Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 10, 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:

**AGENDA**

Invocation: By Invitation
Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes from February 24, 2015**
3. **Public Comment**

(Review times are estimates only.)

(20 minutes)

4. **Site Plan — Spring Gardens Senior Community, approx. 800 West 700 North**
   Russ Watts of Watts Enterprises seeks site plan approval of an elderly care facility (Spring Gardens Senior Community) at approximately 700 North 800 West in the General Commercial (CG) zone. Recommendations will be made to the City Council at the next available meeting.

(20 minutes)

5. **Site Plan — Lindon Tech Center Phase III, approx. 500 North 2000 West**
   Mark Weldon requests site plan approval for a 50,000 square foot office building at approximately 500 North 2000 West in the Mixed Commercial (MC) zone.

(15 minutes)

6. **Public Hearing — Ordinance Amendment, Lindon City Code 17.48 Commercial Zones**
   Lindon City requests approval of an amendment to Lindon City Code 17.48. The proposed amendment will modify minimum lot or development size along the 700 North Commercial Corridor. This item was continued from the Feb. 10, 2015 Planning Commission meeting.

(15 minutes)

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:** March 6, 2015  
**Time:** ~11:00 am  
**Place:** Lindon City Center, Lindon Public Works, Lindon Community Center
Item 1:  Call to Order

March 10, 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 – Tuesday, February 24, 2015
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, February 24, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION** – 7:00 P.M.

- **Conducting:** Sharon Call, Chairperson
- **Invocation:** Rob Kallas, Commissioner
- **Pledge of Allegiance:** Bob Wily, Commissioner

**PRESENT**
- Sharon Call, Chairperson
- Rob Kallas, Commissioner
- Mike Marchbanks, Commissioner – arrived 7:53
- Bob Wily, Commissioner
- Matt McDonald, Commissioner
- Hugh Van Wagenen, Planning Director
- Jordan Cullimore, Associate Planner
- Kathy Moosman, City Recorder

**ABSENT**
- Andrew Skinner, Commissioner

**Special Attendee:**
- Matt Bean, Councilmember

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of February 10, 2015 were reviewed.

   COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 10, 2015 AS CORRECTED OR AMENDED. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** –

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

4. **CURRENT BUSINESS** –

   4. **Conditional Use Permit** – Happy Valley Derby Darlins, approx. 1922 West 200 North. Charlotte Malan of Happy Valley Derby Darlins requests approval of a conditional use permit for roller derby practice facility and game venue at approximately 1922 West 200 North in the Light Industrial (LI) zone.

   Jordan Cullimore, Associate Planner, opened the discussion by giving a brief summary of this agenda item. He explained this is a request by Charlotte Malan of...
Happy Valley Derby Darlins for approval of a conditional use permit for roller derby practice facility and game venue located at approximately 1922 West 200 North in the Light Industrial (LI) zone.

Mr. Cullimore then gave some background explaining Ms. Malan proposes to operate a roller derby practice facility and game venue at the location identified above. He noted that this use is classified under “Roller Skating & Blading” in Lindon’s Standard Land Use Table which is conditionally permitted in the Light Industrial (LI) zone. Mr. Cullimore stated the business description is also included in the packets. He noted that from a zoning perspective they are proposing to do 2 to 4 practices per week (mostly after 6 pm) as well as 1 to 2 games per week after 5 pm.

Mr. Cullimore then discussed parking noting they have 30 parking stalls on site with the potential of overflow parking. He noted that Ms. Malan spoke with Chief Building Official, Phil Brown today to make sure they adhere to all building code requirements. Mr. Brown noted he does not have any concerns from the building side. They have sufficient bathroom facilities and will not require a sprinkling system.

Mr. Cullimore then referenced the applicable laws and standards of review as follows:

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Additionally, the Lindon City Code provides that a conditional use may be denied when:
  - "Under circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
  - "The applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

Mr. Cullimore then mentioned items to consider as follows:

- The applicant’s business description.
- The applicant will operate primarily in the evening hours, which will be complimentary to the adjacent and surrounding office and industrial uses that occur primarily during daytime work hours.
The parking ratio for the proposed use is “one (1) per three and one-half) (3 ½) person capacity in the building or facility, based on maximum use of all facilities at the same time.”

- If this were a new site plan tailored specifically to the proposed use, the Code would require 21 parking spaces for a facility with a 75 person maximum and 43 spaces for a facility with a 150 person maximum.
- The applicant has indicated that the current site has 30 on-site parking stalls available to the use, and the applicant is also proposing that the undeveloped portion of the site identified in attachment 6 could be used for overflow parking if needed.

Staff has conferred with Chief Building Official Phil Brown. Mr. Brown indicated that there won’t be any unresolvable building code issues created by the use, and that he will ensure building code compliance before issuing a business license.

Mr. Cullimore then referenced an aerial photo of the area and site, photographs of the site, the business description, proposed site/floor plan and the approved site plan for previous use followed by discussion. Mr. Cullimore then turned the time over to Ms. Malan for discussion. Ms. Malan commented that they feel they will be a great addition to Lindon.

Chairperson Call mentioned the overflow parking area and asked if it is lawn and also if it counts towards the landscaping requirement. Mr. Cullimore stated it is a developed site and they have their 20 ft. landscaping buffer and all other landscaping requirements are met. Ms. Malan added that the dirt/grass area is not landscaped with sod or anything. Chairperson Call commented, per the staff report, there will be no increase in light or traffic noise increases but only at certain times. Ms. Malan stated they will be there most of the time in the evenings and on Saturdays when the other businesses are closed.

Commissioner Wily questioned if they plan to build an oval in the facility and also if it is state regulated. Ms. Malan stated there is a flat track on the polished concrete floor and they hope to add some bleachers for spectators during game time (within the safety distance) noting the rules are set by the governing body and the flat track guidelines etc. and they will ensure they are within all safety guidelines. Ms. Malan commented the league was founded in 2011 with the league age being 18 and over. She noted it is the fastest growing women’s sport in the world and they are really excited to be in Lindon. They may add a junior league at a later date but that would not change the volume or the parking requirements.

Commissioner Kallas questioned staff what the previous use was and if the site was under a conditional use permit. Mr. Cullimore stated the previous use was “Studies Weekly” and it was under a conditional use permit. Commissioner Kallas also inquired what happens when another conditional use permit is issued to a location and if there are two CUP’s associated with the property at that point. Mr. Cullimore confirmed that statement adding that it is use specific depending on the use that comes in and the conditions that apply. Commissioner McDonald mentioned the business plan that lists the 75 participants and 150 spectators (short 13 stalls) and questioned if there are sufficient parking stalls. Ms. Malan stated they will use the overflow area (dirt area and shoulder) for additional parking and noted she will be checking with the neighboring business to work out something with them to use their parking as overflow in the
evenings on game nights just in case they need more parking as they do not operate at night. Chairperson Call asked if there needs to be a specific condition on the additional parking if needed. Mr. Cullimore stated a condition for the additional parking could be added up front if the Commission feels it is necessary and if they feel it will be detrimental to the surrounding uses which would make it a reasonable condition.

