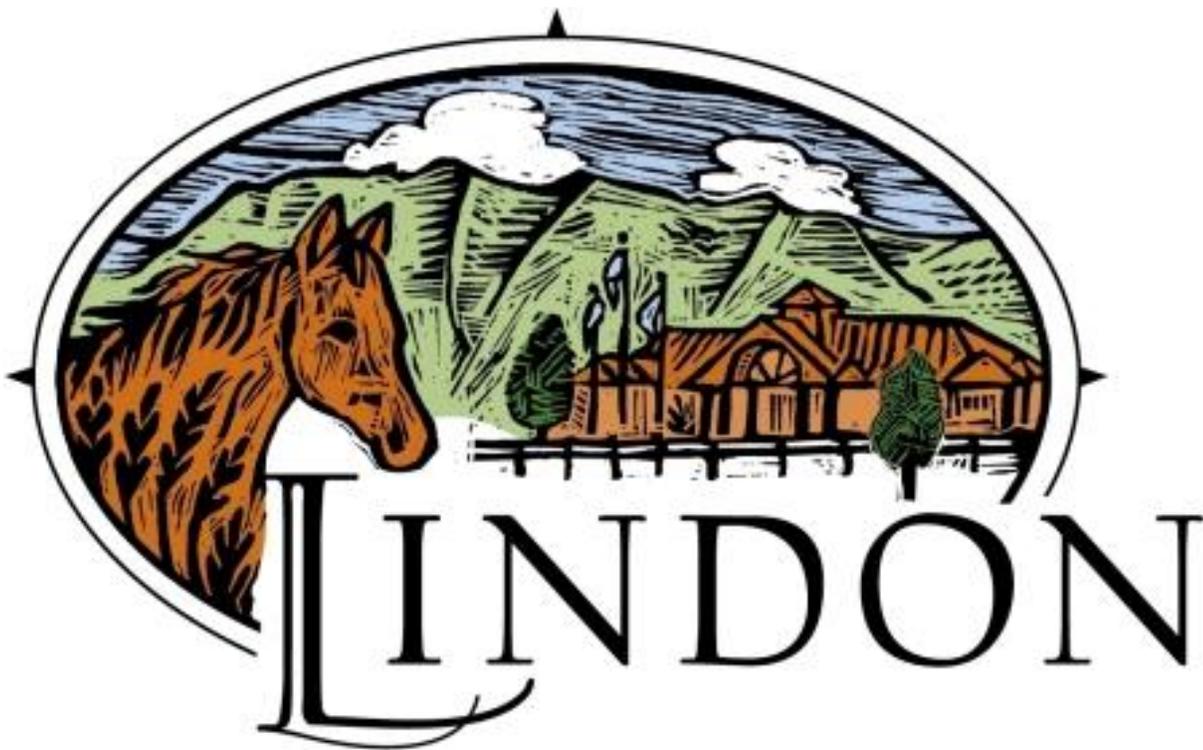


Lindon City Planning Commission Staff Report



August 26, 2014

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 26, 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 August 12, 2014**
3. **Public Comment**

(Review times are estimates only.)

4. **Training — General Plan Purpose and Policies**

(30 minutes)

The Commission will review and discuss the purpose and policies of the Lindon City General Plan. Specifically, the Commission will review the Introduction and Land Use sections of the Plan.

5. **Discussion — Architectural Concrete & Concrete Tilt-up Buildings**

(30 minutes)

The Commission will review examples of existing architectural concrete and concrete tilt-up buildings and discuss Lindon City's current architectural standards for concrete buildings. A formal ordinance amendment will not be proposed.

6. **Discussion — Home Occupations**

(30 minutes)

The Commission will review Lindon City's existing home occupation ordinance and discuss potential changes and/or additions. Specifically, the Commission will consider whether to create a major/minor home occupation distinction. A formal ordinance amendment will not be proposed.

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

8. **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.

Posted By: Jordan Cullimore

Date: August 22, 2014

Time: ~12:30 pm

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

Item I – Call to Order

August 26, 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, August 12, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **August 12, 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: Sharon Call, Chairperson
Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

12 **PRESENT** **ABSENT**

Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner
Ron Anderson, Commissioner
16 Rob Kallas, Commissioner
Bob Wily, Commissioner
18 Matt McDonald, Commissioner
Andrew Skinner, Commissioner
20 Hugh Van Wagenen, Planning Director
Jordan Cullimore, Associate Planner
22 Kathy Moosman, City Recorder

- 24 1. **CALL TO ORDER** – The meeting was called to order at 7:05 p.m.
26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of July 22, 2014
were reviewed.

28
30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF JULY 22, 2014 AS WRITTEN. COMMISSIONER
32 SKINNER SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

36 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.

38 **CURRENT BUSINESS** –

- 40
42 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
44 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
46 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.

48

2 Jordan Cullimore, Associate Planner, led the discussion by giving a brief
summary of this agenda item stating the applicants, JoD and Rob Jones of O'Neal
4 Aquatics is requesting 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.
6 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. He noted that
recommendations will be made to the City Council at their next available meeting after
8 Planning Commission review.

10 Mr. Cullimore explained the business will be located at 31 South 1550 West,
which is in the Light Industrial (LI) zone (Larry McColm business park) Mr. Cullimore
then passed out a letter from Mr. McColm and noted the business will conduct private,
12 one-on-one swim lessons for infants and children. He further explained the applicants are
moving from their home business in Cedar Hills and looking to operate in a commercial
14 setting. He stated the business model will operate with anywhere from 1-6 instructors in
the pool at a time with typical hours of operation will be from 9 am to 8 pm, Monday
16 through Friday; and 9 am to 5 pm on Saturdays. Lessons are 20 minutes long and there
will be no free swim time. Customers are asked to leave the pool after the lesson
18 concluded. The applicant indicated and estimates that the business will need up to 18
parking spaces to accommodate customers. The parking requirement for similar uses
20 (parking group 6800) at this location would be 16 spaces. Mr. Cullimore stated the
landlord has expressed a willingness to allow parking for this use on the site, and on the
22 site to the north, which is under the same ownership as the tenant's site.

24 Mr. Cullimore explained that 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. He added that
26 some related retail uses are appropriate for this designation. He noted the stated purpose
of the Light Industrial (LI) zone is to provide areas in appropriate locations where light
28 manufacturing, industrial processes, and warehousing not producing objectionable effects
may be established, maintained, and protected. The current uses permitted and
30 conditionally permitted in the LI zone are listed in the Standard Land Use Table
(attachment 6). He noted that staff believes that the most similar uses to the proposed use
32 are listed under parking group 6800.

