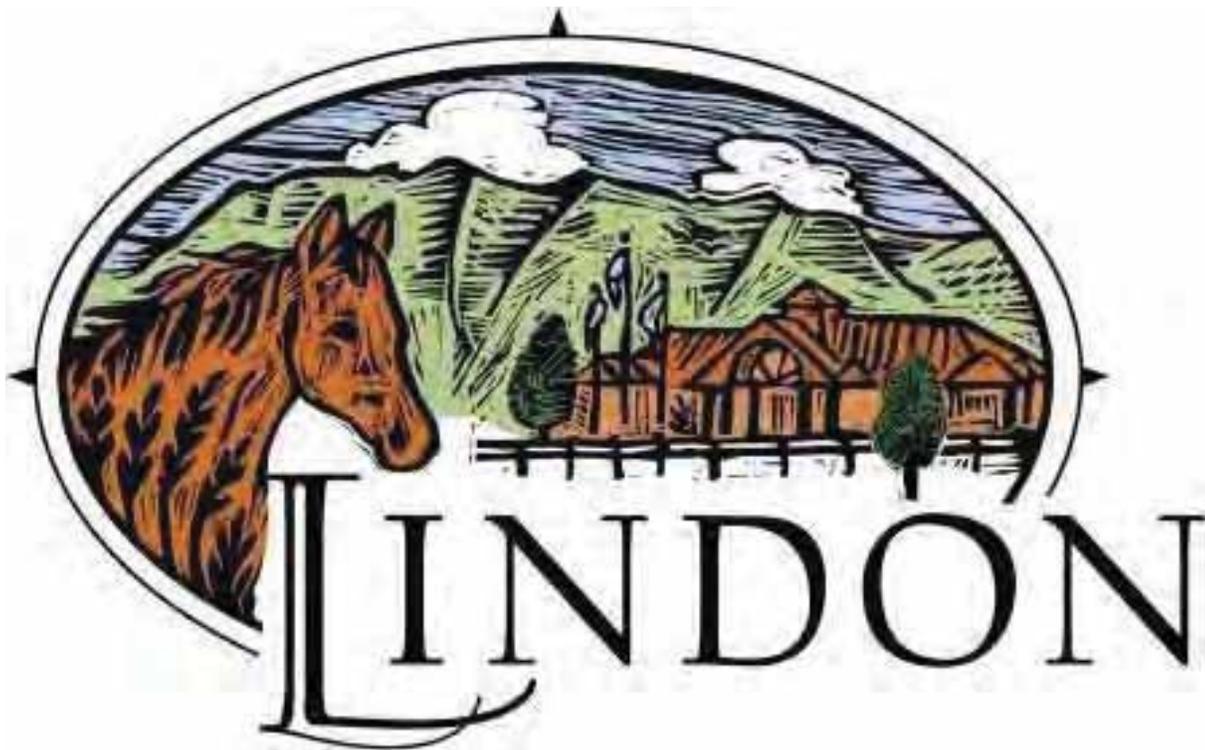


# Lindon City Planning Commission Staff Report



October 27, 2015

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a work session meeting **Tuesday, October 27, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The session will begin at **6:00 p.m.** The agenda will consist of the following:

### AGENDA

#### 1. Standard Land Use Table Comparison

The Commission will compare and contrast the permitted, conditionally permitted, and non-permitted uses in the General Commercial and Mixed Commercial zones in preparation for a General Plan and Zone Map change request by Leonard Lee.

Adjourn

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, October 27, 2015** 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:

### REVISED AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order
2. Approval of minutes
3. Public Comment



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

*(Review times are estimates only.)*  
*(15 minutes)*

4. **Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street**  
Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

*(5 minutes)*

5. **Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street**  
Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

*(10 minutes)*

6. **Minor Subdivision — Homesteads at Coulson Cove Plat E, approx. 731 North Coulson Drive**  
Jeff Wilson requests approval of a three (3) lot subdivision in the Single Family Residential (R1-12) zone on 0.99 acres.

*(30 minutes)*

7. **Public Hearing — General Plan Map Amendment, approx. 500 North Anderson Lane**  
Ken Watson of Ivory Development is requesting a General Plan Land Use Map Amendment from Mixed Commercial to Residential-High. Residential-High is defined as greater than 3.6 dwelling units per acre. The subject properties are located at approximately 500 North Anderson Lane, identified by Utah County Parcel IDs #14:063:0061, #14:050:0006, #14:063:0048, #14:063:0046, #14:063:0047, #14:053:0042, #14:064:0012 and approximately 150 North 1700 West, which is a portion of the parcel identified by Utah County Parcel ID #14:063:0068 and are within the Mixed Commercial (MC) zone.

# Notice of Meeting

## *Lindon City Planning Commission*



*(10 minutes)*

**8. Concept Review — Dastrup Auto Inc; Zone Change, 475 North State Street**

Devin Dastrup requests feedback on a General Commercial to General Commercial-Auto zone change proposal on the 2.3 acre lot located at 475 North State. The change would allow used cars to be sold on the property. No action will be taken.

*(15 minutes)*

**9. Public Hearing — Ordinance Amendment, LCC 17.76 PRD Overlay Parking**

Lindon City staff is requesting an amendment to the Planned Residential Overlay parking requirements in order to allow parking spaces to be accessed directly from a public street rather than from a private drive.

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

**11. 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: Hugh Van Wagenen

Date: October 23, 2015

Time: ~1:00 pm

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

## Item 1: Call to Order

October 27, 2015 Planning Commission meeting.

### Roll Call:

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

**Item 2: Approval of Minutes**

Planning Commission Meeting – Tuesday, October 13, 2015

### 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: Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

<p><b>Applicant:</b> Leonard Lee <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Commercial <b>Current Zone:</b> General Commercial</p> <p><b>Property Owner:</b> Lee L A Enterprises <b>Address:</b> 115/117/119 South State Street <b>Parcel ID:</b> 14:070:0204 &amp; 14:070:0306 <b>Lot Size:</b> 2.12 acres; 1.40 acres</p> <p><b>Type of Decision:</b> Legislative <b>Council Action Required:</b> Yes</p> <p><b>Related Item:</b> File 15-050-3</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 Commercial to Mixed 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 lots identified by Utah County Parcel #14:070:0204 &amp; 14:070:0306 from Commercial to Mixed Commercial.</p>
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### **OVERVIEW**

This item has been continued from the October 13, 2015 meeting so that a review of the Standard Land Use Table regarding the General Commercial and Mixed Commercial zones could be accomplished. That review is due to take place during a work session on October 27, prior to the regularly scheduled Planning Commission meeting. This item was also considered by the Planning Commission on August 25, 2015 at which time the Commission voted to continue the item until a time could be arranged to tour the properties in question. That tour was conducted during a work session prior the regularly scheduled meeting on October 13, 2015. Also, a comparison of uses between the MC and CG zones was requested by the Commission. That comparison is in Attachment 3.

The applicant has owned the existing structures on the subject parcels for many years. County records indicate that the structures were constructed in 1988. The buildings have typically housed light manufacturing, and other industrial related, uses. Similar uses have continued to operate from the structures over the years.

Presently, the buildings are in the General Commercial zone, which is now a zone that is predominantly oriented toward office and retail uses only. Consequently, as prospective industrial tenants have attempted to obtain business licenses from the City to operate out of the structures, staff has had to conduct research to determine whether the buildings have nonconforming rights to the specific uses proposed since the current zoning does not allow for manufacturing and light industrial uses.

The applicant requests that the general plan designation, and, in the next item, the zoning classification, be changed from Commercial to Mixed Commercial to allow, more broadly, other light industrial, manufacturing, and office/warehousing uses in the buildings.

### **FINDINGS OF FACT**

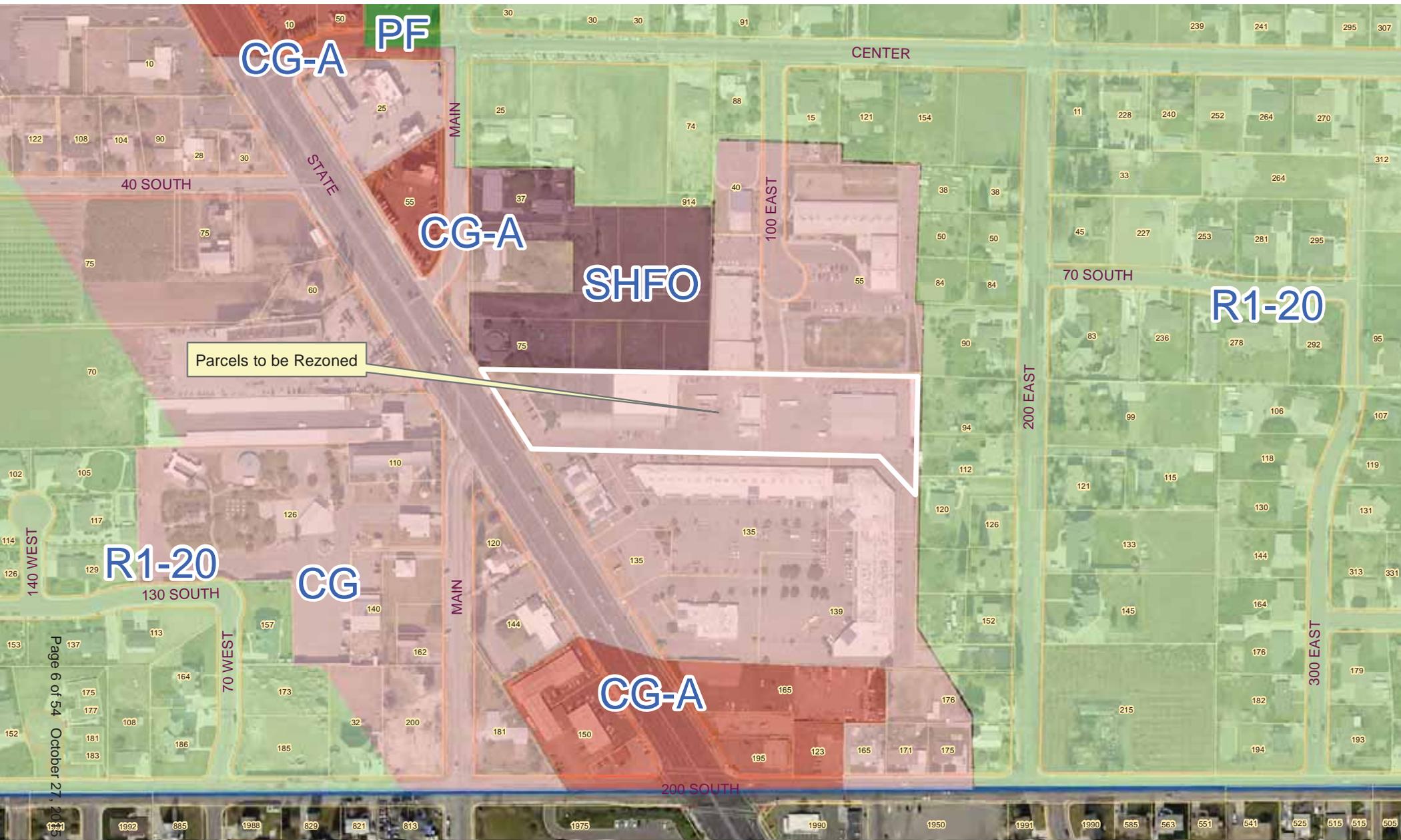
1. The General Plan currently designates the property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