Mr. Cullimore further stated if there are any complaints or issues regarding overflow parking from the adjacent owners, the Commission can review the conditions and impose additional conditions if needed. Commissioner Kallas asked Ms. Malan if she feels she can obtain a permission letter from the adjacent business. Ms. Malan confirmed that statement stating because they are a non-profit organization, the only time they would need the overflow parking would be when they have bouts which will only be once or twice a month. Chairperson Call called for any further comments or discussion. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A ROLLER DERBY PRACTICE FACILITY AND GAME VENUE AT THE LOCATION REQUESTED WITH THE CONDITION THAT THE APPLICANT OBTAIN A LETTER FROM THE ADJOINING PROPERTY OWNER OR BUSINESS ALLOWING THEM TO USE PARKING AS AN OVERFLOW SITUATION OR THAT THEY MAKE SOME ACCOMODATIONS FOR ADDITIONAL PARKING WEST OF THE BUILDING (13 ADDITIONAL STALLS) WHICHEVER THEY CHOOSE. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL   AYE
COMMISSIONER WILY   AYE
COMMISSIONER KALLAS   AYE
COMMISSIONER MCDONALD  AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

5. **Home Occupation Permit Review** – Udall Swim Lesson, approx. 44 South 400 East. The Planning Commission will review the Udall Swim Lesson Home occupation permit for compliance with Lindon City Code requirements and consider attaching conditions to the business to ensure compatibility with the surrounding neighborhood.

Mr. Cullimore led this agenda item by giving a brief overview stating the Planning Commission will be reviewing the Udall Swim Lesson Home occupation permit tonight for compliance with Lindon City Code requirements and they will also consider attaching conditions to the business to ensure compatibility with the surrounding neighborhood.

Mr. Cullimore then gave some background stating Ms. Udall has been operating a successful swim lesson business under a valid business license from the dwelling located at 44 South 400 East for many years during the summer months and providing a great service to the community. He mentioned the issue is that recently the City has received some complaints that the business has become too big and popular for the residential setting in which it operates. He noted that staff has observed the traffic generated by the business on multiple occasions and observed 11 vehicles in front of, and across the street.
from, the dwelling as well as 3 additional vehicles parked around the corner on Center Street. Several vehicles were actively loading and unloading children. He noted that it appears this scenario has been representative of what occurs throughout the day when the business is operating.

Mr. Cullimore stated Ms. Udall has taken measures to reduce it from last summer but the code indicates when complaints are received on a use the Planning Commission has the authority to attach conditions on home occupations to make it compatible with the surrounding location and neighborhood.

Mr. Cullimore then referenced the applicable laws and standards of review as follows:
• Lindon City Code (LCC) subsection 17.04.400(5)(j) states that “all Home Occupation permits are reviewable upon written complaint to the Planning Commission.”
• When reviewing such complaints, the Code states that the Commission has 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.”

Mr. Cullimore then mentioned items to consider as follows:
• After receiving complaints about the business, staff requested that the business operator submit a business plan showing how they plan to comply with Code requirements. The submitted business plan is provided in attachment 4.
• Upon reviewing the business plan, staff determined that it could not comply with Home Occupation requirements at the levels described. Staff’s analysis and recommendations are attached. Consequently, staff scheduled the business operator for review by the Planning Commission to consider attaching potential conditions.

Mr. Cullimore stated staff recommends attaching the following conditions to the Udall’s Swim Lessons business:
1. No more than 9 vehicles parked at the residence at any time.
2. Limit the number of sessions per day to 1 per hour, 8:00am to 6:00pm, with no more than 5 students per session.

Mr. Cullimore noted that staff feels that the proposed conditions will allow the business to continue to operate at a reasonable level without negatively affecting the residential character of the neighborhood. Mr. Cullimore then referenced an aerial photo and photographs of the site, home occupation requirements (LCC 17.04.400), the business plan submitted by the applicant for compliance review and staff’s analysis of applicant’s business description followed by some general discussion.

Mr. Cullimore noted that Ms. Udall contacted staff today indicating with the residents residing at the home there are potentially 7-9 vehicles at the home in the summer months (before any lessons). Mr. Cullimore added with that in mind, if they can accommodate additional parking the Planning Director would be comfortable with raising that recommendation of 9 vehicles to potentially 14 vehicles at any given time if they can show they can fit the vehicles in front of their house or on the lot. The other condition
they would recommend would be to ensure compliance with the 5 vehicles per hour and
limit the number of sessions per day to 1 per hour 8am-6pm, with no more than 5
students per session which would ensure the amount of vehicles per hour would not be
exceeded. Ms. Udall commented that they have not advertised their business in over 10
years because they get their business by word of mouth and their reputation and with
many clients travelling long distances. She mentioned she will be downsizing the amount
of clients and sessions this year (8 students per hour) in order to still be able to make a
living.

Commissioner Kallas questioned if the issue here is the street parking or the
amount of cars coming to the residence. Mr. Cullimore stated the biggest issue is the
traffic and noted we do not have the discretion to modify that issue. Mr. Cullimore stated
the only way to modify that would be through an ordinance amendment that would cover
all home occupations in the city and would state that all occupations would go from 5
vehicles of traffic to 8 vehicles of traffic but that would allow the same accommodations
to all home occupation businesses in residential areas in the city. Mr. Cullimore noted
that the code allows angled parking on residential streets under permission from the Chief
of Police and the City Administrator. He noted that staff spoke with Chief Cullimore
who indicated that he is comfortable with the angled parking as long as they are not
extending into the street right of way any further than a paralleled parking vehicle would.

Commissioner McDonald asked if this is coming back before the Commission
because of complaints to impose more specific regulations. Chairperson Call commented
that it sounds like we don’t really have a choice regarding the 5 vehicles of traffic other
than providing an ordinance change that would involve all home occupations.
Commissioner Wily commented that the City Council would determine that final
decision. Commissioner Kallas asked Ms. Udall if her reason for coming tonight is to
ask for additional parking per hour. Ms. Udall confirmed that statement.