34 Mr. Cullimore further explained that 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 un-codified land uses as
36 permitted, conditionally permitted, or not permitted on a site-specific basis. He directed
the Planning Commission to consider the following standards and then make a
38 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 as
40 follows:

- 42 1. Volume and type of sales, retail, wholesale; size and type of items sold and nature
of inventory on the premises;
- 44 2. Any processing done on the premises; assembly, manufacturing, smelting,
warehousing shipping and distribution; and dangerous, hazardous, toxic or
explosive materials used in processing;
- 46 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
48 stored - business vehicles, work in process, inventory and merchandise,

- 2 construction materials, scrap and junk, and bulk materials, ores, powders and
liquids;
- 4 4. Number and density of employees and customers, per unit area of site and
4 buildings in relation to business hours and employment shifts;
 - 6 5. Business hours the use is in operation or open for business, ranging from seven
6 days a week, 24 hours a day to once to several times a year, such as sports
stadiums or fairgrounds;
 - 8 6. Transportation requirements, including modal split for people and freight, by
8 volume, type and characteristics of traffic generation to and from the site, trip
10 purposes, and whether trip purposes can be shared with other uses on the site;
 - 12 7. Parking characteristics, turn over and generation, ration of the number of spaces
12 required per unit area or activity, and potential for shared parking with other uses;
 - 14 8. Predilection of attracting or repelling criminal activities to, from or other
14 premises;
 - 16 9. Amount and nature of nuisances generated on the premises- noise, smoke, odor,
16 glare, vibration radiation, and fumes; and
 - 18 10. Any special public utility requirements for serving the use-water supply, waste
18 water output, pre-treatment of wastes and emissions recommended or required,
and any significant power structures and communication towers or facilities.
- 20

22 Mr. Cullimore stated the City Council, upon recommendation from the Planning
Commission and after consideration of the above standards, will classify a specific use as
permitted, conditionally permitted, or not permitted. Mr. Cullimore then referenced an
24 aerial photo of the site and photographs of the site, the business description, site plan,
proposed floor plan and the Standard Land Use Table followed by some general
26 discussion.

28 Chairperson Call invited the applicants forward at this time for any additional
comments. Ms. Jones commented that they have children and parents literally coming
30 from all over the world for private swim lessons. She started doing this as a passion to
teach these little kids to swim and then found in this week alone that people are traveling
32 far distances just to be here. They truly understand this and it is amazing what these kids
are doing and they are teaching a life skill. Ms. Jones clarified that safety comes first at
34 all times and she has taught for 35 years. She added that this is their first commercial
facility and Lindon is where they hope to make their home. Ms. Jones stated it is a large
commercial heavy grade (steel) pool (24 x 46) and is above ground.

36 Commissioner Anderson asked if they will have restroom and change room
facilities at the location. Ms. Jones confirmed they will be adding an office and change
38 rooms; the restrooms are already there. Chairperson Call commented that she drove by
the unit and asked about the possible issues of ventilation, humidity, mold etc. Ms. Jones
40 stated that this is the first warehouse in Utah that is “green” with perfect heating and
ventilation including solar panels etc. She chose this location because of the good safety
42 etc. Commissioner Marchbanks observed that staffs approach would be to include it in
the table. Mr. Cullimore confirmed that statement and noted there will be further
44 discussion. Chairperson Call asked if there are any other permits required from the health
department or state permits regarding use with a pool. Ms. Jones replied that she has not
46 heard of any other required permits in the past but she makes sure she is in compliance.
Commissioner Kallas asked staff if they know if there are any required inspections from
48 the health department. Mr. Cullimore stated public pools must comply with certain rules

2 and standards. He suggested that Ms. Jones contact the health department to make sure
3 they are following protocol. Commissioner Kallas pointed out if the pool is already in
4 place why are they asking for approval now. Mr. Cullimore stated there was some mis-
5 communication between Mr. McColm (owner) and the city about when it would be
6 approved to occupy the location and the applicants did not know they needed a business
7 license, so when they applied the process was instigated.

8 Mr. Van Wagenen stated that what is being determined tonight is recommending
9 something to the city council that allows these types of businesses to operate with any
10 applicable conditions; a category does not need to be classified at this time. Mr.
11 Cullimore added that tonight the decision will be to classify this specific use as permitted,
12 conditionally permitted, or not permitted.

13 Chairperson Call voiced one of her concerns with a permitted use that goes with
14 the property is that the applicants have gone to a lot of effort to ensure this is done
15 properly but if it is a permitted use or a conditional use someone else could follow and
16 their business may not be to the same standards. Chairperson Call added that she does
17 not see any issues with any of the specific listed standards. She would recommend
18 implementing a conditional use permit with some conditions included as to have some
19 controls if another user comes to that facility and tries to do a similar business.

20 Commissioner Anderson agreed with Chairperson Call's recommendation.
21 Commissioner McDonald questioned if there is there any liability for the city or is the
22 liability entirely the responsibility of the applicant. Mr. Cullimore stated from a liability
23 perspective it would be treated as any other use and full responsibility would be to the
24 operator. Commissioner Kallas added that he would recommend adding a condition that
25 some research be done as to what entities would regulate the operations of the business
26 and ensure that all state/county regulations are in compliance.

27 Following discussion regarding possible conditions Mr. Cullimore stated that staff
28 is hearing the Commission would recommend the following conditions be included in the
29 motion if approved:

- 30 1. Identify applicable regulating authorities as soon as practicable and provide
31 documentation of compliance with all applicable regulations within 60 days
32 of approval.
- 33 2. Regular one-on-one swim lessons and limited group sessions not to exceed
34 three one-hour sessions per week with no more than 18 people per group
35 session.
- 36 3. No open public swim sessions.

37 Following some additional general discussion, Chairperson Call called for a
38 motion.

39
40
41 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
42 COUNCIL THAT "SWIM LESSONS" BE CLASSIFIED AS PERMITTED AT 31
43 SOUTH 1550 WEST UNIT #112 IN THE LIGHT INDUSTRIAL ZONE WITH THE
44 FOLLOWING CONDITIONS 1. IDENTIFY APPLICABLE REGULATING
45 AUTHORITIES AS SOON AS PRACTICAL AND PROVIDE DOCUMENTATION
46 OF COMPLIANCE WITH ALL APPLICABLE REGULATIONS WITHIN 60 DAYS
47 OF APPROVAL AND 2. REGULAR ONE-ON-ONE SWIM LESSONS AND
48 LIMITED GROUP SESSIONS NOT TO EXCEED THREE ONE-HOUR SESSIONS

PER WEEK WITH NO MORE THAN 18 PEOPLE PER GROUP SESSION AND 3.
NO OPEN PUBLIC SWIM SESSIONS. COMMISSIONER SKINNER SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	ABSTAIN
COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED 6:0 WITH ONE IN ABSTENTION.

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.

Mr. Cullimore, led the discussion by explaining that Julia Howard of Julia’s Jamboree Preschool, is requesting 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. He noted because of some miscommunication the applicant is not in attendance at the meeting tonight.

Mr. Cullimore stated that Child Day Care facilities serving 5 to 16 children are conditionally permitted in the R1 zone. The preschool will educate 3-5 year old children. He noted the applicant will serve up to 12 children per session for two session per day, five days a week. Mr. Cullimore stated the two sessions will be from 9:15 am to 11:45 am and from 12:30 pm to 3:00 pm and students will be dropped off and picked up no more than 10 minutes before and after each class.

Following some additional general discussion regarding this item the commission was in agreement to continue this item in order for the applicant to be present for discussion. At this time Chairperson Call called for a motion to continue this item.

COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE APPLICANT’S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE PRESCHOOL LOCATED AT 1124 EAST 230 NORTH IN THE SINGLE FAMILY RESIDENTIAL (R1-12) ZONE IN ORDER FOR THE APPLICANT TO BE IN ATTENDANCE. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	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. 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.