### **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.

### **ATTACHMENTS**

1. Aerial photo of the proposed area to be re-classified.
2. Photos of the existing structures.
3. Use Comparison: CG to MC



Parcels to be Rezoned

CG-A PF

CG-A SHFO

R1-20

R1-20

CG

CG-A







STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
<b>MISCELLANEOUS</b>			
N/A	Solicitors	6.40 - Solicitors C	
N/A	Itinerant Merchants	7.140 - Tempora	
7100	Fireworks Stands	8 - Fireworks Or	
7100	Christmas Tree Sales	7.140 - Tempora	
7100	Mechanical Amusement	C	C
N/A	Individual Containers for Recyclable Materials - commercial storage	C	C
<b>RESIDENTIAL</b>			
N/A	Single Family	N	N
1111	Accessory Apartments	N	N
1111	Condominium	N	N
1111	Apartments	N	N
1200	Rooming & Boarding Houses	N	N
1233	Fraternity & Sorority Houses	N	N
1500	Membership Lodging	C	N
1233	Student Housing	17.46 - R2 Over	
1241	Youth Rehabilitation	mes and 17.72 -	
1241	Assisted Living Facilities - small	mes and 17.72 -	
1241	Assisted Living Facilities - large	mes and 17.72 -	
1200	Transitional Treatment Home - sm.	mes and 17.72 -	
1200	Transitional Treatment Home - lg.	mes and 17.72 -	
1400	Subdivided Manufactured Mobile Homes Parks	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	P	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N
N/A	Caretaker Facilities - accessory to main uses only	C	C
<b>MANUFACTURING</b>			
Manufacturing business proposing "outdoor storage" in the HI or LI zones is requir			
2000	Slaughterhouse	N	N
2000	Meat & Dairy	N	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	C
2000	General Food Mfg.- over 20,000 sq/ft.	N	N
2000	Candy & Other Confectionary Products	C	C
2000	Preparing Feeds for Animals & Fowl	N	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	C
2000	Ice Manufacturing	N	P
2000	Textile Mill Products	N	N
2000	All General Apparel	N	P
2000	Lumber & Wood Products	N	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	C
2000	Pulp Products	N	N
2000	Publishing, Printing, & Misc. Related Work	N	P
2000	Industrial Chemical	N	N
2000	Explosives	N	N

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
2000	Petroleum & Coal Products	N	N
2000	Other Gas Productions	N	N
2000	Candle and wax products manufacturing	N	C
2000	Rubber and Misc. Plastics	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	C
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site obscuring fencing. Applications must meet SLU compatibility standards.)	N	N
2000	Fabricated Metal Products	N	N
2000	Fabricated Metal products, indoor storage & production only.	N	C
2000	Professional, Scientific, Photographic, Optical instruments & Associated Equipment	N	P
2000	Tobacco Products	N	N
2000	Motion Picture production (permanent studios)	N	P
2000	Signs & Advertising	N	P
<b>TRANSPORTATION, COMMUNICATIONS, &amp; UTILITIES</b>			
4000	Railroad Lines Extension & Associated Uses	N	C
4000	Bus Passenger Terminals	C	P
4000	Bus Garaging & Equipment Maintenance	N	N
4000	Motor Freight Terminals	N	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N
4000	Taxicab Terminal/Garage	N	P
4000	Auto Parking Facilities - private	P	P
4000	Telephone Utility Lines - above ground	N	N
4000	Telephone Utility Lines - underground	P	P
4000	Cellular Communication Towers	See Section 5.07	
4000	Television Broadcasting Studios - only	N	P
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	C
4000	Electric Utility Lines - above ground 35 kV or greater	C	C
4000	Electric Utility Lines - underground	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N
4000	Electricity Regulating Substations	N	C
4000	Gas Utilities - underground	P	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N
4000	Gas Pressure Control Stations	N	N
4000	Culinary Water Treatment Plants - Purification	N	N
4000	Water Storage	P	P
4000	Water Pressure Control Stations	P	P
4000	Sewage Treatment Plants	N	N
4000	Sewage Pressure Control Stations	P	P
4000	Solid Waste Disposal & Incineration	N	N
4000	Freight Forwarding Services	N	P
4000	Packing & Crating Services	C	C
4000	Waste Transfer Stations	N	N
<b>WHOLESALE TRADE (Sell for Resale)</b>			
<b>Note: Any permitted (P) wholesale business proposing "outdoor storage"</b>			
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	C
5100	Tires & Tubes - indoor storage only	N	P
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	P
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	P
5100	Paints & Varnishes - indoor storage only	N	P
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	P
5100	Apparel & Accessories - indoor storage only	N	P
5100	Groceries & Food Stuffs - indoor storage only	N	P
5100	Agricultural Commodities (outdoor storage is permitted)	N	C
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	P
5100	Hardware - indoor storage only	N	P
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	P
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	P
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	C
5100	Professional Equipment & Supplies - indoor storage only	N	P
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	C
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N
5100	Petroleum Bulk Stations & Terminals	N	N
5100	Scrap & Waste Materials	N	N

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5100	Tobacco & Tobacco Products - indoor storage only	N	P
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	P
5100	Paper & Paper Products - indoor storage only	N	P
5100	Furniture & Home furnishings - indoor storage only	N	P
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	C
<b>RETAIL TRADE</b>			
5200	Lumber yards - outdoor storage	N	C
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	P	P
5200	Farm Equipment	N	C
5300	Home Improvement Centers	P	P
5300	Department Stores	P	P
5300	Mail Order Houses	N	P
5300	Limited Price Variety Stores	P	P
5300	Direct Selling Organizations - Call Centers	C	C
5300	Arts, Crafts & Hobbies	P	P
5300	Musical Instruments	P	P
5300	Flea Market - indoor storage only	C	C
5300	Groceries &/or Food	P	P
5300	Farmers Market	C	C
5300	Candy & Other Confectionery Products	P	P
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	C	C
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	P	C
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N
5500	Mobile & Manufactured Homes Sales	N	C
5500	Tires, Batteries, & Accessories	P	P
5500	Gasoline Service Station with or Without Store	P	P
5500	Marine Craft & Accessories	C	C
5500	Aircraft & Accessories	N	N
5600	Clothing, Apparel, & Accessories	P	P
5700	Furniture & Home furnishings - indoor storage only	P	P
5700	Music Supplies	P	P
5800	Restaurants	P	P
5800	Fast Food	P	P
5900	Pharmacy	P	P
5900	Antiques	P	P
5900	Jeweler or Gold, Silver Dealers	P	P
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	P	P
5900	Books	P	P
5900	Stationery	P	P
5900	Office Supplies	P	P
5900	Cigars - Cigarettes	N	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5900	Newspapers/Magazines	P	P
5900	Cameras & Photographic Supplies	P	P
5900	Gifts, Novelties, & Souvenirs	P	P
5900	Florists	P	P
5900	Video Rentals	P	P
5900	Sporting Goods	P	P
5900	Bicycles	P	P
5900	Toys	P	P
5900	Farm & Garden Supplies	P	P
5900	Hay, Grains, & Feed	C	C
5900	Nursery - Plants	P	P
5900	Computer Goods & Services	P	P
5900	Optical Goods	P	P
<b>SERVICES</b>			
6100	Professional Office Uses	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	P	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	P	P
6100	Insurance Agents, Brokers, and Related Services	P	P
6100	Real Estate Agents, Brokers, and Related Services	P	P
6100	Title Abstracting	P	P
6200	Laundering and Dry Cleaning Services	P	P
6200	Custom Tailoring	P	P
6200	Laundromats	P	P
6200	House Cleaning	P	P
6200	Commercial Janitorial	P	P
6200	Window Cleaning	P	P
6200	Chimney Sweep	P	P
6200	Photographic Services - Including Commercial	P	P
6200	Beauty & Barber Shops	P	P
6200	Massage Therapy/Personal Care Health Spa	P	P
6200	Funeral Homes	P	P
6200	Crematory Services	N	N
6200	Cemeteries	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	P	C
6200	Commercial Adult Day Care Facility	Section 17.70 and	
6200	Commercial Preschool	P	P
6200	Catering Services	P	P
6200	Wedding Reception Centers	P	P
6300	Advertising Services - General	P	P
6300	Direct Mail Advertising	C	P
6300	Travel Services	P	P
6300	Private Postal Services	P	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6300	Blueprinting & Photocopying	P	P
6300	Disinfecting & Exterminating	N	C
6300	Locksmithing	P	P
6300	News Syndicate	P	P
6300	Employment Services	P	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	P
6300	Research, Development, & Testing Services	C	P
6300	Business & Management Consulting	P	P
6300	Detective & Protective Services	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	P	P
6300	Photo-Finishing	P	P
6300	Stamp Trading	P	P
6300	Motion Picture Distribution & Services	P	P
6411	Automobile Wash	P	P
6411	Auto Lube & Tune-up	C	P
6411	Auto Tire Shops / Tire Sales / Tire Services	C	P
6411	General Auto / Vehicle Repair	N	C
6400	Wrecking Yards	N	N
6400	Impound Yards	N	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	C	C
6400	Watch, Clock, & Jewelry Repair	P	P
6400	Re-Upholstery & Furniture Repair	P	P
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	P	P
6513	Hospital Services	C	C
6500	Medical & Dental Laboratories	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	C	C
6500	Veterinarian Services, Animal Hospitals - large animals	N	N
6500	Legal Services	P	P
6500	Engineering & Architectural	P	P
6500	Educational & Scientific Research	P	P
6500	Accounting, Auditing & Bookkeeping	P	P
6500	Urban Planning	P	P
6500	Auction Services - Indoor Only	P	P
6500	Family & Behavioral Counseling	P	P
6500	Genealogical - Family History Services	P	P
6500	Interior Design	P	P
6600	Building Construction - General Contractor, Office & Storage	N	C
6600	Landscaping Service, Office & Storage	N	C