Mr. Cullimore explained that as far as the 5 vehicles are concerned the Director
feels comfortable accommodating for up to 14 vehicles so Ms. Udall could have her 9
vehicles for the home and an additional 5 vehicles for the business. He re-iterated staff
has no authority to modify the 5 vehicles per hour. Ms. Udall stated she has changed her
business plan to do 45 minute lessons and to keep the class size small (4 in a class for
younger children). Mr. Cullimore pointed out that the question is, as far as 5 vehicles per
hour, is if the Commission feels comfortable in every instance if more kids are in the
classes that it will be limited to 5 people; which could be the additional more specific
condition which would also ensure there wouldn’t be more than 5 vehicles.
Commissioner Kallas commented that he feels it should be limited to the number of cars
not students.

At this time, Chairperson Call took a comment from a resident in attendance.
Boyd Walker, neighbor to the property in question, stated he lives across the street from
the Udall’s and he appreciates the family and noted that he does not want to cause any
trouble. He mentioned that this business has gotten bigger over the years and this issue
has been ongoing. He noted that he has had people parking in front of his mailbox and on
his lawn. He stated the Udall’s said they would not have swimming lessons when the
parents were away on a mission. Mr. Walker noted they didn’t have near the trouble with
parking last year. He added that there have been horns honking all day long and it is not
conducive to a residential area. There is also a rental in the house along with the business
which adds more cars. He mentioned that he feels this adds a lot more traffic on the road which causes safety issues and he is surprised there hasn’t been an accident.

Ms. Udall stated that since the first complaint from Mr. Walker they have put up a map and sent it out to the clients and cones in front of his house (past 5 years). She noted the other neighbors have given their permission to park in front of their houses.

Chairperson Call expressed her thoughts that the restrictions they are imposing on this conditional use permit should reduce the traffic issues along with cutting the amount of students in half. Chairperson Call stated she sees the additional conditions as follows:

1. One class per hour
2. Not more than 5 cars per hour (which is already a condition in code).

Commissioner Kallas stated that there is a reason for the code and for us to put limitations as far as how many students per hour seems useless. He went on to say the reason for the restriction is to protect the neighbors as long as the car impact is not over what the code permits. He added that the spirit of the code is if it gets over a certain point it is time to move to a commercial location. Chairperson Call commented that she doesn’t want to impose strict restrictions without trying something else first.

Commissioner McDonald agreed with Commissioner Kallas that the additional conditions could help and would show an effort, but he thinks the regulation of the 5 car per hour needs to be met and needs to fit in the business plan. Chairperson Call stated that she likes the condition of one session per hour and not more than 5 vehicles specifically for the business. She noted if there are any additional complaints and it is not working then the Commission may need to address this issue again. Commissioner Marchbanks commented that the suggested conditions sound reasonable.

Beverly Udall, resident in attendance, asked if they will be allowed to have 14 cars coming and going every hour. She commented that other people park on the street too not just the residents or the clients. She asked who will be mandating who comes and goes at the residence. Chairperson Call stated that mandating who comes and goes is not the intent.

Mr. Van Wagenen commented that they will have to take the business owner’s word as being honest and responsible and staff will be observing at times and it will not be hard to see who is and isn’t related to the business. Commissioner Marchbanks commented that we will surely won’t count the residents of the home.

Following some additional discussion regarding this issue Chairperson Call called for a motion.

COMMISSIONER WILY MOVED TO ATTACH THE FOLLOWING CONDITIONS TO THE UDALL SWIM LESSONS HOME OCCUPATION PERMIT 1. NO MORE THAN 5 VEHICLES PARKED AT THE RESIDENCE AT ANY TIME AND 2. LIMIT THE NUMBER OF SESSIONS PER DAY TO 1 PER HOUR, 8:00 AM TO 6:00 PM. COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
COMMISSIONER KALLAS NAY
COMMISSIONER MCDONALD AYE
COMMISSIONER MARCHBANKS AYE

Lindon City Planning Commission
February 24, 2015
THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

Commissioner Kallas explained the reason for his nay vote stating that he personally feels if the applicant wants to run two sessions per hour he doesn’t have a problem with that however, he does think this is a good motion that addresses the issues in an effort to solve the problem.

6. **Item Continued to March 10th Planning Commission Meeting** – Site Plan, Spring Gardens Senior Community, approx. 800 West 700 North. *This item has been continued to the March 10, 2015 Planning Commission Meeting. Russ Watts of Watts Enterprises seeks site plan approval of an elderly care facility (Spring Gardens Senior Community) at approximately 700 North 800 West in the General Commercial (CG) zone. Recommendations will be made to the City Council at the next available meeting.

Mr. Cullimore noted this agenda item has been continued to the March 10, 2015 meeting. Chairperson Call called for any comments or discussion. Hearing none she moved on the next agenda item.

7. **Concept Review** – Alan Cutler Twin Homes, approx. 520/530 South 400 West.

Alan Cutler requests feedback on a proposal to adopt a PUD ordinance that would allow construction of 2 twin homes (4 units total) at 520/530 South 400 West in the General Commercial (CG) zone.

Mr. Cullimore led this agenda item by giving a brief overview stating Alan Cutler is requesting feedback on a proposal to adopt a PUD ordinance that would allow construction of 2 twin homes (4 units total) at 520/530 South 400 West in the General Commercial (CG) zone. Mr. Cullimore stated a detailed description of the applicant’s proposal and a concept site plan are included in the packet. He noted that no motion is necessary as this is a concept review only.

Mr. Cullimore then referenced an aerial photo of the land involved in the concept review with zoning and photos of the existing lots and the applicant’s Proposal & Concept Site Plan followed by discussion. He noted there are two legal non-conforming lots in question and are 1/4 acre lots and while are zoned general commercial but are being marketed as residential lots. He then turned the time over to Mr. Cutler for comment.

Mr. Cutler mentioned that he submitted a written explanation to the Commission and hoped they had a chance to read it. He noted that the city does not have a PUD ordinance in place and he would like to help construct a PUD ordinance to accommodate something like this proposed project. Mr. Cutler stated there is a ready market for affordable housing like this in Lindon and this is a reasonable idea to consider. He noted that the topography of the land is really difficult to design around with a 6’ elevation change to get from the street up to a building pad level, and with the overall grade change 24’ front to back property line. He added that the homes will be 1,800 square feet and top of the line housing in the price range of $300,000. There will also be unobstructed beautiful views both east and west. He added that the plan takes advantage of the lots topography and views while disturbing the grade change over the full two lots to the advantage of both properties. These will be prime units that will sell very quickly.
Commissioner McDonald commented that this property was re-zoned from residential to commercial as he feels it is very unlikely that anything commercial will locate there. Commissioner Kallas asked staff if a PUD is implemented if it wouldn’t open it up to the whole city. Mr. Cullimore confirmed that statement, noting we could create a very specific zone just for these two parcels. Chairperson Call commented that she does not see any reason that a single family home could go in as easily as these twin homes and not have the need for a new ordinance. Mr. Cutler stated the point is well taken but the lots have development problems and issues; they may also be widening 1600 north in the future.