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

Mr. Cullimore led the discussion by stating on July 1, 2014, the City Council approved a General Plan designation change on the subject property from Commercial to Mixed Commercial. He noted that 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. He stated after approval was granted, the project fell through. Mr. Cullimore explained this is an action to revert the General Plan designation to Commercial and staff recommends this action. Commissioner Marchbanks inquired if they are looking for property elsewhere. Mr. Van Wagenen confirmed they are actually looking for property in Lindon.

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

COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL 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. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

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 (location at approximately 750 North 2800 West) from Mixed Commercial (MC) to 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.

Mr. Cullimore gave a brief summary by explaining on July 1, 2014, the City Council approved a Zone Map Amendment that changed the zoning of the subject

2 property from Commercial A8 (CG-A8) to Mixed Commercial (MC). Members of the
3 Council indicated that they were willing to change the zoning of the property because
4 they believed that the specific office/warehouse project presented by the applicant was in
5 the public interest. After approval was granted, the project fell through. This is an action
6 to revert the zoning to Commercial A8 (CG-A8).

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

9
10 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC
11 HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL
12 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

13
14 Chairperson Call asked if there were any further comments or discussion from the
15 commission. Hearing none she called for a motion.

16 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
17 CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE
18 ZONING DESIGNATION OF THE LOT IDENTIFIED BY UTAH COUNTY PARCEL
19 #13:063:0057 FROM MIXED COMMERCIAL (MC) TO GENERAL COMMERCIAL
20 A8 (CG-A8). COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE
21 WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
23 COMMISSIONER ANDERSON	AYE
24 COMMISSIONER KALLAS	AYE
25 COMMISSIONER MARCHBANKS	AYE
26 COMMISSIONER WILY	AYE
27 COMMISSIONER MCDONALD	AYE
28 COMMISSIONER SKINNER	AYE
29 THE MOTION CARRIED UNANIMOUSLY.	

30
31 8. **NEW BUSINESS** – Reports by Commissioners.

32
33 Chairperson Call called for any new business or reports from the Commissioners.
34 Chairperson Call mentioned that she is interested in the recent Council discussion
35 regarding the White Horse Subdivision. Mr. Van Wagenen commented that the Council
36 was hesitant to do any smaller lots in that area of the city even with the proposed layout.
37 There was a suggestion to perhaps eliminate 2 or 3 lots. There was also a concern of how
38 the smaller lots (where the building footprint would be) would influence the larger lots
39 animal rights because of distance requirements between corrals and animal enclosures.
40 Staff has not heard anything back from DR Horton since that meeting. Chairperson Call
41 also mentioned the Council discussion on the Primos restaurant beer license application.
42 Mr. Van Wagenen stated the application was continued to the next meeting because
43 children and parents use the parking lot to access the Timpanogos Academy; there is the
44 likelihood of approval if the gates remain closed, but that is up to the owner (Leonard
45 Lee). She also mentioned that she read that the Community Center recently received a
46 grant to expand the computer lab. Commissioner Kallas asked for an update on the issue
47 of the street light on Center Street. Mr. Van Wagenen stated that UDOT will be putting
48 in the light and it is currently in the design phase and should be in place sometime this

year. Commissioner Wily mentioned that they broke ground for the new Taco Bell.
Commissioner Kallas commended staff on another great Lindon Days and commented
that it seemed a high percentage of residents got involved. Chairperson Call called for
any further comments. Hearing none she moved on to the next agenda item.

9. PLANNING DIRECTOR'S REPORT–

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

- MC architectural standards update
- Fall APA/Western Planner Conference
- Disclosure forms
- Photos

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 9:20 P.M. CHAIRPERSON CALL SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – August 26, 2014

Sharon Call, Chairperson

Hugh Van Wagenen, Planning Director

Item 3 – Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Training — General Plan Purpose and Policies

Presenting Staff: *Hugh Van Wagenen*

SUMMARY

The Commission will review and discuss the purpose and policies of the Lindon City General Plan. Specifically, the Commission will review the Introduction and Land Use sections of the Plan.

ATTACHMENTS

1. Excerpts from ULCT Land Use Training Handbook
2. Excerpts from the General Plan

THE GENERAL PLAN—WHAT IS IT?

DAVID CHURCH, ULCT

A general plan is required for all cities and towns if the city or town wants to be in the land use A general plan is required for all cities and towns if the city or town wants to be in the land use control business. Simply put, if you want to tell people what they can and can't do with their property, you have to have a plan.

Sometimes, the general plan is referred to as a master plan or a comprehensive plan. Regardless of its title, there are certain procedural requirements to adopting a plan and some substantive minimums. These are set forth in the Utah State Code.¹ Some cities and towns have spent thousands of dollars creating plans, while others have spent little money and used volunteers and internal staff. It is impossible to say which of these courses of action have been more successful. The success of the plan is usually dependent upon the ordinances passed that are needed to implement the plan and the will of the city and town to comply with the plan.

The process to develop a plan begins at the planning commission. The planning commission provides notice of its intent to make a recommendation to the legislative body for the plan or the plan amendment and then initiates the process of preparing its recommendations. This notice of intent is given to specific affected entities in counties of the first and second class. No notice of intent is required in the smaller counties.

At a minimum, the proposed general plan should include maps, charts and explanations of the planning commission's recommendations for certain elements.² The elements should include a land use element; a transportation and circulation element; and in cities, and not towns, a moderate-income housing element. The proposed plan may also include such things as an environmental element; a public services and facilities element; a rehabilitation, conservation element consisting of plans and programs for historic preservation and the elimination of blight; and an economic development element and recommendations for implementing all or any portion of the general plan.

After completing its proposed general plan, the planning commission must schedule and hold a public hearing on the proposed plan. Prior to the public hearing, notice of the hearing must be given to the public. This notice must contain the time and place of the public hearing. The notice must be given at least ten calendar days before the public hearing. It should be published in a newspaper of general circulation in the area and be posted in at least three public locations within the city or town or on the city or town official web site. In addition, the provisions of the Utah Open and Public Meetings Act must be complied with. The planning commission can hold as many public hearings as it feels necessary. However, it only needs to hold one.

After the planning commission has agreed on a recommended general plan, it forwards it to the city council for final action. The city council may make any revisions to the proposed general plan or amendments that it considers appropriate. The city council does not need to hold a public hearing on the general plan, but it may if it wishes. If it does hold a public hearing it should give proper

¹ Utah Code 10-9a-401 et seq.

² Utah Code 10-9a-403(2)(a).

public notice of the hearing. The required notice is the same as that for the public hearing in front of the planning commission. The general plan should be adopted as an ordinance. Once the general plan is adopted, it is an advisory guide for land use decisions.³ The city could make the general plan mandatory through ordinance.

After the general plan is in effect, no street, park, or other public way, grounds, places, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized unless it conforms to the current general plan.⁴

As part of the planning process, cities and towns adopt what are called official maps. An official map is a map that is recorded in the county recorder's office that shows actual and proposed rights-of-way and setbacks for highways and other transportation facilities. It may also provide the basis for restricting development in these designated rights-of-way and allow the city or town time to purchase or otherwise reserve the land. To be an official map it must be adopted as part of the city's general plan.⁵ Adoption of an official map does not automatically require a landowner to dedicate and construct the street as a condition of development approval except under very specific circumstances. Those circumstances are that the street is found to be necessary by the city or town because of the proposed development and the dedication is a legitimate exaction as opposed to an excessive one. Adoption of the official map does not require the municipality to immediately purchase the property it has designated for eventual use as a public street.⁶

These restrictions may make it seem that an official map is ineffective. This is far from true. An official map informs the public where future streets are going to be built. An official map can assist a city in its development plans and it can provide the basis for a city or town that requires a public road to be built as part of a development process. What an official map does not do is prevent development in areas where cities desire future streets. A city or town cannot hold up development because it has a beneficial map. It can purchase the property or, if the right circumstances are found to be present, require the road to be built as part of the development. Those circumstances are discussed in more detail in the section of this handbook dealing with exactions.