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6800	Private Primary & Secondary Schools	C	C
6800	Universities & Colleges	C	C
6800	Professional & Vocational Schools	C	C
6800	Martial Arts Studios	P	P
6800	Barber & Beauty Schools	P	P
6800	Art & Music Schools	P	P
6800	Dancing, Tumbling, and Gymnastics Schools	P	P
6800	Driving Schools	P	P
6911	Churches, Synagogues & Temples	N	C
6800	Adoption Agencies	P	P
6800	Professional Members Organizations	N	P
6800	Labor Unions & Similar Labor Organizations	N	P
6800	Civic, Social & Fraternal Associations	N	P
<b>PUBLIC ASSEMBLIES &amp; AMUSEMENTS</b>			
7100	Libraries	P	P
7100	Museums	P	P
7100	Art Galleries	P	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	P	P
7100	Zoos	N	N
7100	Sexually-Oriented Businesses	Section 8.30 and	
7100	Amphitheaters	C	C
7100	Motion Picture Theaters	P	P
7100	Stage Theater	P	P
7100	Dance Clubs/Music Venues	C	C
7100	Stadiums	C	C
7100	Arenas / Field Houses	C	C
7100	Auditoriums & Exhibit Halls	C	C
7100	Convention Centers	P	P
7100	Fairgrounds	N	P
7100	Amusements Parks	C	C
7100	Arcades & Miniature Golf	C	P
7100	Golf Driving Ranges	C	C
7100	Go-Cart Tracks	N	N
7100	Golf Courses &/ or Country Clubs	N	N
7100	Tennis Courts - Private	C	P
7100	Roller Skating & Blading	C	P
7100	Skate Board Parks - Private	N	N
7100	Skate Board Parks - Publicly Owned	Section III - Apper	
7100	BMX Biking Tracks & Facilities	N	N
7100	ATV / Motorcycle Tracks	N	N
7100	Riding Stables - Commercial	N	P
7100	Bowling Lanes	P	P
7100	Play Fields & Athletic Fields - Commercial	N	N
7100	Recreation Centers - General	C	P
7100	Gymnasium & Athletic Clubs	C	P
7100	Swimming Pools - Commercial	C	P
7100	Indoor Soccer Facilities	N	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
7100	Indoor Gun Ranges	C	C
7100	Water Slides	C	P
7100	Parks - General Recreation - Public Property	P	P
7100	Campgrounds	N	N
AGRICULTURE & RESOURCE EXTRACTION			
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	C	C
N/A	Horticultural Services	C	C
N/A	Forestry & Timber Production	N	N
N/A	All Fisheries & Fish Hatcheries	N	N
N/A	All Mining & Related Services	N	N
N/A	All Resource Production & Extraction	N	N
N/A	Peat Extraction	N	C
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51		
UNCLASSIFIED			
N/A	All unclassified items	III of SLU Table (/	

## Item 5: Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

<p><b>Applicant:</b> Leonard Lee <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Commercial <b>Current Zone:</b> General Commercial</p> <p><b>Property Owner:</b> Lee L A Enterprises <b>Address:</b> 115/117/119 South State Street <b>Parcel ID:</b> 14:070:0204 &amp; 14:070:0306 <b>Lot Size:</b> 2.12 acres; 1.40 acres</p> <p><b>Type of Decision:</b> Legislative <b>Council Action Required:</b> Yes</p> <p><b>Related Item:</b> File 15-065-6</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to recommend approval of a request to change the Zoning designation of the subject lot from General Commercial (CG) to Mixed Commercial (MC).</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 zoning designation of the lots identified by Utah County Parcel #14:070:0204 &amp; 14:070:0306 from General Commercial (CG) to Mixed Commercial (MC).</p>
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### **OVERVIEW**

This item has been continued from the October 13, 2015 meeting so that a review of the Standard Land Use Table regarding the General Commercial and Mixed Commercial zones could be accomplished. That review is due to take place during a work session on October 27, prior to the regularly scheduled Planning Commission meeting. This item was also considered by the Planning Commission on August 25, 2015 at which time the Commission voted to continue the item until a time could be arranged to tour the properties in question. That tour was conducted during a work session prior the regularly scheduled meeting on October 13, 2015. Also, a comparison of uses between the MC and CG zones was requested by the Commission. That comparison is in Attachment 3.

The background of the subject parcels was presented in the staff report for the accompanying General Plan map amendment (item #7). This is a request to rezone the parcels from General Commercial (CG) to Mixed Commercial (MC). Both the CG and MC zones are subject to the Commercial Design Guidelines, and both have similar landscaping requirements. Both the General Commercial and the Mixed Commercial zones only allow outdoor storage of merchandise when the inventory is stored behind a sight-obscuring fence.

### **FINDINGS OF FACT**

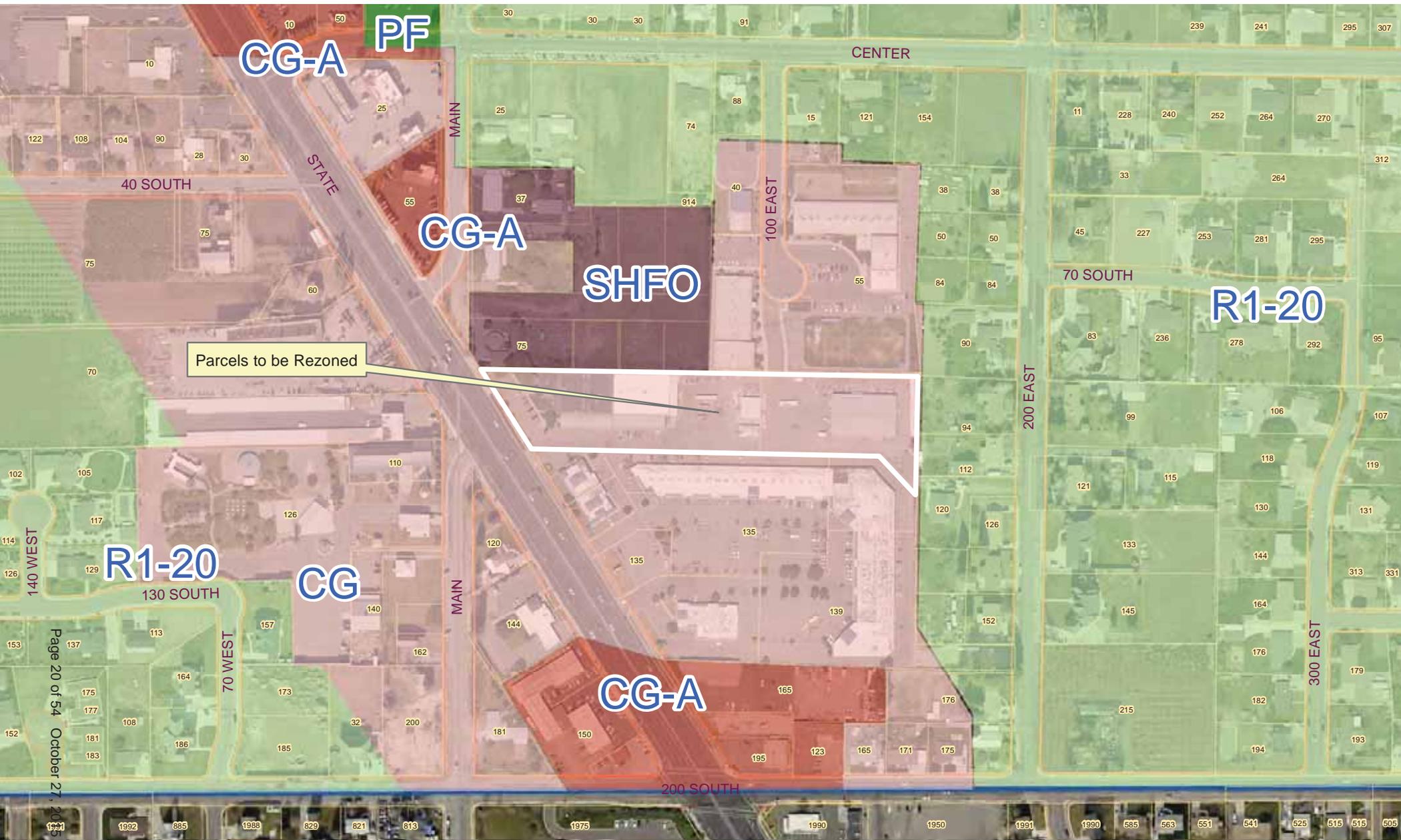
1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 4 involving the General Plan designation of the lot.