Commissioner Marchbanks commented that he is familiar with the topography as he actually built the house south of the property in question. He thinks this is a clever proposal and he is not opposed to the idea, but it will involve a PUD. There was then some general discussion regarding the engineering and topography etc. of the layout.

Commissioner Marchbanks also inquired if this would be a city initiated or developer initiated PUD overlay. Mr. Cullimore stated the applicant is just wanting to get feedback to see if he wants to propose such an ordinance and how it would be received. Chairperson Call stated, if so, she would want it to be site specific rather than city wide. Mr. Cullimore stated that it would be zone specific and applied to these lots only and to look at others on a case by case basis. Chairperson Call added where this is a concept review it would have to go to the City Council. Mr. Cullimore would recommend this going on to the City Council.

Mr. Cullimore noted that Mr. Cutler is just looking for confirmation as a developer to continue on to the next step, stating he feels they will build some beautiful units that will hopefully set a trend on that street and he would like to acquire the rest of the properties on the street and keep going as it is a rational use for a difficult piece of property along a collector street. Chairperson Call stated that would be a concern. She noted that she feels the Commission has given sufficient feedback and they would suggest that Mr. Cutler go before the Council for their determination. Mr. Cutler thanked the Commission for their time and consideration in this matter.

Chairperson Call called for any comments or discussion. Hearing none she moved on to the next agenda item.

8. **Public Hearing** – Zone Map Amendment, approx. 15 North to 10 South State Street. Lindon City requests approval of a Zone Map Amendment from General Commercial A (CG-A) to General Commercial (CG) on properties identified by Utah County Parcel ID numbers 14:069:0229, and 14:069:0152, and 14:069:0241, located from approximately 15 North to 25 South State Street. Recommendations will be made to the City Council at the next available meeting.

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

Mr. Cullimore led this agenda item by giving a brief overview stating Lindon City requests approval of a Zone Map Amendment from General Commercial A (CG-A) to General Commercial (CG) on properties identified by Utah County Parcel ID numbers 14:069:0229, and 14:069:0152, and 14:069:0241, located from approximately 15 North...
to 25 South State Street. Recommendations will be made to the City Council at the next available meeting.

Mr. Cullimore explained that in reviewing the Performance Motors rezone request, the City Council identified a few lots that are zoned CG-A, but are not being used as used car lots. He noted that members of the Council approved the Performance Motors rezone request and directed staff to initiate a zone map amendment to reclassify the lots not being used as car lots to CG to ensure the size of the CG-A does not grow too large. Mr. Cullimore further explained that 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.”

Mr. Cullimore commented that 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.” Commercial zones include the CG, CG-A, CG-A8, CG-S, PC-1, and PC-2 zones. Mr. Cullimore then referenced an aerial photo of the proposed area to be re-classified followed by some general discussion.

Chairperson Call called for any public comment at this time. Els Marie Johnson and her daughter, Lila Perry, stated they are in attendance just to get an update of what is going on with this issue as they were sent a notice. Chairperson Call stated they have expanded the CG-A zone behind her house so they are not wanting to increase the zone overall so it is being decreased in another place as to be minimally detrimental to the properties in the area. Ms. Johnson stated she had no further questions.

Councilmember Bean gave some perspective stating the Council was not concerned with the issue of car lots taking over State Street but that there were currently enough lots now and because we have increased the size of the zone. He personally didn’t feel it was necessary to include the 7-eleven piece either, but if it ever looks like it could become a car lot he would be open to putting it back in the zone in the future. He added that the whole area was put into this zone as to not make it into pieces.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT #2015-7-O TO CHANGE THE ZONING DESIGNATION FO THE SUBJECT LOTS FROM GENERAL COMMERCIAL (CG-A) TO GENERAL COMMERCIAL (CG) WITH NO CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- CHAIRPERSON CALL AYE
- COMMISSIONER WILY AYE
- COMMISSIONER KALLAS AYE
- COMMISSIONER MCDONALD AYE
- COMMISSIONER MARCHBANKS AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.
9. **Public Hearing** – *Ordinance Amendment, LCC 17.33 Plat Amendments & 17.34 PLA*. Lindon City requests approval of an Ordinance Amendment to LCC 17.33 Amending a Recorded Plat & 17.34 Property Line Adjustment to modify lot line and parcel boundary adjustment rules and procedures. Recommendations will be made to the City Council at the next available meeting.

Mr. Cullimore led this agenda item by giving a brief overview stating Lindon City is requesting approval of a Zone Map Amendment from General Commercial A (CG-A) to General Commercial (CG) on properties identified by Utah County Parcel ID numbers 14:069:0229, and 14:069:0152, and 14:069:0241, located from approximately 15 North to 25 South State Street. He noted that recommendations will be made to the City Council at the next available meeting.

Mr. Cullimore then gave some background explaining that recent amendments to State Law have changed how local governments review property line adjustments he also explained the process. He stated the proposed amendments have been recommended by Lindon City Attorney Brian Haws. He noted that these amendments will bring Lindon City’s rules into conformance with existing State Law. Mr. Cullimore then referenced the proposed changes to LCC 17.33 and the proposed changes to LCC 17.34 followed by some additional general discussion. Chairperson Call commented that this action appears to just be bringing the ordinance in compliance with state laws. Mr. Cullimore confirmed that statement.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT #2015-8-O AS PRESENTED. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL: AYE
COMMISSIONER WILY: AYE
COMMISSIONER KALLAS: AYE
COMMISSIONER MCDONALD: AYE
COMMISSIONER MARCHBANKS: AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

10. **Public Hearing** – *Ordinance Amendment, LCC 17.38 Improvement Completion Bonds*. Lindon City requests approval of an Ordinance Amendment to LCC 17.38 Bonds for Completion of Improvements to Real Property. Recommendations will be made to the City Council at the next available meeting.

Hugh Van Wagenen led this agenda item by giving a brief overview stating this is a request by Lindon City for approval of an Ordinance Amendment to LCC 17.38 Bonds for Completion of Improvements to Real Property. He noted that recommendations will be made to the City Council at their next available meeting. He added that this item is similar to the previous item as we are trying to come into compliance with state code and to clean up the ordinance.
Mr. Van Wagenen stated that the proposed amendment to LCC 17.38 Bonds for Completion of Improvements to Real Property is an update that reflects current State Code with regards to when a bond is required, the bond amount, and the length of time the bond can be held. He noted the ordinance addresses two types of bond circumstances, or Improvement Completion Assurances: bonds can be posted by a developer with the City when (1) required public improvements are not complete but the applicant would like their plat recorded and (2) when required public or private improvements are not complete but the applicant would like their certificate of occupancy. Mr. Van Wagenen stated that also addressed is the length and time of the Improvement Warranty, which is a guarantee of workmanship on the public improvements. He mentioned the City cannot ask for more than a 10% warranty and its duration is one year from acceptance of the improvements by the City. He noted this is an item that will be forwarded on to the City Council following recommendation from the Planning Commission. There was then some general discussion regarding this agenda item.