The general plans for all cities must contain a moderate income housing element. The law requires that the city review this element every two years. The purpose of the review is to determine whether or not moderate-income housing needs of the city are being met. A report setting forth the findings of the review must be prepared and sent to the Utah Department of Community and Culture and the local association of governments. As previously discussed, a general plan for towns does not have to have a moderate income housing element.

³ Utah Code 10-9a-405.

⁴ Utah Code 10-9a-406.

⁵ Utah Code 10-9a-103(33).

⁶ Utah Code 10-9a-407.

_____ 10. The legislative body takes a vote and approves or rejects the plan or amendment. A proposed plan or amendment may be reviewed and revised by the legislative body prior to taking action without sending the plan or amendment back to the planning commission.

_____ 11. Preserve the proofs of notice, as well as the minutes of the meetings and hearings as required by GRAMA. There is no legal requirement that a “record” of the decision be preserved.

Notes and Practice Tips

The authority to regulate land use is derived from LUDMA and must be preceded by a general plan. A general plan must advance the purposes of LUDMA. Those purposes are:

1. To provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future in habitants and businesses;
2. To protect the tax base;
3. To secure economy in governmental expenditures;
4. To foster the state’s agricultural and other industries;
5. To protect both urban and nonurban development;
6. To protect and ensure access to sunlight for solar energy devices;
7. To provide fundamental fairness in land use regulation; and
8. To protect property values.

The essential elements of the general plan are:

1. A land use element designating long-term goals; proposed location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other appropriate categories; and, for municipalities with agricultural protection areas, the plan must avoid proposing a land use within an agricultural protection area that is inconsistent with or detrimental to the use of the land for agriculture; and
2. A transportation and traffic circulation element; and
3. For cities, a moderate income housing element.

Public opinion and the preferences of the members of the planning commission and legislative body are both relevant and adequate for consideration in contemplating a general plan and amendments. There is no prohibition of consideration of “public clamor” as there would be in an administrative context, such as the approval of a subdivision or conditional use permit. Broad public input is encouraged during this process.

No findings or evidence are required to support a decision to adopt or to amend the general plan.

The legislative body’s decision to adopt or amend a general plan will be deemed legal if it is reasonably debatable that the decision advances the purposes of LUDMA as noted above and does not violate a local, state, or federal law.

Amendments to the general plan may be initiated by the public, and are subject to referendum for 45 days after their enactment.

General Plan

INTRODUCTION

Lindon City is situated between the developed communities of Orem and Pleasant Grove, and, as such, provides some of the last open areas in metropolitan North Utah County. Lindon City Officials have recognized that with this development serious responsibilities will come, as well as great opportunities to guide future growth in the City. If future growth is well guided, Lindon City can preserve its country charm and maintain a sound tax base while making the City a better place to live.

LEGISLATIVE AUTHORITY AND PLAN PREPARATION

Lindon City has legally prepared and adopted the following General Plan in accordance with local and State requirements. The General Plan will be a guiding document that the Planning Commission and City Council will implement during planning and development functions and apply to other long-term goals and guidelines.

In the spring of 2010 a 'General Plan Committee' made up of citizens throughout Lindon was formed to evaluate the plan and the future needs and desires of the community. As part of their review of the plan they wanted to ensure that their ideas and recommendations for changes to the plans were consistent with broad community ideals. The committee gathered citizen input on these issues through completion of a community wide survey.

The City collected responses to the survey over a 6-month period (between July and December 2010) and received 730 completed surveys. The survey data and findings were presented to the public in an open house held on November 30, 2010. Results from the survey validated the General Plan committee's direction on the issues which they felt were most important in the plan. Results from the survey are available in the Lindon City Planning Department. During multiple public hearings on the General Plan



Nov. 30, 2010 General Plan open house.

during the 2011 calendar year, suggested changes and updates recommended by the General Plan Committee were evaluated by the Planning Commission and City Council, with final adoption occurring on November 15, 2011.

IMPLEMENTATION

This plan is to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interests of Lindon City. The Plan, if followed, will encourage economic growth without adversely impacting the overall character of the community. As a guide, it is important that the recommendations contained in this document are followed by the policy and decision-making organizations. Although this information must be considered as general, it represents an important perspective that will help direct future planning decisions. Land use decisions must be made on a case-by-case basis. These decisions must carefully consider how each use relates to the community's goals, objectives, and guidelines, as well as the Land Use Plan and its overall impact on adjoining properties.

Long-range neighborhood stability will require a continuous effort by the City, property owners, and neighborhood residents to maintain and improve all elements of the city. The City must assume responsibility for maintaining the public infrastructure, such as streets and sidewalks. Property owners and residents must assume responsibility for maintaining private properties. Private property maintenance is the single most important factor in evaluating the quality and desirability of a community. Zoning regulations, infrastructure improvements, etc. are only supportive to private property owners' maintenance responsibilities.

DYNAMICS OF THE GENERAL PLAN

This General Plan is not intended to be a static document. It is to be used as a guide to identify where certain types and densities of land use should be located. Within the intended five to twenty (5 to 20) year lifespan of this plan, it will likely require some updating or amending. These can be initiated by the Planning Commission, the City Council, or the Public. The process for drafting major updates or amendments is the same as for developing the original plan.

HISTORY

Established in 1850 as an outgrowth of Pleasant Grove, the settlement was originally known as Stringtown because the houses were built along a single road, State Street. An old Linden tree growing in the town in 1901 inspired the current name. The spelling of the town was changed when approval was received from the Federal Post Office for a mail drop at "Lindon."



Lindon Amusement Hall, 1906. This building was located at approximately 180 N. State Street, just north of the current Lindon City Center offices.

The town of Lindon, located between the cities of Pleasant Grove and Orem, became incorporated in April, 1924. The articles of incorporation, which also described the Town Limits, noted that the population was "458 souls," with 169 electors. It encompassed approximately three and one-half square miles. It appears that the Town was incorporated as a legal device through which it could bond to finance a culinary water system.

By 1950, the population had increased to 801 persons, and the US Census classified Lindon as a Third Class City. By the Census of 1960, the population had increased to 1,150. By 2000 the population had reached 8,300 and the estimated April 2010 Census population is 10,070.

THE GENERAL PLAN ELEMENTS

Lindon City's General Plan has six main elements, or principle sections, as follows:

1. Land Use,
2. Moderate Income Housing Plan,
3. Public Facilities,
4. Parks & Trails,
5. Environmental Planning,
6. Streets and Transportation.

All six elements must be integrated, adjusted, and made to harmonize with each other. When this is done, the end product becomes a general plan.