## **ANALYSIS & CONCLUSIONS**

- 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.

## **ATTACHMENTS**

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the existing site.
3. Use Comparison: CG to MC



Parcels to be Rezoned

CG-A PF

CG-A SHFO

R1-20

R1-20

CG

CG-A







STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
<b>MISCELLANEOUS</b>			
N/A	Solicitors	6.40 - Solicitors C	
N/A	Itinerant Merchants	7.140 - Tempora	
7100	Fireworks Stands	8 - Fireworks Or	
7100	Christmas Tree Sales	7.140 - Tempora	
7100	Mechanical Amusement	C	C
N/A	Individual Containers for Recyclable Materials - commercial storage	C	C
<b>RESIDENTIAL</b>			
N/A	Single Family	N	N
1111	Accessory Apartments	N	N
1111	Condominium	N	N
1111	Apartments	N	N
1200	Rooming & Boarding Houses	N	N
1233	Fraternity & Sorority Houses	N	N
1500	Membership Lodging	C	N
1233	Student Housing	17.46 - R2 Over	
1241	Youth Rehabilitation	mes and 17.72 -	
1241	Assisted Living Facilities - small	mes and 17.72 -	
1241	Assisted Living Facilities - large	mes and 17.72 -	
1200	Transitional Treatment Home - sm.	mes and 17.72 -	
1200	Transitional Treatment Home - lg.	mes and 17.72 -	
1400	Subdivided Manufactured Mobile Homes Parks	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	P	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N
N/A	Caretaker Facilities - accessory to main uses only	C	C
<b>MANUFACTURING</b>			
Manufacturing business proposing "outdoor storage" in the HI or LI zones is requir			
2000	Slaughterhouse	N	N
2000	Meat & Dairy	N	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	C
2000	General Food Mfg.- over 20,000 sq/ft.	N	N
2000	Candy & Other Confectionary Products	C	C
2000	Preparing Feeds for Animals & Fowl	N	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	C
2000	Ice Manufacturing	N	P
2000	Textile Mill Products	N	N
2000	All General Apparel	N	P
2000	Lumber & Wood Products	N	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	C
2000	Pulp Products	N	N
2000	Publishing, Printing, & Misc. Related Work	N	P
2000	Industrial Chemical	N	N
2000	Explosives	N	N

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
2000	Petroleum & Coal Products	N	N
2000	Other Gas Productions	N	N
2000	Candle and wax products manufacturing	N	C
2000	Rubber and Misc. Plastics	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	C
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site obscuring fencing. Applications must meet SLU compatibility standards.)	N	N
2000	Fabricated Metal Products	N	N
2000	Fabricated Metal products, indoor storage & production only.	N	C
2000	Professional, Scientific, Photographic, Optical instruments & Associated Equipment	N	P
2000	Tobacco Products	N	N
2000	Motion Picture production (permanent studios)	N	P
2000	Signs & Advertising	N	P
<b>TRANSPORTATION, COMMUNICATIONS, &amp; UTILITIES</b>			
4000	Railroad Lines Extension & Associated Uses	N	C
4000	Bus Passenger Terminals	C	P
4000	Bus Garaging & Equipment Maintenance	N	N
4000	Motor Freight Terminals	N	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N
4000	Taxicab Terminal/Garage	N	P
4000	Auto Parking Facilities - private	P	P
4000	Telephone Utility Lines - above ground	N	N
4000	Telephone Utility Lines - underground	P	P
4000	Cellular Communication Towers	See Section 5.07	
4000	Television Broadcasting Studios - only	N	P
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	C
4000	Electric Utility Lines - above ground 35 kV or greater	C	C
4000	Electric Utility Lines - underground	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N
4000	Electricity Regulating Substations	N	C
4000	Gas Utilities - underground	P	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N
4000	Gas Pressure Control Stations	N	N
4000	Culinary Water Treatment Plants - Purification	N	N
4000	Water Storage	P	P
4000	Water Pressure Control Stations	P	P
4000	Sewage Treatment Plants	N	N
4000	Sewage Pressure Control Stations	P	P
4000	Solid Waste Disposal & Incineration	N	N
4000	Freight Forwarding Services	N	P
4000	Packing & Crating Services	C	C
4000	Waste Transfer Stations	N	N
<b>WHOLESALE TRADE (Sell for Resale)</b>			
<b>Note: Any permitted (P) wholesale business proposing "outdoor storage"</b>			
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	C
5100	Tires & Tubes - indoor storage only	N	P
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	P
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	P
5100	Paints & Varnishes - indoor storage only	N	P
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	P
5100	Apparel & Accessories - indoor storage only	N	P
5100	Groceries & Food Stuffs - indoor storage only	N	P
5100	Agricultural Commodities (outdoor storage is permitted)	N	C
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	P
5100	Hardware - indoor storage only	N	P
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	P
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	P
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	C
5100	Professional Equipment & Supplies - indoor storage only	N	P
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	C
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N
5100	Petroleum Bulk Stations & Terminals	N	N
5100	Scrap & Waste Materials	N	N

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5100	Tobacco & Tobacco Products - indoor storage only	N	P
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	P
5100	Paper & Paper Products - indoor storage only	N	P
5100	Furniture & Home furnishings - indoor storage only	N	P
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	C
<b>RETAIL TRADE</b>			
5200	Lumber yards - outdoor storage	N	C
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	P	P
5200	Farm Equipment	N	C
5300	Home Improvement Centers	P	P
5300	Department Stores	P	P
5300	Mail Order Houses	N	P
5300	Limited Price Variety Stores	P	P
5300	Direct Selling Organizations - Call Centers	C	C
5300	Arts, Crafts & Hobbies	P	P
5300	Musical Instruments	P	P
5300	Flea Market - indoor storage only	C	C
5300	Groceries &/or Food	P	P
5300	Farmers Market	C	C
5300	Candy & Other Confectionery Products	P	P
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	C	C
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	P	C
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N
5500	Mobile & Manufactured Homes Sales	N	C
5500	Tires, Batteries, & Accessories	P	P
5500	Gasoline Service Station with or Without Store	P	P
5500	Marine Craft & Accessories	C	C
5500	Aircraft & Accessories	N	N
5600	Clothing, Apparel, & Accessories	P	P
5700	Furniture & Home furnishings - indoor storage only	P	P
5700	Music Supplies	P	P
5800	Restaurants	P	P
5800	Fast Food	P	P
5900	Pharmacy	P	P
5900	Antiques	P	P
5900	Jeweler or Gold, Silver Dealers	P	P
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	P	P
5900	Books	P	P
5900	Stationery	P	P
5900	Office Supplies	P	P
5900	Cigars - Cigarettes	N	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
5900	Newspapers/Magazines	P	P
5900	Cameras & Photographic Supplies	P	P
5900	Gifts, Novelties, & Souvenirs	P	P
5900	Florists	P	P
5900	Video Rentals	P	P
5900	Sporting Goods	P	P
5900	Bicycles	P	P
5900	Toys	P	P
5900	Farm & Garden Supplies	P	P
5900	Hay, Grains, & Feed	C	C
5900	Nursery - Plants	P	P
5900	Computer Goods & Services	P	P
5900	Optical Goods	P	P
<b>SERVICES</b>			
6100	Professional Office Uses	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	P	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	P	P
6100	Insurance Agents, Brokers, and Related Services	P	P
6100	Real Estate Agents, Brokers, and Related Services	P	P
6100	Title Abstracting	P	P
6200	Laundering and Dry Cleaning Services	P	P
6200	Custom Tailoring	P	P
6200	Laundromats	P	P
6200	House Cleaning	P	P
6200	Commercial Janitorial	P	P
6200	Window Cleaning	P	P
6200	Chimney Sweep	P	P
6200	Photographic Services - Including Commercial	P	P
6200	Beauty & Barber Shops	P	P
6200	Massage Therapy/Personal Care Health Spa	P	P
6200	Funeral Homes	P	P
6200	Crematory Services	N	N
6200	Cemeteries	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	P	C
6200	Commercial Adult Day Care Facility	Section 17.70 and	
6200	Commercial Preschool	P	P
6200	Catering Services	P	P
6200	Wedding Reception Centers	P	P
6300	Advertising Services - General	P	P
6300	Direct Mail Advertising	C	P
6300	Travel Services	P	P
6300	Private Postal Services	P	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6300	Blueprinting & Photocopying	P	P
6300	Disinfecting & Exterminating	N	C
6300	Locksmithing	P	P
6300	News Syndicate	P	P
6300	Employment Services	P	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	P
6300	Research, Development, & Testing Services	C	P
6300	Business & Management Consulting	P	P
6300	Detective & Protective Services	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	P	P
6300	Photo-Finishing	P	P
6300	Stamp Trading	P	P
6300	Motion Picture Distribution & Services	P	P
6411	Automobile Wash	P	P
6411	Auto Lube & Tune-up	C	P
6411	Auto Tire Shops / Tire Sales / Tire Services	C	P
6411	General Auto / Vehicle Repair	N	C
6400	Wrecking Yards	N	N
6400	Impound Yards	N	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	C	C
6400	Watch, Clock, & Jewelry Repair	P	P
6400	Re-Upholstery & Furniture Repair	P	P
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	P	P
6513	Hospital Services	C	C
6500	Medical & Dental Laboratories	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	C	C
6500	Veterinarian Services, Animal Hospitals - large animals	N	N
6500	Legal Services	P	P
6500	Engineering & Architectural	P	P
6500	Educational & Scientific Research	P	P
6500	Accounting, Auditing & Bookkeeping	P	P
6500	Urban Planning	P	P
6500	Auction Services - Indoor Only	P	P
6500	Family & Behavioral Counseling	P	P
6500	Genealogical - Family History Services	P	P
6500	Interior Design	P	P
6600	Building Construction - General Contractor, Office & Storage	N	C
6600	Landscaping Service, Office & Storage	N	C