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

**COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE PROPOSED ORDINANCE AMENDMENT #2015-9-O TO 17.38 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:**

CHAIRPERSON CALL   AYE
COMMISSIONER WILY   AYE
COMMISSIONER KALLAS   AYE
COMMISSIONER MCDONALD   AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

Chairperson Call called for any public comments or discussion. Hearing none she called for a motion to close the public hearing.

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

11. **New Business: Reports by Commissioners** –

Commissioner Kallas asked if it is the position of staff that every development in the City have curb, gutter and sidewalk. He noted that it is aesthetically pleasing in the right areas and questioned if the City would ever think of a different cross section than Orem City. Mr. Van Wagenen stated that when Adam Cowie was Planning Director they had discussions about not requiring the cross section, but he has not heard that it was ever really seriously considered. He noted there are issues with storm water and the grass swelling etc., and there was a push from the state to adopt their policies; but they are in the guidelines but they are only recommendations. He added that Lindon also has a high water table so it is hard for water to permeate and there are also safety concerns and concerns with the character of the neighborhood. Commissioner Marchbanks pointed out that it can become a safety issue without sidewalks.
Commissioner Kallas also mentioned that there are very few park strips in the city and he would prefer to see more. Mr. Van Wagenen agreed stating park strips help with streetscapes, are a buffer for pedestrians and also help with storm water runoff as well. Mr. Van Wagenen stated that he talked about this issue with staff and it could be discussed in a public meeting.

Chairperson Call mentioned an article that talked about cities that have not implemented a water conservation plan and Lindon was on the list. Mr. Van Wagenen referred to Mr. Cowie’s quote in the paper followed by some discussion. Commissioner Wily asked about the 5 acre parcel on 700 north. Mr. Van Wagenen stated that issue will be coming back to the Commission in two weeks. Commissioner McDonald mentioned an email sent to Mr. Van Wagenen regarding his visit to the Ivory Development in Spanish Fork. He noted that he measured it and the setbacks are 12 ft. and some had a curb at 17 ft. There was then some general discussion regarding this issue.

Chairperson Call called for any further comments or discussion. Hearing none she moved on to the next agenda item.

12. **Planning Director Report** –

Mr. Van Wagenen reported on the following items followed by discussion:

1. Light Industrial Architectural Standards Generally

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 9:45 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – March 10, 2015

______________________________
Sharon Call, Chairperson

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

1 - Subject ___________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

2 - Subject ___________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

3 - Subject ___________________________________
Discussion
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
Item 4: Site Plan — Spring Gardens Senior Community, approx. 800 West 700 North

Russ Watts of Watts Enterprises seeks site plan approval of an elderly care facility (Spring Gardens Senior Community) at approximately 700 North 800 West in the General Commercial (CG) zone. Recommendations will be made to the City Council at the next available meeting.

<table>
<thead>
<tr>
<th>Applicant: Russ Watts</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Jordan Cullimore</td>
<td>1. Whether to approve the site plan of a 74,916 square foot care facility on a 3.14 acre site in the CG zone.</td>
</tr>
<tr>
<td>General Plan: Commercial</td>
<td>MOTION</td>
</tr>
<tr>
<td>Current Zone: General Commercial (CG)</td>
<td>I move to recommend (approval, denial, continuance) of the applicant’s request for site plan approval with the following conditions (if any):</td>
</tr>
<tr>
<td>Property Owners: Spring Gardens of Lindon, LC</td>
<td>1.</td>
</tr>
<tr>
<td>Address: approx. 700 North 800 West</td>
<td>2.</td>
</tr>
<tr>
<td>Lot Size: 3.14 acres</td>
<td></td>
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<tr>
<td>Type of Decision: Administrative</td>
<td></td>
</tr>
<tr>
<td>Council Action Required: Yes</td>
<td></td>
</tr>
</tbody>
</table>

BACKGROUND
1. The applicant proposes to construct a 74,916 square foot care facility.
2. Care facilities are conditionally permitted in the CG zone subject to the requirement that one care facility cannot be within 1,500 feet of another facility within the city. This proposal complies with the distance between facilities requirement.
3. The City Council is designated as the land use authority for site plan applications. The Planning Commission will review the application and make a recommendation to the City Council.

DISCUSSION & ANALYSIS
Parking Standards
The off-street parking standard for a care facility is 1 stall per staff member plus 1 stall per 3 residents. The proposed facility will have 15 staff members and up to 105 residents, which will require 50 total stalls. The submitted site plan proposes 60 parking stalls, which satisfies the parking requirement.

Additionally, the Code requires 5 bicycle stalls. The site plan proposes to install 5 bicycle parking stalls, and meets the requirement.

Summary of Parking Requirements
- Vehicle Spaces Required: 50
- Vehicle Space Provided: 60
- Bicycle Spaces Required: 5
- Bicycle Spaces Provided: 5
Landscaping Standards

Landscaped Strip Along Frontage

The 700 North Corridor has a specific street cross section which includes a narrower landscaped strip than is typically required in the CG zone because there is a landscaped median on 700 North. The landscaped strip is between the curb and the sidewalk. The proposed cross section on the submitted site plan matches the required cross section. See attachment 6 for details.

The Code requires the frontages along 800 West and 600 North to have a 20 foot landscaped buffer with a 3 ft. berm and trees every 30 feet on center. At least 70% of the landscaping in the required strip must be grass, and the remaining 30% may be landscaped in decorative rock, bark, mulch or other non-grass ground covers. The submitted site plan proposes the required 20 ft. landscaped buffer with trees every 30, or so, feet. Along 600 North, the trees are not on center. The Planning Commission may approve these deviations if the commissioners feel the proposed design is appropriate and in the public interest. The plan also propose a 70 ft. stretch of cobble rock in an area that will be used for storm water detention. This area will not comprise more than 30% of the total landscaped frontage.

The site plan does not propose the 3 ft. required berm along 800 West and 600 North. The Code allows the Planning Commission to waive the berming requirement if the Commissioners determine it is appropriate and in the public interest.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall. The site has 60 parking stalls, which will require at least 2,400 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 4,739 square feet of qualifying interior landscaping to meet the requirement.