An important part of the Lindon general planning program is the preparation of community goals and objectives which indicate what direction this community would like to take for the future and provide a framework for specific recommendations regarding the General Plan.

COMMUNITY VISION

It is Lindon City's community vision to provide for a strong, positive civic image and identity within a clean and attractive physical setting which seeks to preserve a high quality, open, rural living atmosphere which is also receptive to compatible services and amenities provided by some elements of urban living.

The Objectives of this Community Vision are to:

1. Recognize and promote Lindon as a dynamic Utah County community with a distinctive rural environment consistent with its traditional, family-oriented values.
2. Promote Lindon as a regional center for technology, commercial, and industrial facilities with excellent accessibility and a high quality business environment.
3. Organize and develop land use areas to take full advantage of Lindon's strategic location in regard to the major rail, highway, and air amenities.
4. Preserve, protect and enhance the historical, cultural, and natural resources of the community.
5. Maintain the quality of existing and future neighborhoods and land use areas within the City through preservation of animal rights, community beautification, improved parks & trails, and other pursuits relating to provident living, recognizing all segments of our community (age, economic status, etc.).
6. Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
7. Ensure that new development is of high quality and reflects quality architectural and site design standards consistent with its particular use and location.
8. Promote intergovernmental cooperation and communication regarding issues of future development within and around Lindon City.
9. Protect and maintain the rights of Lindon City residents to own and possess on their property, as is appropriate for property size, farm animals such as horses, cows, chickens, pigs, goats, sheep, etc., as well as cats and dogs; and provide these same rights to new residential developments.
10. Consider and provide for efficient public safety services either through a Lindon City Public Safety Department and/or contracting services from neighboring municipalities.

LAND USE

LAND USE

INTRODUCTION

When Lindon City was settled in the late 1800's, it was settled under a different settlement policy than the other cities in Utah County. Instead of being located on a natural stream, the City of Lindon was established on table land away from natural streams. Water had to be diverted from its natural channels onto the land. Also, instead of building houses in a central cluster, houses in Lindon have been built individually and in small subdivision clusters throughout the entire municipality. This has resulted in a rather evenly but sparsely built community having relatively long utility and service lines in comparison to the number of buildings.

LAND USE TODAY

Today there are approximately 5,488 acres of land within the City limits, of which approximately 1,950 acres are zoned for residential purposes; ~1,080 acres are zoned for commercial uses; ~820 acres are zoned for the purpose of industrial activities; ~85 acres are zoned research & business; ~100 acres are zoned for public facilities; and ~1,525 acres are zoned for recreational mixed use (open space). Out of the 3,960 acres zoned for development, approximately 2,780 acres (70%), has been built on for residential, commercial, or industrial uses.



View looking west over Lindon and Utah Lake from the Mt. Timpanogos foothills. (2008)

POPULATION FORECASTS

Population forecasts indicate that the number of people in Lindon will be approximately 13,100 by the year 2020. Total-build-out population estimates for Lindon City show a maximum population of about 15,000 to 17,000. Lindon City's

future growth is restricted by the mountains, the lake, and the boundaries of adjoining cities. Lindon's estimated 2010 Census population is 10,070.

LAND USE CATEGORIES

The Land Use element of the Lindon General Plan encourages the orderly and efficient distribution of land uses in the City. A full range and mix of land uses are provided within the city: including residential, commercial, industrial, and open space.

Residential Land Uses include a range of residential classifications including low, medium, and high density. Density is expressed in dwelling units per acre (DU/AC) for single or multiple family dwellings. Zoning regulations may allow in residential areas a limited number of non-residential uses, such as places of worship, neighborhood parks, schools, etc.

The goal of housing and residential areas in Lindon City is to provide a housing and living environment that supports and complements the unique rural quality and character of Lindon City. Objectives of this goal are as follows:



R1-20 residential zone provides for single-family uses on ½ acre lots. (2010)

1. Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods by avoiding encroachment of land uses which would adversely impact residential areas (i.e. increased traffic, noise, visual disharmony, etc.) and by providing adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas.
2. Consider flexibility in housing development design and density in the R3 zone.
3. Encourage creative approaches to housing development which will maintain and protect natural resources and environmental features.

4. Ensure that new developments in residential areas (including non-residential uses) provide adequate off-street parking.
5. Provide for the unique community needs of the elderly, disabled, and children.

These considerations yield three residential categories. (Colors refer to General Plan Land Use Map)

- *Residential-Low* (buff) 2 or less DU/AC: It is the purpose of this category to provide areas of low density residential neighborhoods of essentially spacious and uncrowded character to promote the benefits of an open, rural atmosphere, and to provide for areas where large animals are permitted. Includes area typically zoned as R1-20.
- *Residential-Medium* (yellow) 3.6 or less but greater than 2 DU/AC: It is the purpose of this category to provide areas of medium density, residential neighborhoods of medium sized lots. Includes area typically zoned R1-12.
- *Residential-High* (tan) greater than 3.6 DU/AC: It is the purpose of this category to provide modest amounts of high density, residential development. Includes area typically zoned R3 or R2-Overlay as further described below:
 - *R2 Overlay* (no color – affects all residential zones): This higher density residential development is to be spread throughout the entire community. The residential zones are divided into separate districts, with a specific number of multi-family units being allowed in each district based on a percentage of the land area in the district multiplied by the number of units allowed per acre. Accessory apartments are also regulated through this overlay zone. See Chapter 17.46 of the Lindon City Code for more details regarding high density in the City.
 - *R3* (tan): To allow for more affordable housing, as well as lower density housing traditional to Lindon, a higher density area is provided in the R3 zone. A major consideration of this development is to consider densities that make a portion of the development more affordable or more appropriate for the elderly, while maintaining as much of the character of Lindon as possible, including some larger lots, open space, rural character, compatibility with surrounding development/zones, and modest impact on city infrastructure. To enhance open space, while still allowing for somewhat greater densities, there should be allowance for some clustering and variable lot sizes.

Commercial Land Uses provide a variety of goods and services to the people who visit, live, and work in Lindon. 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. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.



Retail businesses found within the CG zone along State Street in Lindon. (2010)

Whenever commercial uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and protect personal property. Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as research and development office uses. (Colors refer to General Plan Land Use Map)

- *General Commercial* (pink): This category includes retail and service oriented businesses, and shopping centers which serve community and regional needs. Includes area typically zoned CG, PC-1, and PC-2.
- *Mixed Commercial* (violet): This category includes general commercial, low intensity light Industrial, and research and business uses. Includes areas typically zoned MC.

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. 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 interchange 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.

Industrial Land Uses provide for employment and manufacture of materials which are essential to the economy of Lindon City. It is the purpose of this industrial district to provide areas in appropriate locations where a combination of research and development, manufacturing, and industrial processing and warehousing may be conducted. (Colors refer to General Plan Land Use Map)

- *Research and Development* (dark orange): This category is for areas of very light industrial uses with the character of a high-tech research park, corporate offices, and/or commercial uses which are compatible with surrounding properties. Depending on specific business activities, this type of development is viewed as particularly helpful for buffering between residential and other uses. Includes areas typically zoned R&B.



Technology businesses located in the R&B zone in Lindon. (2010)

- *Light Industrial* (light gray): This category is for areas where manufacturing, industrial processes, and warehousing uses not producing objectionable effects may be established. Some related retail uses are appropriate for this designation. Includes areas typically zoned LI.
- *Heavy Industrial* (dark gray): This category is for areas where heavy manufacturing industrial processes necessary to the economy may be conducted. Includes areas typically zoned HI.