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
6800	Private Primary & Secondary Schools	C	C
6800	Universities & Colleges	C	C
6800	Professional & Vocational Schools	C	C
6800	Martial Arts Studios	P	P
6800	Barber & Beauty Schools	P	P
6800	Art & Music Schools	P	P
6800	Dancing, Tumbling, and Gymnastics Schools	P	P
6800	Driving Schools	P	P
6911	Churches, Synagogues & Temples	N	C
6800	Adoption Agencies	P	P
6800	Professional Members Organizations	N	P
6800	Labor Unions & Similar Labor Organizations	N	P
6800	Civic, Social & Fraternal Associations	N	P
<b>PUBLIC ASSEMBLIES &amp; AMUSEMENTS</b>			
7100	Libraries	P	P
7100	Museums	P	P
7100	Art Galleries	P	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	P	P
7100	Zoos	N	N
7100	Sexually-Oriented Businesses	Section 8.30 and	
7100	Amphitheaters	C	C
7100	Motion Picture Theaters	P	P
7100	Stage Theater	P	P
7100	Dance Clubs/Music Venues	C	C
7100	Stadiums	C	C
7100	Arenas / Field Houses	C	C
7100	Auditoriums & Exhibit Halls	C	C
7100	Convention Centers	P	P
7100	Fairgrounds	N	P
7100	Amusements Parks	C	C
7100	Arcades & Miniature Golf	C	P
7100	Golf Driving Ranges	C	C
7100	Go-Cart Tracks	N	N
7100	Golf Courses &/ or Country Clubs	N	N
7100	Tennis Courts - Private	C	P
7100	Roller Skating & Blading	C	P
7100	Skate Board Parks - Private	N	N
7100	Skate Board Parks - Publicly Owned	Section III - Apper	
7100	BMX Biking Tracks & Facilities	N	N
7100	ATV / Motorcycle Tracks	N	N
7100	Riding Stables - Commercial	N	P
7100	Bowling Lanes	P	P
7100	Play Fields & Athletic Fields - Commercial	N	N
7100	Recreation Centers - General	C	P
7100	Gymnasium & Athletic Clubs	C	P
7100	Swimming Pools - Commercial	C	P
7100	Indoor Soccer Facilities	N	P

## STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Commercial	
		CG	MC
7100	Indoor Gun Ranges	C	C
7100	Water Slides	C	P
7100	Parks - General Recreation - Public Property	P	P
7100	Campgrounds	N	N
AGRICULTURE & RESOURCE EXTRACTION			
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	C	C
N/A	Horticultural Services	C	C
N/A	Forestry & Timber Production	N	N
N/A	All Fisheries & Fish Hatcheries	N	N
N/A	All Mining & Related Services	N	N
N/A	All Resource Production & Extraction	N	N
N/A	Peat Extraction	N	C
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51		
UNCLASSIFIED			
N/A	All unclassified items	III of SLU Table (/	

## Item 6: Minor Subdivision — Homesteads at Coulson Cove Plat E 731 North Coulson Drive

Jeff Wilson requests preliminary approval of a three (3) lot subdivision at approximately 731 North Coulson Drive in the Single Family Residential (R1-12) zone.

<p><b>Applicant:</b> Jeff Wilson <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential Medium <b>Current Zone:</b> Single Family Residential (R1-12)</p> <p><b>Property Owners:</b> Jeff &amp; Kayleen Wilson; SMP Properties LLC <b>Address:</b> 731 North Coulson Drive <b>Parcel ID:</b> 14:045:0080, 14:045:0116, 14:045:0118, 41:784:0023 <b>Lot Sizes:</b> 0.28, 0.28, 0.44</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 a three lot residential subdivision in the Single Family Residential (R1-12) zone.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a three lot residential subdivision, to be known as Homesteads at Coulson Cove Plat E, with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1. Lots 27 and 28 meet minimum 12,000 square foot requirement.</li><li>2.</li><li>3.</li></ol>
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### **BACKGROUND**

1. The area for lots 27 and 28 on this plat of Homesteads at Coulson Cove have not been platted, although the frontage is improved. New ownership of this and surrounding land have now made it possible to plat this area.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements*

- Minimum lot size in the R1-12 zone is 12,000 square feet (.28 acre). The subdivision will create three lots. Lot 27 is currently shown as 11,994 square feet, lot 28 is currently shown as 11,979 square feet, and lot 29 is shown as 19,193 square feet in area. Lots 27 and 28 are currently short of the 12,000 square foot minimum. Meeting that minimum should be a condition of approval.
- Frontage requirements are met for all lots.
- Curb, gutter, and sidewalk is currently installed and appropriate utilities will be installed for lots 27 and 28.

#### *Other Requirements*

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

### **ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



Homesteads @ Coulson Cove Plat E  
~731 North Coulson Drive  
3 lots on .99 acres  
R1-12 zone



## Item 7: Public Hearing — General Plan Map Amendment, approx. 500 North Anderson Lane and 150 North 1700 West

Ken Watson of Ivory Development is requesting a General Plan Land Use Map Amendment from Mixed Commercial to Residential-High. Residential-High is defined as greater than 3.6 dwelling units per acre. The Commission will consider the request and make a recommendation to the City Council.

**Applicant:** Ivory Development  
**Presenting Staff:** Hugh Van Wagenen

**General Plan:** Mixed Commercial  
**Current Zone:** Mixed Commercial

**Property Owner:** Boyd Anderson & Sons  
**Address:** ~500 North Anderson Lane and 150 North 1700 West

**Parcel IDs:** #14:063:0061, #14:050:0006, #14:063:0048, #14:063:0046, #14:063:0047, #14:053:0042, #14:064:0012, and a portion of #14:063:0068

**Lot Size:** This request covers about 45 acres

**Type of Decision:** Legislative  
**Council Action Required:** Yes

### **SUMMARY OF KEY ITEMS**

1. Whether to recommend approval of a request to change the General Plan designation of the subject area from Mixed Commercial to Residential-High.

### **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 area identified on the attached map from Mixed Commercial to Residential-High.

### **OVERVIEW**

Over a year ago, Ivory Development approached the City regarding a master planned residential community west of Geneva Road, adjacent to the Creekside community, on the Anderson Dairy Farm. Subsequent to that time, there have been numerous work sessions with Ivory Development, City Staff, the Planning Commission and City Council to review and comment on a concept plan developed by Ivory Development. There was also a public open house earlier this year in which Ivory Development presented the concept to the Creekside neighborhood. The latest version of that concept is included as Attachment 3.

The entire project is about 137 acres, of which about 92 acres is currently designated as Residential-High on the General Plan Land Use Map. This request would change the remaining 45 acres of the project to Residential-High from its current designation of Mixed Commercial.

This is a first step in a multi-step process that would make the concept plan a reality. In addition to this General Plan change being approved, there will need to be zoning map approval along with approval of a new ordinance governing the zone change. More than likely, there will be a development agreement entered into between Ivory Development and the City requiring additional review by the Planning Commission and City Council.

## **CONCEPT PLAN**

The attached concept plan shows the entire project and outlines the specific areas that are under consideration in this application. There is also a modified plan (Attachment 4) looking at just the northeast area. This plan contemplates commercial development that may need additional depth from 700 North than what is shown on the overall concept plan. The City has expressed a desire to keep this option in order to accommodate future commercial development.

## **PUBLIC COMMENT**

One written comment from Shaun Houston of 473 North 1200 West has been received and is included as Attachment 5.

## **FINDINGS OF FACT**

1. The General Plan currently designates the property under the category of Mixed Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs, as well as light industrial and research and business uses.
2. The applicant requests that the General Plan designation of the property be changed to Residential-High, which refers to a density of greater than 3.6 dwelling units per acre.