The interior landscaping requirements include 1 interior tree per 10 parking stalls. The number of required interior trees for this site is 6, which is the number of interior trees proposed on the site.

Total Open Space Requirement

The Code requires that a minimum of 30% of the lot be maintained in permanent landscaped open space. The landscaping plan indicates that 39% of the site will be maintained in landscaped open space.

Architectural Standards

Building Materials

Lindon’s Commercial Design guidelines, which govern architectural treatments in the CG zone, identify masonry building materials, such as brick, stone, and colored decorative concrete block (including fenestration) as the preferred primary building material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding, and timbers as secondary materials.

An architectural rendering and elevation details are included in attachment 5. The building materials proposed for the exterior include stone veneer, vertical/horizontal siding, and stucco.
Building Color
The Commercial Design Guidelines indicate that earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the adjacent context. The Design Guidelines include a color palette for reference in determining compliance with this requirement. The color palette has been included as attachment 7 for your reference. A rendering that illustrates the building colors is included in attachment 5 for review.

Area & Dimensional Requirements
The proposed site plan complies with height and setback requirements in the CG zone.

Engineering Requirements
The City Engineer is working with the applicant on engineering considerations related to the site and will ensure all engineering related issues are resolved before final approval is granted.

ATTACHMENTS
1. Aerial photo of the site and surrounding area.
2. Photos of Existing Site
3. Site Plan
4. Landscaping Plan
5. Architectural Rendering, Photo, & Elevations
6. 700 North Street Cross Section
7. Commercial Design Guidelines Color Palette
102' STREET CROSS-SECTION
(700 NORTH STREET - EAST OF GENEVA ROAD)

NOTES:
1. RIGHT TURN LANE / EMERGENCY LANE. THIS LANE IS 5' WIDE JUST BEYOND EACH INTERSECTION, AFTER WHICH IT WIDENS TO 10' WIDE.
2. FENCES ARE TYPICALLY 2' FROM THE SIDEWALK, WITH GAPS IN THE FENCE FOR THE LIGHT POLES.
3. LIGHT POLES ARE TYPICALLY 2' FROM THE SIDEWALK, AND SPACED EVERY 100 FEET.
4. TREES ARE TO BE CENTERED IN THE PLANTING AREA, AND SPACED IN ACCORDANCE WITH THE ADOPTED TREE PLANTING GUIDE.
IV. Utah Mountain Desert Color Palette

Utah Mountain Desert Color Palette

Primary Colors
Item 5: Site Plan — Lindon Tech Center, Lot 3, ~500 North 2000 West

Andrew Bollschweiler of AE Urbia requests site plan approval of a 51,526 square foot office project on a 4.6 acre site at approximately 500 North 2000 West in the Mixed Commercial (MC) zone.

<table>
<thead>
<tr>
<th><strong>Applicant:</strong> Andrew Bollschweiler</th>
<th><strong>SUMMARY OF KEY ISSUES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Presenting Staff:</strong> Hugh Van Wagenen</td>
<td>1. Whether to approve the site plan for a 51,526 square foot, two story office building in the MC zone.</td>
</tr>
<tr>
<td><strong>General Plan:</strong> Mixed Commercial</td>
<td><strong>MOTION</strong></td>
</tr>
<tr>
<td><strong>Current Zone:</strong> Mixed Commercial (MC)</td>
<td>I move to <em>(approve, deny, continue)</em> the applicant’s request for site plan approval of a 51,526 square foot office building referred to as Lindon Tech Center, Lot 3 with the following conditions (if any):</td>
</tr>
<tr>
<td><strong>Property Owners:</strong> WICP West Lindon, LLC</td>
<td>1.</td>
</tr>
<tr>
<td><strong>Address:</strong> ~ 500 North 2000 West</td>
<td></td>
</tr>
<tr>
<td><strong>Parcel ID:</strong> 14:060:0049</td>
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<tr>
<td><strong>Lot Size:</strong> 4.6 acres</td>
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<tr>
<td><strong>Type of Decision:</strong> Administrative</td>
<td></td>
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<tr>
<td><strong>Council Action Required:</strong> No</td>
<td></td>
</tr>
</tbody>
</table>

**BACKGROUND**

1. This is a site plan application for a 51,526 square foot, two story office building.
2. The site is located in the Mixed Commercial (MC) zone.
3. The building is part of a larger campus that will also consist of two office/warehouse buildings to the north. Those buildings received site plan approval at an earlier Planning Commission meeting.
4. This site plan will accommodate additional parking lot and overall landscaping that was transferred from Lots 1 and 2 per the conditions placed on those approvals.

**DISCUSSION & ANALYSIS**

**Parking Standards**

In the Mixed Commercial Zone high-density office uses require one parking stall for every 250 square feet of floor area. Bicycle parking is required at an 8% ratio to the total number of parking stalls up to 16 bike stalls. ADA parking spaces are based on the total number of vehicles spaces. The square footage and correlating parking requirements for the project are below:

**Building One**

- *Office: 51,526 s.f. (206 stalls required)*
- *Total Parking Required/Provided: 206/264*
- *Total ADA Spaces Required/Provided: 7/7*
- *Total Bicycle Spaces Required/Provided: 16/16*

**Landscaping Standards**

*Landscaped Strip Along Frontage*

This site has public frontage along 2000 West and 500 North. Subsection 17.48.030(4) requires a 20 foot landscaped berm along public street frontages, of which at least 70% is planted in grass. The Code also requires that trees be planted within the strip every 30 feet on center. This requirement is met on the landscaping plan.
**Interior Landscaping**

Interior landscaping must be provided at 40 square feet per required stall. This project is required to provide sufficient interior landscaping to make up for deficiencies in Lots 1 and 2. A summary of required and provided interior parking lot landscaping for the site is below.

**Lot 3**

*Interior Parking Lot Landscaping Required/Provided (40 s.f. per stall): 10,560/15,164 s.f.*

Required from Lots 1 and 2: 3,872 s.f.

Over: 4,604 s.f. (meets requirement to cover for Lots 1 and 2)

**Total Open Space Requirement**

The Code requires that a minimum of 15% of each lot be maintained in permanent landscaped open space. This project is required to provide sufficient interior landscaping to make up for deficiencies in Lots 1 and 2. A summary of required and provided overall landscaping for the site is below.

Lot 3

*Overall Landscaping Required/Provided (15% of total site): 30,448/81,962 s.f.*

Required from Lots 1 and 2: 20,953 s.f.

Over: 51,514 s.f. (meets requirement to cover for Lots 1 and 2)

**Other Landscape Requirements**

All other landscaping requirements have been met for the building, including landscape buffers from adjacent zones and landscaping around the buildings.