View of industrial office / warehouse building that has been typical of recent developments in the LI zone. (2010)

The goal of commercial and industrial development is to promote employment opportunities, quality businesses, and environmentally clean industrial and technology development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall country image and identity as reflected in the Community Vision Statement. Objectives of this goal are as follows:

1. Encourage the development of high quality, aesthetically pleasing business park areas incorporating major landscape features.
2. Identify those areas most appropriate for business park development in future growth areas, such as major highway access areas.
3. Establish and enforce standards with respect to environmental concerns such as; noise, air quality, odor and visual.
4. Increase the city's business base in the technology sector, building on the existing base and growing technology infrastructure, and consider expanding the Research and Development zones.

Special Use areas include land use classifications that are distinct from the other major land use classifications. These uses include open spaces, public and quasi-public uses, and areas of significant environmental constraints which impact development. The locations for these activities are interspersed within residential and non-residential areas.

In some cases the City does not control the location of special uses, such as schools, major electrical transmission lines, and telecommunications infrastructure. The State and Federal Government can preempt local land use authority. However, the City will work with other jurisdictions and agencies on decisions regarding land

use. Any negative impacts, including visual impacts, should be mitigated whenever possible.

- *Open Space* (light green): The natural open space category applies to areas that will remain primarily as open space. This area includes State and Federal lands, and environmentally sensitive areas such as hillsides and wetlands. Includes areas typically zoned RMU.
- *Parks and Public Facilities* (dark green): This category refers to open space property owned by the city and designated for public use - primarily recreation (parks & trail systems) or public works and government facilities. Includes areas typically zoned PF.
- *Travel* (overlay – no color): The travel category is an overlay district to encourage and require appropriate land uses adjacent to freeways to ensure attractive and orderly views.

Hillside protection (overlay – no color): The hillside protection category is an overlay district east of the Salt Lake Aqueduct and other areas with a slope over twenty percent (20%). The purpose of the district is to protect sensitive hillside areas, to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.

Additional Land Use Interests:

Open Space Preservation as been identified as an important and valid community interest in order to maintain the rural characteristics and the existing 'little bit of country' ideals currently found within the city. Open spaces are considered to be a mix of undeveloped lands, farms and pastures, and lands available for parks and recreation. The city has been active in preserving various types of open spaces in the past (foothills, wetlands, trail corridors, parks, etc.) and seeks to continue this effort as a critical component necessary to maintain the character of the community.

The goal of the open space preservation land use interest within the general plan is to consider more proactive approaches to securing valued open spaces to be perpetually preserved throughout the community. Objectives of this goal are as follows:

1. Consider various methods for securing open space properties including soliciting land donations, exploring options for community approved open space preservation bonds, or appropriating money from the general fund.
2. Identify, where appropriate, land use development scenarios which provide opportunities for securing and perpetually preserving open space (i.e.,

payment in lieu of dedication, density bonuses, clustering of development, transfer of development rights, etc.)

3. Inventory open space properties within the city with critical open space areas evaluated and ranked in order of importance to the community. Although other opportunities for other open space preservation areas may arise, the inventoried priority areas should be the focus of city expenditures to purchase and/or preserve open space.

Beautification of streetscapes and public properties has been identified as a strongly desired interest within the community. Beautification may include activities such as increased planting of trees and flowers within public properties, installation of street lighting and planter areas along streetscapes, increased weed abatement, and/or increased landscaping requirements for non-residential developments.

The goal of the beautification interest in the general plan is to increase the aesthetic appeal and character of the city through visual enhancement of public spaces and streetscapes. The focus of beautification activities should be along State Street and 700 North, near gateway areas into the city, within existing parks, and within other priority areas such as the City Center Campus. Possible funding sources for the beautification efforts could be obtained through mapped RDA areas, merchant fees, sales taxes, or other programs intended to incentivize additional landscaping in non-residential areas. Objectives for this goal are as follows:

1. Promote increased tree plantings and flower / shrubbery planting along public streets. This may include increased landscaping requirements along street frontages or within parking lots that are visible from a public street.
2. Explore options to install functional, decorative street lighting along arterials and major collectors.
3. Increase tree plantings and flower / shrubbery plantings within public spaces (parks, city facilities, trail corridors, street corners, public streetscapes, etc.).

LAND USE GUIDELINES

The following land use guidelines shall apply city-wide.

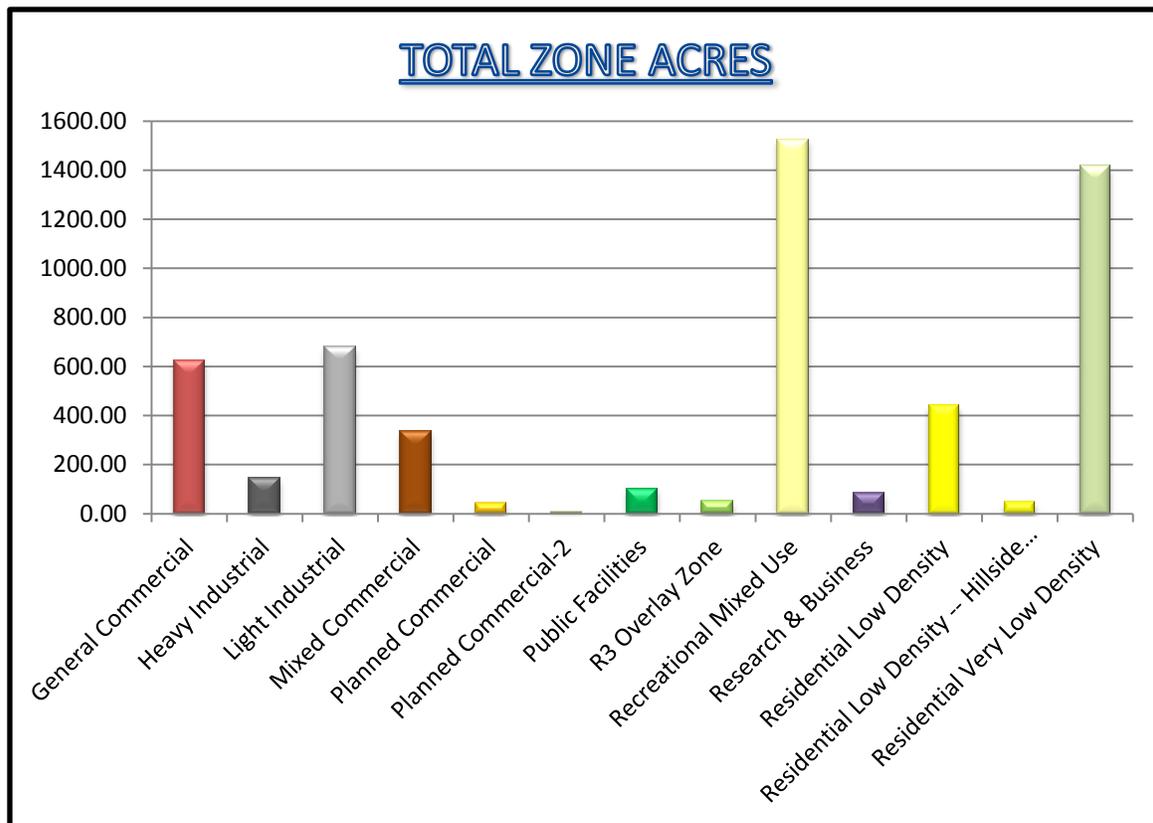
1. The identity of Lindon should be strengthened by land uses which contribute to the unique character of the community.
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.

3. Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.
4. The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, industrial, and special use areas.
5. A variety of housing types should be provided where appropriate, and innovative development patterns and building methods that will result in more affordable housing should be encouraged.
6. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
7. Growth should be guided to locations contiguous to existing development to provide city services and transportation in a cost-effective and efficient manner.
8. Development approval should be tied to the construction of primary culinary and secondary water, sewer, storm drainage, circulation systems, and other utility systems and should be in general conformance with the Utility Master Plans.
9. Density increases should be considered only upon demonstration of adequate infrastructure and resource availability.
10. An interconnecting trail system which is accessible to the public should be provided between city facilities, pedestrian centers, commercial areas, recreational areas, natural areas, and drainage ways.
11. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.
12. Land use patterns should be encouraged that provide adequate off-street parking, reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.
13. Open space preservation should be a primary consideration when evaluating land use developments. The city should consider reasonable efforts, in line with the character of the community, to preserve and protect priority open space lands.
14. Beautification efforts (decorative street lighting, tree and planter installations, etc.) should be encouraged as part of new developments and as part of city re-development efforts of existing public properties and streetscapes.

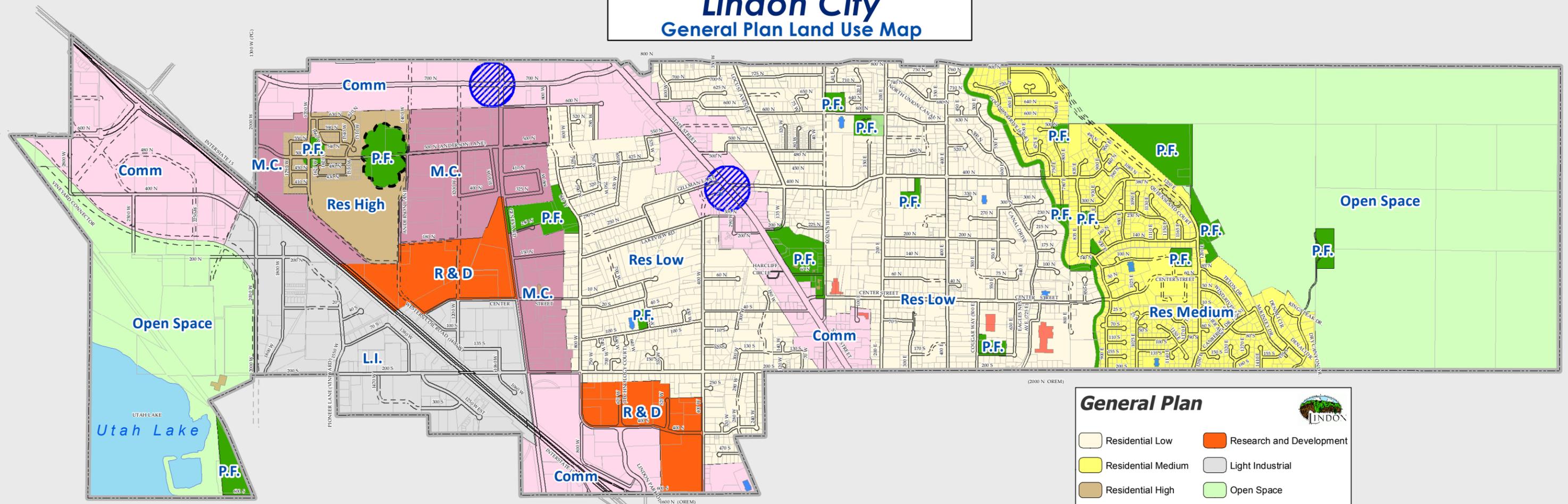
DEVELOPMENT TOTALS BY ZONE

(Data from Summer 2009)

ZONE	TOTAL ZONE ACRES	UNDEVELOPED PARCEL COUNT	UND SQ FT	UNDEVELOPED ACRES	DEVELOPED ACRES	% BUILT OUT
General Commercial	621.35	160	13,293,627	305.18	316.17	51%
Heavy Industrial	144.03	18	2,397,989	55.05	88.98	62%
Light Industrial	679.01	144	7,384,515	169.53	509.48	75%
Mixed Commercial	334.12	164	12,045,236	276.52	57.60	17%
Planned Commercial	40.93	14	481,745	11.06	29.87	73%
Planned Commercial-2	6.17	2	150,911	3.46	2.71	44%
Public Facilities	101.38	25	371,420	8.53	92.85	92%
R3 Overlay Zone	51.36	154	805,553	18.49	32.87	64%
Recreational Mixed Use	1525.67	37	34,364,990	788.91	736.76	48%
Research & Business	84.82	7	530,675	12.18	72.64	86%
Residential Low Density	439.81	201	3,658,808	83.99	355.81	81%
Residential Low Density -- Hillside Overlay	45.47	25	808,306	18.56	26.92	59%
Residential Very Low Density	1414.05	447	9,436,661	216.64	1197.41	85%
CITY-WIDE TOTALS	5488.18	1398	85,730,436	1968.10	3520.08	64%
CITY-WIDE TOTAL W/OUT REC MIXED USE	3962.50	1361.00	51,365,446	1179.19	2783.31	70%
TOTAL COMBINED COMMERCIAL/INDUSTRIAL	1910.44	509.00	36,284,698	832.98	1077.46	56%
TOTAL COMMERCIAL	1087.40	347.00	26,502,193	608.41	478.99	44%
TOTAL INDUSTRIAL	823.04	162.00	9,782,504	224.58	598.46	73%
TOTAL COMBINED RESIDENTIAL	1950.69	827	14709327.74	337.6797	1613.01	83%

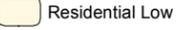
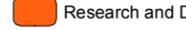


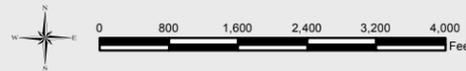
Lindon City General Plan Land Use Map



General Plan



 Residential Low	 Research and Development
 Residential Medium	 Light Industrial
 Residential High	 Open Space
 Commercial	 Parks - Public Facilities
 Mixed Commercial	 Transit Node



Item 5: Discussion — Architectural Concrete & Concrete Tilt-up Buildings

Presenting Staff: *Jordan Cullimore*

SUMMARY

The Commission will review examples of existing architectural concrete and concrete tilt-up buildings and discuss Lindon City's current architectural standards for concrete buildings. A formal ordinance amendment will not be proposed.

ATTACHMENTS

1. LCC 17.49.070 – Architectural Design Standards for Industrial Zones
2. LCC 17.50.070 – Architectural Design Standards for the Mixed Commercial Zone

Attachment 1

Chapter 17.49 Industrial Zones

Section 17.49.070 Architectural design.

All buildings in the LI and HI zone shall be aesthetically pleasing, well-proportioned buildings, which blend with the surrounding property and structures. The following criteria shall be applied to all buildings and/or structures constructed in the LI, HI and T zones and any other construction requiring a building permit in the LI, HI and T zones as per the currently adopted building code for Lindon City:

1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.40.070(2)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Colored pre-cast concrete or colored tilt-up buildings also meet the architectural treatment requirement. (These architectural treatment standards are not applicable in the HI zone). Thirty percent
 - a. With the consent of the property owner, the Planning Commission may allow some or all of the required architectural treatment on a proposed building or addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure, which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss of treatment should occur. When considering a transfer of the architectural treatment, the Planning Commission should be conscious of visual site lines of adjacent buildings and properties to determine if they would be negatively impacted by a Planning Commission decision to allow transfer of the architectural treatment on the proposed structures.
2. All exterior building materials in the LI, HI and T zones shall be earth-tone colors. A sample color palette of acceptable earth-tone colors is found in the Appendix of the Lindon City Commercial Design Guidelines.
3. The Planning Commission may approve ribless, metal, flat-faced, stucco embossed, metal sandwich panel buildings when the Planning Commission finds that the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that achieved by 17.49.070(1). The exterior appearance of such buildings shall primarily be of earth tone colors. Applicants desiring to apply for this type of construction may consider the Lindon City Public Works building located at 946 West Center Street and the building located at 375 North 700 West in Pleasant Grove as examples of structures in compliance with this architectural design standard.

(Ord 2008-8, amended 09/25/2008, Ord 2008-4, amended 2/19/2008, Ord. 2003-1, Amended, 02/18/03) (Ord. 98-9, Amended, 10/03/2000)

Attachment 2

Chapter 17.50 Mixed Commercial

Section 17.50.070 Architectural Design

All structures in the MC zone shall be aesthetically pleasing, well-proportioned buildings that blend with the surrounding property and structures. All structures in the MC zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up or other materials and designs approved within the Lindon City Commercial Design Guidelines, or as otherwise approved by the Planning Commission.

(Ord. 2012-8 amended 6/19/12)

Item 6: Discussion — Home Occupations

Presenting Staff: *Jordan Cullimore*

SUMMARY

The Commission will review Lindon City's existing home occupation ordinance and discuss potential changes and/or additions. Specifically, the Commission will consider whether to create a major/minor home occupation distinction. A formal ordinance amendment will not be proposed.

ATTACHMENTS

1. LCC 17.04.400 – Home Occupation Requirements

Section 17.04.400 Home occupation requirements

1. The purpose and intent of this section of the Lindon City Code is to allow occupations, professions, activities, or uses that are clearly customary, incidental, and secondary to the residential use of the property and which do not alter the exterior of the property or affect the residential character of the neighborhood.
2. No home occupation shall be conducted without first obtaining a home occupation permit pursuant to this chapter and a business license pursuant to this chapter and the Lindon City Code chapter regulating businesses.
3. The Planning Director may grant a home occupation permit in the residential zones, provided the use applied for meets all of the standards set forth in this Section.
4. A home occupation permit shall be obtained from the Planning Director before such home occupation is established. The permit shall have a fee as established per the Lindon City Fee Schedule.
5. As a matter of public policy, the City believes that commercial and industrial activities should be conducted in zones where such activities are specifically permitted. However, limited business activities may be conducted within residences located in any zone in the City if the business activity strictly complies with all of the following requirements:
 - a. Be clearly incidental to and secondary to the residential use of the dwelling unit and not occupy more than five hundred (500) square feet or twenty- five percent (25%) of the total floor space of such dwelling unit, whichever is less. This requirement does not apply to accessory buildings approved as part of a home occupation.
 - b. Be carried on entirely within the dwelling unit or accessory structure solely by one (1) or more of the residents of the immediate family who reside in the dwelling unit or employees as permitted in 5(c). For the purposes of this section, a carport, patio, or breeze way is not considered to be part of the dwelling unit. (This provision shall not prohibit the Utah State requirement for outside use by licensed day care/preschool facilities.)
 - c. Home occupations may have up to one (1) employee or part time equivalent to one (1) employee who does not live in the dwelling unit work at the home. Only one (1) non- resident employee shall work from the home at any given time. Such employee working at the home or coming to the home and moving to another job site associated with the home occupation shall be provided an off street parking stall on the home occupation owner's property. This employee shall be provided and required to use such parking on the business owner's property and off of a public street.
 - d. Not have any external evidence of the home occupation, (except as may be required by State law or City ordinance) nor any exterior displays, displays of goods, nor advertising signs (except as allowed by this section) visible from outside of the dwelling unit. It shall not be permitted to conduct any activity outside the dwelling unit or to store materials or products outside the dwelling unit unless it is within an accessory structure approved as part of the home occupation.
 - e. Not have more than six (6) vehicles parked at the residence at any time, provided all of the vehicles can be parked legally, either in normal parking places on the lot occupied by the residence without parking in front of any other property. The six (6) vehicles specified above shall include the vehicles owned or operated by the residents, visitors or any other person using or visiting the home. Exceptions to this requirement may be granted by the Planning Director provided the applicant can clearly demonstrate that additional vehicles can be parked legally, either in

Lindon City Code

normal parking places on the lot occupied by the residence containing the home occupation or by the curb directly in front of the residence without parking in front of any other property. In addition to the foregoing, the home occupation must not generate more than five (5) vehicles of traffic to the residence during any hour. The home occupation shall not generate any traffic before 7:30 a.m. or after 6:00 p.m. nor shall any vehicle weighing in excess of twenty four thousand (24,000) pounds, gross weight, travel to the residence for the purpose of servicing the home occupation.

- f. Not emit noise, odor, dust, fumes, vibration, smoke, electrical interference or other interference with the residential use of adjacent properties.
- g. Comply with all City building and fire codes.
- h. Obtain a home occupation permit and a business license from the City.
- i. Shall have no more than one (1) sign, not larger than two and one-half (2.5) square feet, attached to the main dwelling unit. The sign shall be aesthetically pleasing and made of similar materials and colors as the building to which it is attached. The sign shall not be directly lit.
- j. Home occupation owners shall be good neighbors and mindful of possible impacts their activities have on the residential character of the neighborhood. All Home Occupation permits are reviewable upon written complaint to the Planning Commission. The Planning Commission, in reviewing such complaints, shall have the authority to attach conditions to a home occupation to make it compatible with the surrounding neighborhood. If the Planning Commission makes a finding that the home occupation is not compatible with the surrounding neighborhood they shall have the authority to revoke such permit.

(Ord. 2002-23, Amend, 08/20/2002; Ord. 99-23, Add, 10/04/2000)

Item 7: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 8: Planning Director Report

1. Planning (APA) Memberships
2. APA/Western Planner Conference
3. O'Neal Aquatics Update

Adjourn

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2015 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>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) lsmith@housinguc.org	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2015 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>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) info@heritageyouth.com info@birdseyertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2015 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
Bikes Belong - Trail construction grant. Requested amount: \$10,000 o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
Land and Water – Trail construction grant. Requested amount: \$200,000 o Status: NOT SELECTED. RE-APPLY IN 2014.	Utah Heritage Foundation — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	CDBG 2013 Grant – Senior Center Van (\$50,000). Funds dispersed July 2013
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	EDC Utah 2014 — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
	CDBG 2014 Grant – 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: 139 New residential units: 30	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 55	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