## **ANALYSIS**

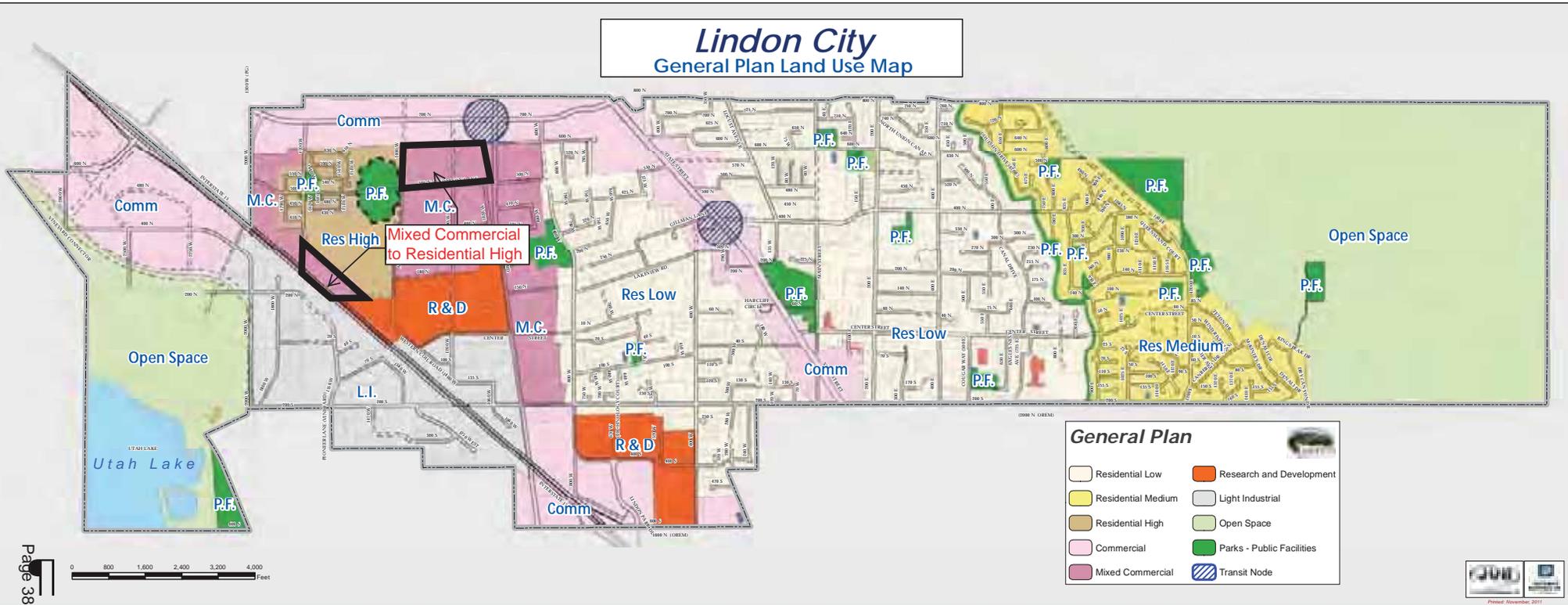
1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
  - a. It is the purpose of the Residential-High category to provide modest amounts of high density, residential development.
  - b. The goal of housing and residential areas in Lindon City is to provide a housing and living environment that supports and complements the unique rural quality and character of Lindon City.
    - i. Objectives of this goal are to:
      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. Provide for the unique community needs of the elderly, disabled, and children.
  - c. Applicable city-wide land use guidelines:
    - i. The identity of Lindon should be strengthened by land uses which contribute to the unique character of the community.

- ii. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
- iii. 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.
- iv. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- v. Land use patterns should be encouraged that...reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.

### **ATTACHMENTS**

1. Map showing requested General Plan Land Use Map change.
2. Aerial photo of the proposed area to be re-classified.
3. Ivory Development Concept Plan
4. Modified Plan for northeast area
5. Letter from Shaun Houston

# 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









Hugh Van Wagenen <hughvwlindon@gmail.com>

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## Proposed Land Use Map Amendment

4 messages

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**Shaun Houston** <shaun24houston@gmail.com>

Tue, Oct 20, 2015 at 11:53 AM

To: hugh@lindoncity.org

To whom it may concern:

I am responding to the PUBLIC NOTICE letter that I have received in the mail dated Oct 16,2015 pertaining to Ken Watson of the Ivory Development request on the General Plan Land Use Amendment for the property on 500 north Anderson Lane.

I am responding to you with great concern about the possible consideration of allowing Residential-High in the current Mixed Commercial area.

As a property owner of a commercial building in this area I felt the need to express the concerns I have about the potential Amendment.

It is to my understanding that we have commercial zoning for the reason of conducting commercial activities in designated areas that do not align with or welcomed in current residential areas.

I have a tenant that currently occupies one of our properties and have been a great asset to the area and contributing asset to the business revenue generated in the area.

My concern is that if you allow Residential-High to be connected to the industrial activities in the area, we will be constantly facing issues with residents complaining about the commercial Industrial activities. (I.e.,noise, machinery, heavy equipment, lights, transportation equipment)

Our tenants run equipment at all necessary business hours to support the production needs of the business. They also have large over sized vehicles entering in and out of the area at all hours.

I see this as a potential issue of residents living so close to these types of activities complaining of the constant humming noise of equipment and or transportation equipment, or just the day to day business activities that we have conducted in the area for years, causing us as property owners to loose current and potential occupants in our properties. and or resulting in expensive corrective solutions to machinery and equipment to address complaint issues that may arise.

Please consider this letter in part of your decision in allowing the proposed amendment.

Best regards,  
Shaun Houston  
[801-361-6178](tel:801-361-6178)

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**Hugh Van Wagenen** <hvanwagenen@lindoncity.org>

Tue, Oct 20, 2015 at 2:03 PM

To: Shaun Houston <shaun24houston@gmail.com>

Thanks, Shaun. I'll include this in our documentation. I noticed that the address of your property is not listed. Is that something you would like included with your statement?

## Item 8: Concept Review — Dastrup Auto, Zone Change 475 North State Street and 645 North Geneva

Devin Dastrup requests feedback on a General Commercial to General Commercial-Auto zone change proposal on the 2.3 acre lot located at 475 North State and the 1 acre lot at 645 North Geneva Road. The change would allow used cars to be sold on the properties. No action will be taken.

<p><b>Applicant:</b> Devin Dastrup <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> None <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ITEMS</u></b></p> <ol style="list-style-type: none"><li>1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.</li></ol> <p><b><u>MOTION</u></b> No motion necessary.</p>
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### **OVERVIEW**

The lots in question currently do not allow for used auto sales. Mr. Dastrup is interested in either lot and is looking for feedback from the Commission on a possible zone change.

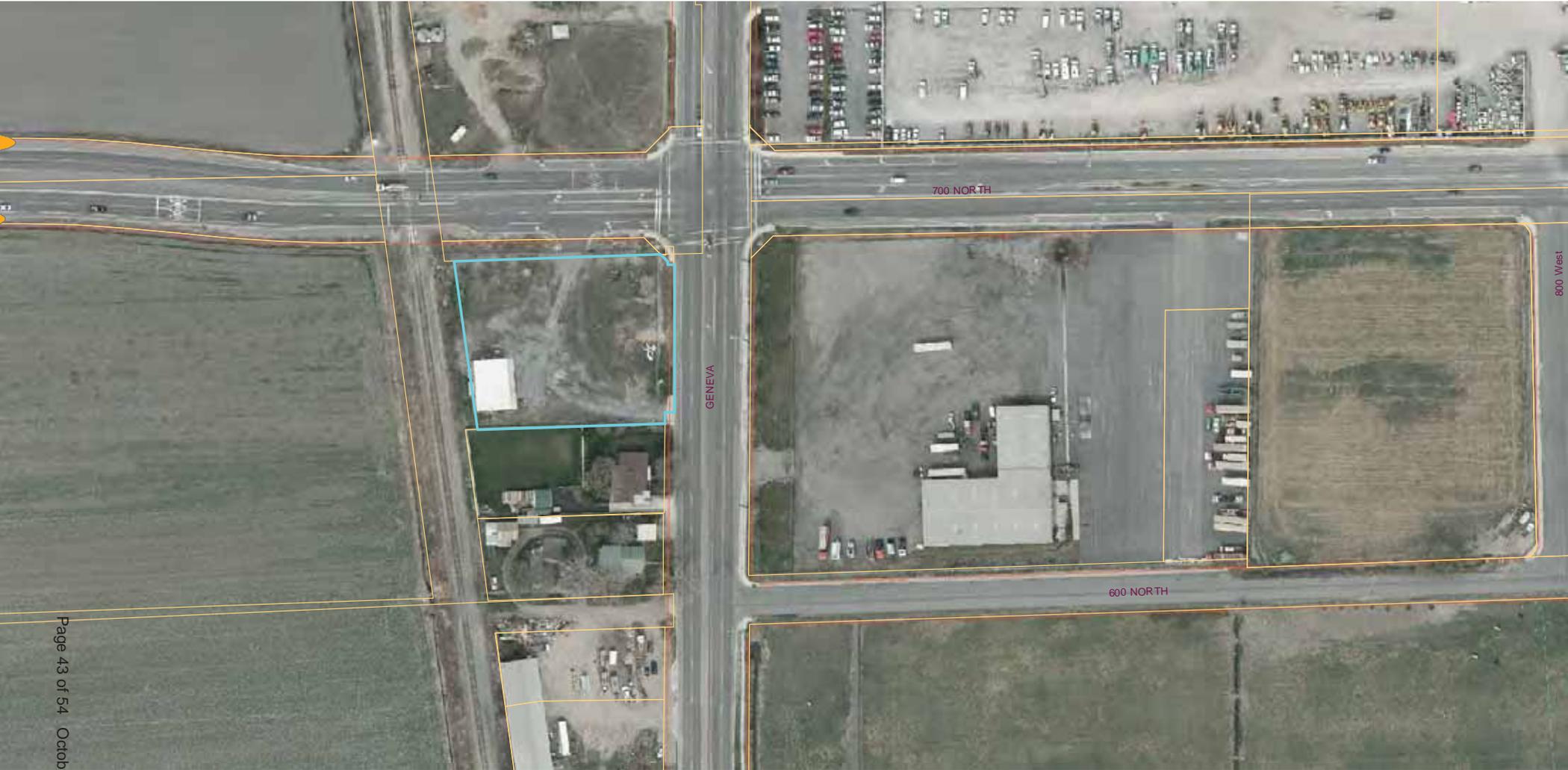
### **MOTION**

No motion necessary.