**Architectural Standards**

For the MC zone the architectural design requirement states that all structures shall be aesthetically pleasing, well-proportioned buildings that blend with the surrounding property and structures. All structures in the zone shall have finished 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. Concrete tilt-up buildings shall comply with the following standards:

a. Painted or colored concrete exteriors are permitted. The shade of each color must be consistent.

b. Bare concrete exteriors are not permitted.

c. The exterior of a concrete tilt-up building shall be finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

An architect’s rendering of the structure and elevation details are included in attachment 4. The building materials proposed for the exterior of the structure include painted concrete tilt-up panels, dark grey brick, varying blue glass, orange/brown stucco/wood accents, and aluminum sun shade features.

The building height is approximately 42 feet high which is within the 48 foot limit.
MOTION
I move to (approve, deny, continue) the applicant’s request for site plan approval of a 51,526 square foot office building referred to as Lindon Tech Center, Lot 3 with the following conditions (if any):

1.

ATTACHMENTS
1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.
3. Site Plan Documents
4. Architectural Rendering & Elevations
5. Landscaping Plan
LOT 3 AREAS:

- **Building Footprint**: 25,763 SQ. FT. / 0.59 ACRES
- **Asphalt**: 80,952 SQ. FT. / 1.86 ACRES
- **Total Landscaping**: 81,962 SQ. FT. / 1.88 ACRES
- **Parking Landscaping**: 15,164 SQ. FT. / 0.35 ACRES
- **Remaining Landscaping**: 66,798 SQ. FT. / 1.53 ACRES
- **Concrete**: 14,309 SQ. FT. / 0.33 ACRES

**Notes:**
1. All area calculations are approximate and can change due to construction tolerances.

LOT 3 PARKING REQUIREMENTS:

- **Office**: 51,526 SQ. FT. (206)
- **Total**: 206
- **Total Provided**: 264 (101.15% provided, not to exceed 130%)
- **Accessible Spaces**: 7 (7 required - 201-300)
- **Bicycle Spaces**: 16 (16 bicycle stalls maximum required)

**Notes:**
1. All area calculations are approximate and can change due to construction tolerances.

LOT 3 LANDSCAPING AREAS:

- **Parking Area Landscaping**: 15,164 SQ. FT. (40 SQ. FT. PER STALL OR 10,560 SQ. FT. REQUIRED)
- **Total Landscaping**: 81,962 SQ. FT. (40.38% provided - 30,448 SQ. FT.)

**Notes:**
1. Parking area does not include truck maneuvering area or landscaped buffer according to plan.
2. Landscaped area does not include hard surface areas (walkways, bike racks, curb & gutters).
3. All area calculations are approximate and can change due to construction tolerances.

**Engineer:**
CIR Engineering, L.L.C.
03/10/2015
Item 6: Ordinance Amendment, Lindon City Code 17.48 Commercial Zones

Lindon City requests approval of an amendment to Lindon City Code 17.48. The proposed amendment will modify minimum lot or development size along the 700 North Commercial Corridor.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Lindon City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff</td>
<td>Jordan Cullimore</td>
</tr>
<tr>
<td>Type of Decision</td>
<td>Legislative</td>
</tr>
<tr>
<td>Council Action Required:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY ISSUES**

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

**MOTION**

I move to recommend (approval, denial, continuation) of ordinance amendment 2015-5-O (as presented, with changes).

**DISCUSSION & ANALYSIS**

There have been several discussions among Planning Commissions, City Council members, and staff regarding how to best promote high quality, orderly development along 700 North in Lindon. Staff presented some options to the Planning Commission on February 10, 2015 and received feedback from the Commission. In response to the feedback received, staff is preparing a proposal that will divide the 700 North Corridor into districts and require an applicant developing any area of a district to show how the remainder of the district could develop to preserve access and visibility for the remaining area in the district.

Staff will present more details of the draft proposal during the Planning Commission meeting.
Item 7:  New Business (Planning Commissioner Reports)

Item 1 – Subject ________________________________
Discussion
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_________________________________________________________________
_________________________________________________________________

Item 2 – Subject ________________________________
Discussion
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_________________________________________________________________
_________________________________________________________________
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Item 3 – Subject ________________________________
Discussion
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_________________________________________________________________
_________________________________________________________________
Item 8: Planning Director Report

- Transit Work Session on March 17 @ 6:00pm
- Accessory Building Height in Residential Zone

Adjourn
### PROJECT TRACKING LIST

<table>
<thead>
<tr>
<th>APPLICATION NAME</th>
<th>APPLICATION DATE</th>
<th>APPLICANT INFORMATION</th>
<th>PLANNING COMM. DATE</th>
<th>CITY COUNCIL DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinance changes: LCC 17.38 ‘Bonds for Completion of Improvements to Real Property’</td>
<td>January 2014</td>
<td>City Initiated</td>
<td>Mar. 11</td>
<td>TBD</td>
</tr>
<tr>
<td>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</td>
<td></td>
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</tr>
<tr>
<td>Zone Change: Old Town Square</td>
<td>Feb. 1, 2012</td>
<td>Scott Larsen</td>
<td>Feb. 14, continued</td>
<td>Pending</td>
</tr>
<tr>
<td>Request for approval of a zone change for two parcels located at 873 West Center Street from R1-20 (Residential Low) to LI (Light Industrial).</td>
<td></td>
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</tr>
<tr>
<td>Property Line Adjustment: LBA Rentals</td>
<td>Mar. 12, 2012</td>
<td>Lois Bown-Atheling</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for approval of a property line adjustment to clean up existing parcels lines for five parcels in the CG zone at 162 &amp; 140 South Main Street. This project is in conjunction with the Castle Park project.</td>
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<td></td>
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<tr>
<td>Ordinance changes: LCC 17.32, 17.58, 17.66.020 ‘Subdivisions’</td>
<td>Nov. 2012</td>
<td>City Initiated</td>
<td>Nov. 13, Dec. 11, Jan. 8, Jan. 22</td>
<td>TBD</td>
</tr>
<tr>
<td>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</td>
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</tr>
<tr>
<td>Site Plan: Lindon Senior Apartments</td>
<td>Sept. 2013</td>
<td>Matt Gneiting</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Request for site plan approval for senior housing apartments on State &amp; Main</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amended Site Plan: Wasatch Ornamental Iron</td>
<td>June 2014</td>
<td>Melvin Radmall</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Property Line Adjustment</td>
<td>Oct. 2014</td>
<td>Steven Merrill</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for a property line adjustment at 455 E 500 N. Staff approved.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site Plan: Scott's Provo GM</td>
<td>Jan. 2015</td>
<td>Mandy Ogaz</td>
<td>Feb. 10 (cont.)</td>
<td>N/A</td>
</tr>
<tr>
<td>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</td>
<td></td>
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</tr>
<tr>
<td>Site Plan: Lindon Tech Center Phase III</td>
<td>Feb. 2015</td>
<td>Mark Weldon</td>
<td>Mar. 10</td>
<td>N/A</td>
</tr>
<tr>
<td>Request to construct a ~50,000 square foot two-story office building in the MC zone on 5 acres. Located approximately 500 North 2000 West.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site Plan: Spring Gardens Senior Community</td>
<td>Feb. 2015</td>
<td>Russ Watts</td>
<td>Mar. 10</td>
<td>TBD</td>
</tr>
<tr>
<td>Request for site plan approval of a 105 bed assisted living facility. Located at approximately 800 West 700 North.</td>
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<tr>
<td>Site Plan: Utah Valley Mortuary</td>
<td>Mar. 2015</td>
<td>Ben Davis</td>
<td>Mar. 24</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for site plan approval of a mortuary. Located at approximately 1200 West 700 North.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Property Line Adjustment</td>
<td>Mar. 2015</td>
<td>James Ferrin</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for property line adjustment at 596 East 200 North.</td>
<td></td>
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</tr>
</tbody>
</table>

**NOTE:** This Project Tracking List is for reference purposes only. All application review dates are subject to change.

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

<table>
<thead>
<tr>
<th>APPLICATION NAME</th>
<th>APPLICATION DATE</th>
<th>APPLICANT INFORMATION</th>
<th>CITY COUNCIL DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stableridge Plat D</td>
<td>Tim Clyde – R2 Project</td>
<td>Old Station Square Lots 11 &amp; 12</td>
<td></td>
</tr>
<tr>
<td>AM Bank – Site Plan</td>
<td>Joyner Business Park, Lot 9 Site Plan</td>
<td>Lindon Harbor Industrial Park II</td>
<td></td>
</tr>
<tr>
<td>Lindon Gateway II</td>
<td>Freeway Business Park II</td>
<td>Lakeside Business Park Plat A</td>
<td></td>
</tr>
<tr>
<td>West Meadows Industrial Sub (Williamson Subdivision Plat A)</td>
<td>Keetch Estates Plat A</td>
<td>Green Valley Subdivision</td>
<td></td>
</tr>
<tr>
<td>Long Orchard Subdivision</td>
<td>Reflections Recover Center</td>
<td>Noah's Life Subdivision</td>
<td></td>
</tr>
<tr>
<td>Bishop Corner Plat B</td>
<td>Lexington Cove Major Subdivision</td>
<td>Lindon Springs Garden Minor Subdivision</td>
<td></td>
</tr>
<tr>
<td>Zyto/Tams Office Buildings Site Plan</td>
<td>Pen Minor Subdivision</td>
<td>Coulson Cove Plat D</td>
<td></td>
</tr>
<tr>
<td>Lindon Tech Center Site Plan</td>
<td>Olsen Industrial Park Minor Subdivision</td>
<td>Lindon Tech Center Subdivision</td>
<td></td>
</tr>
<tr>
<td>Mix Right Site Plan</td>
<td>Westlind Industrial Condo Subdivision</td>
<td>Ostler Industrial Park Subdivision Plat B</td>
<td></td>
</tr>
<tr>
<td>Happy Valley Derby Darlins CUP</td>
<td>Ruf Subdivision</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Board of Adjustment

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Application Date</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page 1 of 2
### Annual Reviews

<table>
<thead>
<tr>
<th>Application Name</th>
<th>Application Date</th>
<th>Applicant Information</th>
<th>Planning Comm. Date</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8)</td>
<td>Existing use.</td>
<td>Lindon Care Center Manager: Christine Christensen 801-372-1970.</td>
<td>March 2015</td>
<td>N/A</td>
</tr>
<tr>
<td>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1)</td>
<td>Existing CUP</td>
<td>Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.</td>
<td>March 2015</td>
<td>N/A</td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345)</td>
<td>Existing CUP</td>
<td>HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077</td>
<td>March 2015</td>
<td>N/A</td>
</tr>
<tr>
<td>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.</td>
<td></td>
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</tr>
</tbody>
</table>

### Grant Applications

<table>
<thead>
<tr>
<th>Pending/Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bikes Belong</strong> - Trail construction grant. Requested amount: $10,000</td>
</tr>
<tr>
<td><strong>Land and Water</strong> - Trail construction grant. Requested amount: $200,000</td>
</tr>
<tr>
<td>o Status: NOT SELECTED. RE-APPLY IN 2015.</td>
</tr>
<tr>
<td><strong>Hazard Mitigation Grant / MAG Disaster Relief Funds</strong>-(pipe main ditch)</td>
</tr>
<tr>
<td><strong>FEMA Hazard Mitigation Grant</strong> – (pipe Main Ditch)</td>
</tr>
<tr>
<td><strong>MAG Bicycle Master Plan Study</strong> Awarded funds to hire consultant to develop</td>
</tr>
<tr>
<td>bicycle master plan to increase safety and ridership throughout the city.</td>
</tr>
<tr>
<td><strong>EDCUtah 2014</strong> — Awarded matching grant to attend ICSC Intermountain States</td>
</tr>
<tr>
<td>Idea Exchange 2014.</td>
</tr>
<tr>
<td><strong>CDBG 2014 Grant</strong> – Senior Center Computer Lab ($19,000)</td>
</tr>
</tbody>
</table>

### Planning Dept - Projects and Committees

<table>
<thead>
<tr>
<th>On-going activities (2014 yearly totals)</th>
<th>Misc. projects</th>
<th>UDOT / MAG projects</th>
<th>Committees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building permits Issued: 228</td>
<td>2010-15 General Plan implementation (zoning, Ag land inventory, etc.)</td>
<td>700 North CDA</td>
<td>Utah Lake Commission Technical Committee: Bi-Monthly</td>
</tr>
<tr>
<td>New residential units: 53</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New business licenses: 74</td>
<td>Lindon Hollow Creek-Corps of Eng., ditch relocation</td>
<td>Lindon Bicycle Master Plan</td>
<td>MAG Technical Advisory Committee: Monthly</td>
</tr>
<tr>
<td>Land Use Applications: 64</td>
<td>Lindon Heritage Trail Phase 3</td>
<td></td>
<td>Lindon Historic Preservation Commission: Bimonthly</td>
</tr>
<tr>
<td>Drug-free zone maps: 27</td>
<td></td>
<td></td>
<td>Utah APA Fall Conference Committee</td>
</tr>
</tbody>
</table>

03/10/2015