### **ATTACHMENTS**

1. Aerials
2. Sketch of possible layouts



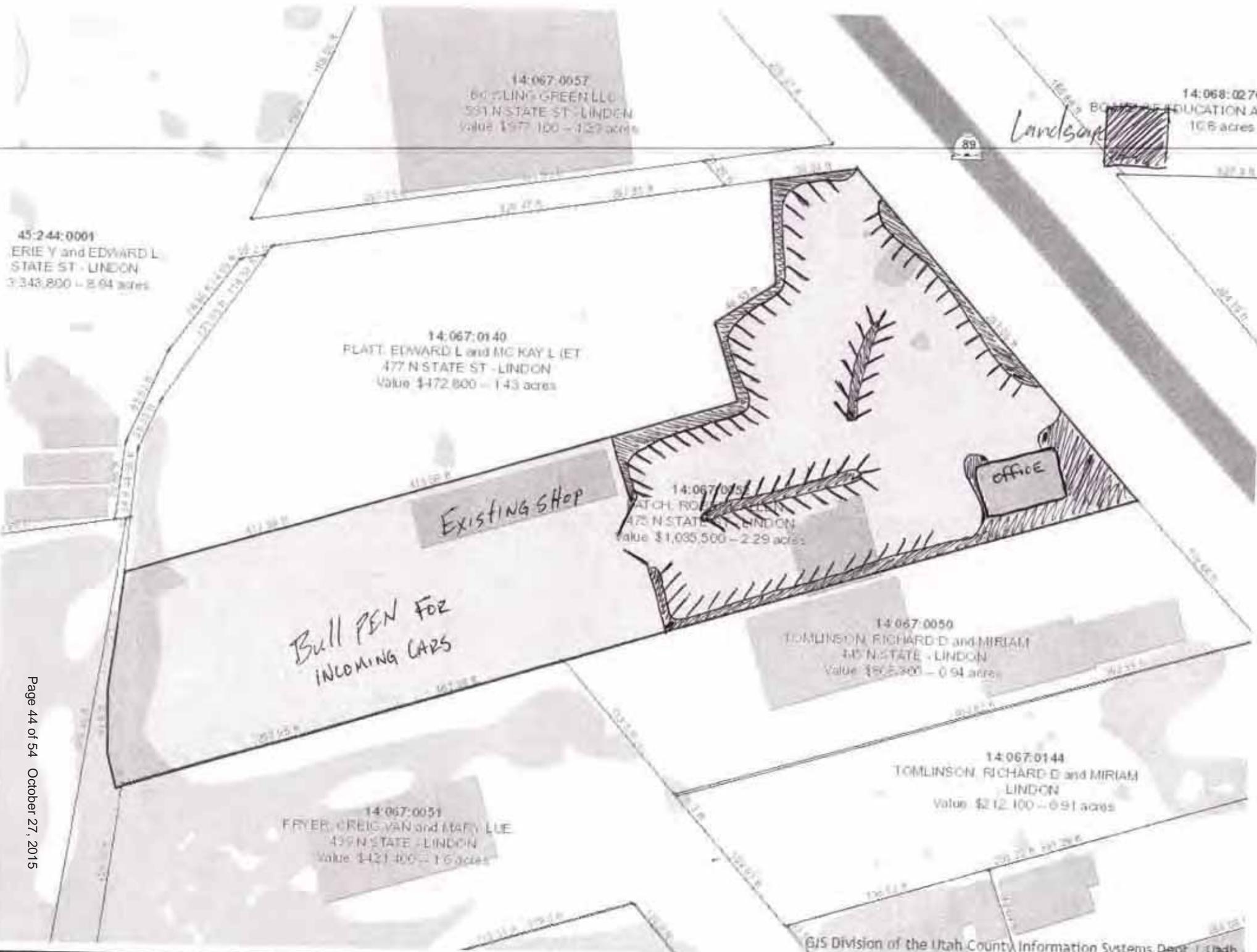


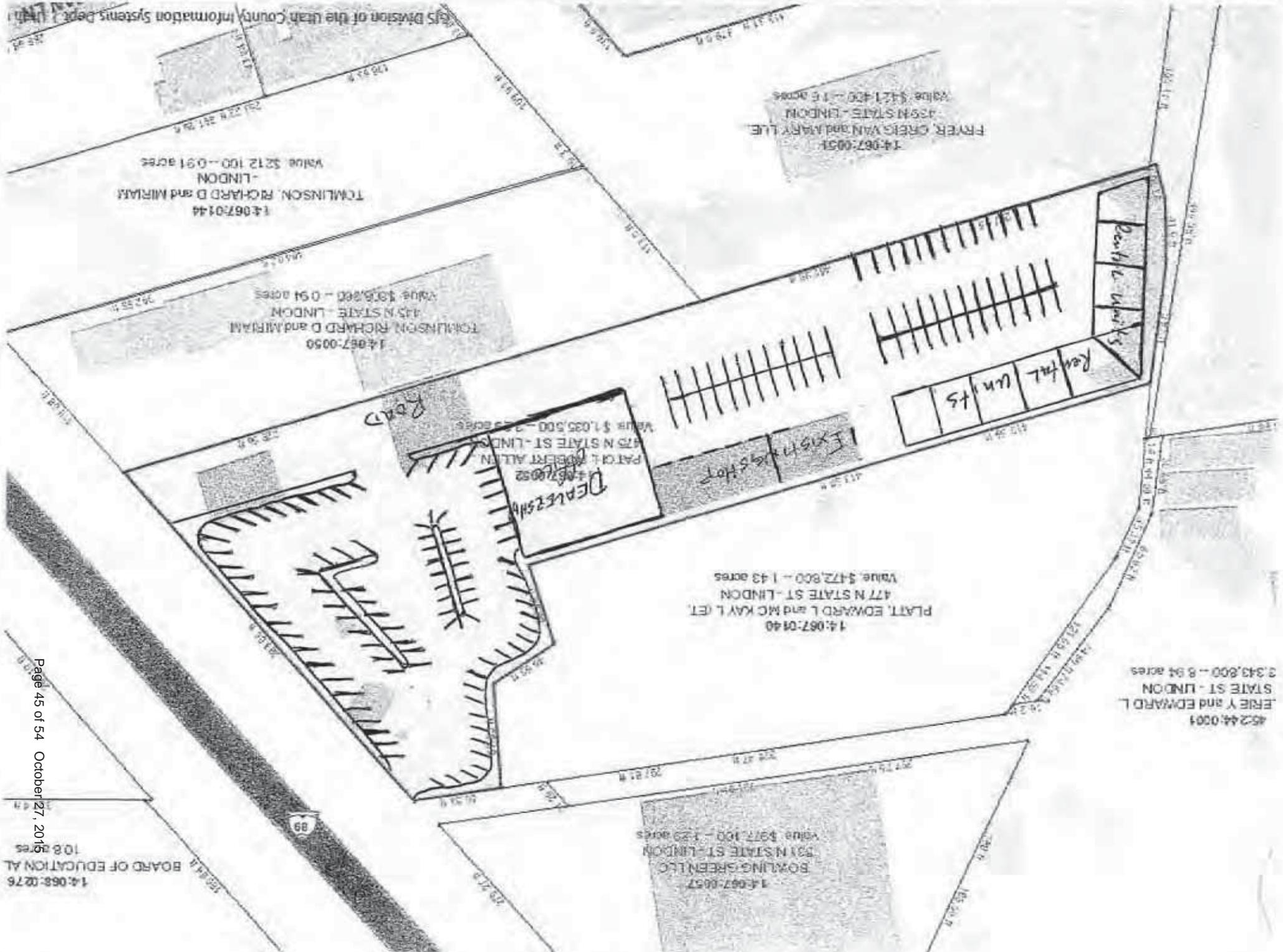
700 NORTH

GENEVA

600 NORTH

800 West



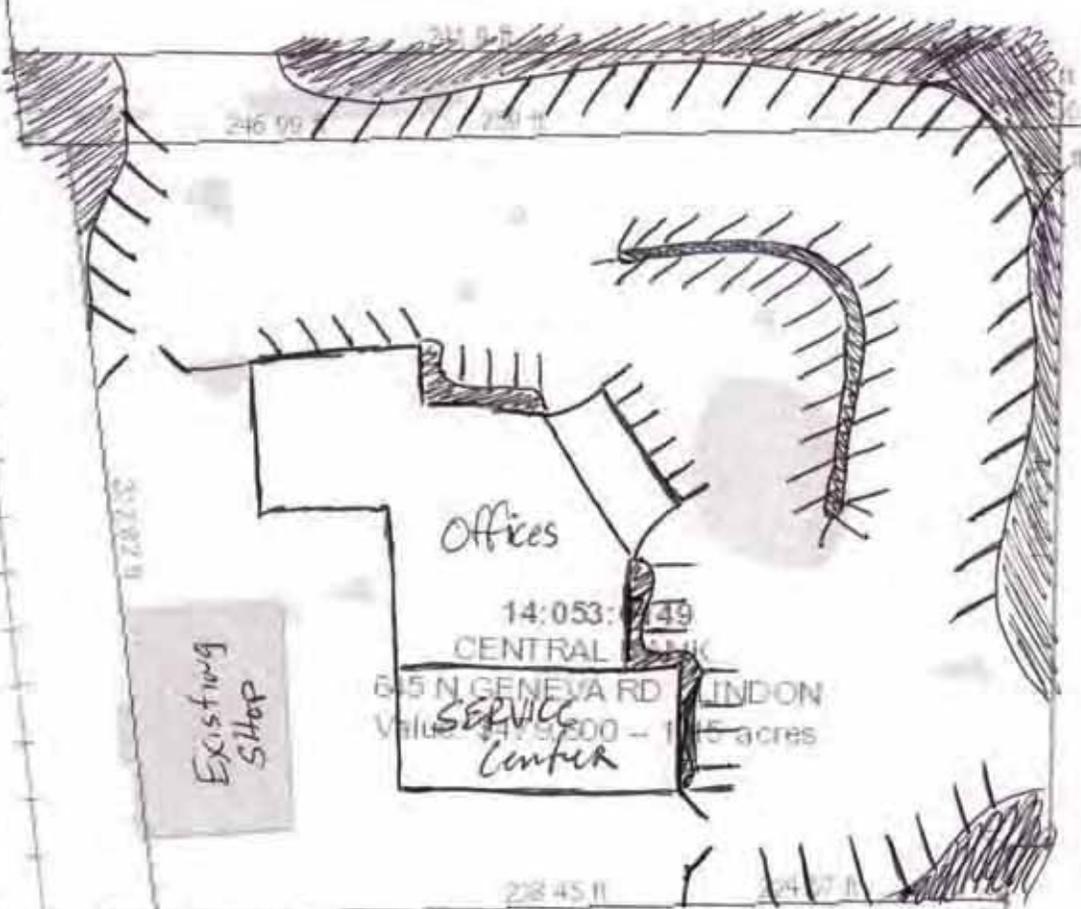


0.81 acres

254.3 ft

Union Pacific

LINDON



Existing Shop

Offices

14:053:0149

CENTRAL BANK

645 N GENEVA RD - LINDON

Value: \$175,000 - 1.15 acres

SERVICE Center

14:053:0148

WALKER, HOWARD L and JEANNE T

625 N GENEVA RD - LINDON

Value: \$186,000 - 0.56 acres

114

Landscaping

114

## Item 9: Public Hearing — Ordinance Amendment — 17.76.110 PRD Overlay Zone Parking

City Staff requests approval of an Ordinance Amendment to Lindon City Code (LCC) 17.76.110 Planned Residential Development Overlay (PRD Overlay) Zone Parking. This amendment would allow parking spaces in a PRD to be accessed directly from a public street.

**Applicant:** Lindon City  
**Presenting Staff:** Hugh Van Wagenen

**Type of Decision:** Legislative  
**Council Action Required:** Yes

### SUMMARY OF KEY ISSUES

1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.

### MOTION

I move to recommend (*approval, denial, continuation*) of ordinance amendment 2015-24-O (*as presented, with changes*).

### DISCUSSION & ANALYSIS

Recently the City adopted Section 17.76 of the Lindon City code governing Planned Residential Development Overlays in commercial zones. The standards in that code section prohibited private drives for PRD projects with the expectation that units would be accessed from a public roadway. However, there was an existing section of code in the parking ordinance (17.18.060) prohibiting direct parking stall access for any development, excepting one and two family dwellings. This existing ordinance requires any multi-family project to access parking stalls from a private drive, as is evidenced in many of the R2 or old PUD projects in the City.

Ultimately, the conflict made it difficult to process the first site plan application taking advantage of the PRD Overlay. Additionally, the City Engineer is concerned with an increase conflict areas that could result if direct parking access were consistently available to PRD projects as more vehicles would be pulling onto the street.

The proposed amendment solves the conflict in the existing code while allowing PRD projects to address parking stall access as other multi-family projects have previously done.

### ATTACHMENTS

1. Proposed PRD Amendment to 17.76.110.

ORDINANCE NO. 2015-24-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.76.110 OF THE LINDON CITY CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment will create diverse and quality housing options in Lindon City; and

WHEREAS, the proposed amendment will allow effective development of unique commercial lots and parcels that do not naturally accommodate traditional commercial development patterns; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to amend Chapter 17.76.110 of the Lindon City Code; and

WHEREAS, a public hearing was held on October 27, 2015, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on **November 12, 2015** to consider the recommendation and **no adverse comments were received**.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

**SECTION I:** Chapter 17.76.110 of the Lindon City Code is hereby amended to read as follows:

Section 17.76.110 Development Standards and Requirements

The City requires the following development standards for all PRDs.

1. Compliance with Lindon City Code. A proposed PRD shall comply with the requirements of this Chapter and with all applicable Lindon City Code provisions and with conditions imposed by the Land Use Authority.
2. Density. A PRD may be developed at a maximum density of ten (10) dwelling units per gross acre.
3. Height. No lot or parcel of land in a PRD approved pursuant to the PRD Overlay Zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. No dwelling shall be erected to a height less than one (1) story above grade.
4. Minimum Area. The minimum area required for any PRD shall be twenty thousand (20,000) square feet.
5. Maximum Area. The maximum allowable size for any PRD shall be one (1) acre with no more than ten (10) units.
6. Setbacks. The following setbacks for primary structures shall apply in the PRD zone:
  - a. Front Setback: 30 feet
  - b. Rear Setback: 30 feet
  - c. Side Setbacks: 10 feet
  - d. All primary structures within the PRD Overlay zone shall be set back at least ten (10) feet from any other primary structure.
7. Utilities. Compliance with the Development Manual and applicable Lindon City Code provisions regarding utility connections to residential units is required. The public sewer

system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling. No water or sewer lines shall be located under covered parking areas.

8. Fences.
  - a. Perimeter Fences. The Planning Commission may require a perimeter fence, and may specify the height and construction materials used for the fence, around the development if the Commission finds that the fencing is necessary to mitigate reasonably anticipated detrimental impacts the development may create. Fencing may also be required to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses. Any fence erected around or within the development shall comply with Lindon City Code section 17.04.310, involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.
  - b. Patio/Limited Common Area Fences. A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high maximum fence.
9. Landscaping.
  - a. All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.
  - b. At least forty percent (40%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped.
10. Lighting Plan. All PRDs shall include a lighting plan. The lighting plan shall be designed to:
  - a. discourage crime;
  - b. enhance the safety of the residents and guests of the PRD;
  - c. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

All PRD homeowners' associations and apartment owners are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

11. Parking. There shall be a minimum of two (2) parking spaces provided for each dwelling, one of which shall be covered. Required off-street parking spaces shall not be permitted within the front yard or street-side yard setbacks. There shall also be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located on the same lot or parcel of the dwellings served. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the PRD.

a. Direct access to each parking space shall be from a private driveway and not from a public street unless otherwise granted by the Planning Commission based on the following guidelines:

i. Topography or other development constraints on the project area are such that a private drive is impractical to serve the project.

ii. Traffic volumes, safety, and visibility on the public roadway will not create a dangerous situation for direct parking stall access.

iii. No more than six (6) units shall directly access any public roadway.

~~12. Streets. Private streets are not permitted in Planned Residential Developments. Public streets shall conform to City standards. Driveways shall be paved with concrete or asphalt.~~

12. Irrigation Systems.

- a. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred feet (100') of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
  - b. All pressure irrigation systems in or within one hundred feet (100') of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.
13. Storage Areas and Solid Waste Receptacles. All outside storage areas and all solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the same materials as used on the exterior of the main structures within the PRD. Central waste receptacles shall only be permitted within a trash enclosure which meets standards found in the Development Manual. Trash enclosures shall be located in the side or rear of the dwelling units and must be accessible for garbage trucks. All individual garbage containers shall have the ability to be serviced from a public street.
14. Exterior Finishing Materials. The dwellings in a PRD shall comply with the Lindon City Commercial Design Guidelines. The Planning Commission shall have the authority to determine compliance with the Design Guidelines.
15. Roof Pitch. All structures shall have a minimum roof pitch of five (5) rise to twelve (12) run.
16. Homeowner's Association. The applicant shall establish a home owners association for every PRD containing common or limited common property, with more than one owner for the purpose of maintaining the PRD. The homeowner's association, the individual property owners, and tenants shall maintain the PRD in accordance with the approved site plan.
17. Existing Homes. No PRD shall include an existing single-family dwelling. If a single-family dwelling exists on the property where a PRD is proposed, the applicant shall plat separately a lot containing the home. The plat shall comply with the requirements of the Lindon City Development Manual.

## Item 10: New Business (Planning Commissioner 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 11: Planning Director Report

Adjourn



**PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):**

Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Honeysuckle Estates Subdivision	Pen Minor Subdivision	Green Valley Subdivision
Murdock Hyundai Plat Amendment	Joyner Business Park Site Plan	Lindon Harbor Industrial Park II
Torgersen Heights Subdivision	WICP West Orem Site Plan	Blackcliff Industrial Park
Ferrin Property Line Adjustment	Public Works Plat C	Nicolson Business Park Phase II
Performance Motors Site Plan	Osmond Phase II	Canberra Heights Plat I

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> 680 North State Street (File # 05.0383.8) <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a>	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	<b>March 2016</b> Last Reviewed: 3/15	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 2016</b> Last Reviewed: 3/15	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 2016</b> Last Reviewed: 3/15	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>Hazard Mitigation Grant / MAG Disaster Relief Funds-</b> (pipe main ditch)  <b>FEMA Hazard Mitigation Grant</b> – (pipe Main Ditch)	<b>CDBG 2014 Grant</b> – Senior Center Computer Lab (\$19,000)
	<b>EDC Utah 2015: Economic Development Study on 700 North</b> (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 164 New residential units: 27	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 95 Land Use Applications: 77	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee