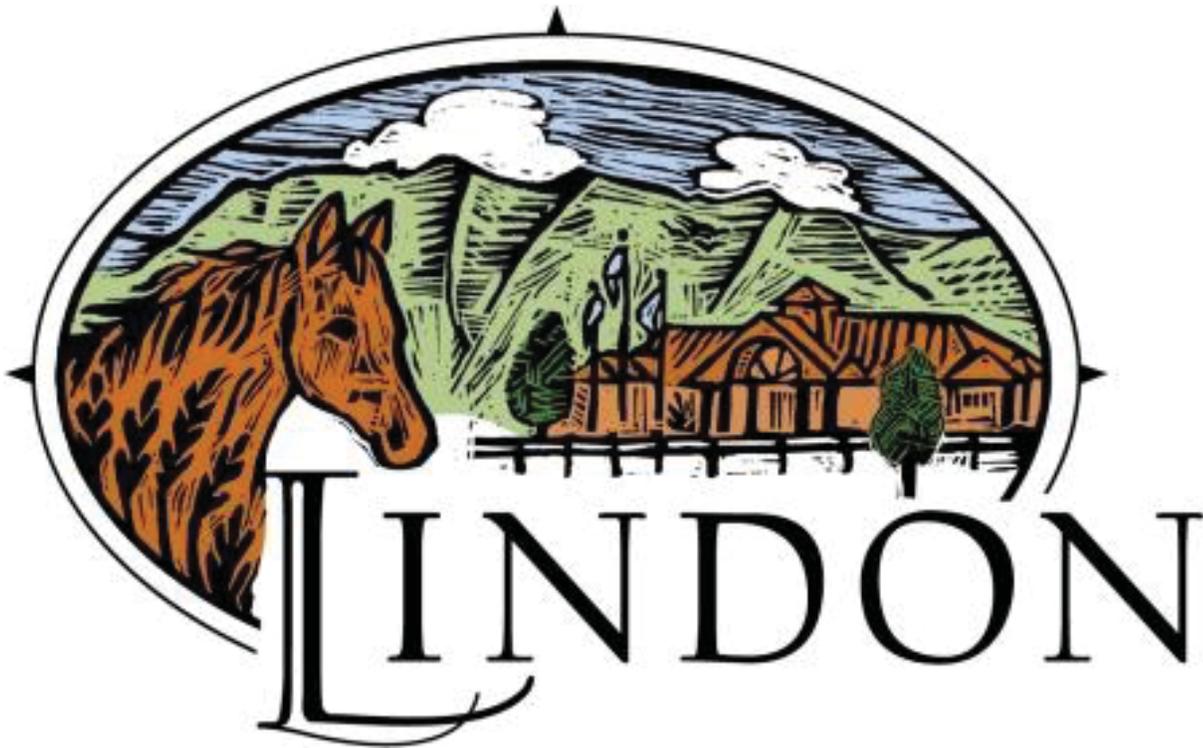


Lindon City Planning Commission Staff Report



March 24, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, March 24, 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



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

1. **Call to Order**
2. **Approval of minutes from March 10, 2015**
3. **Public Comment**

(Review times are estimates only.)
(20 minutes)

4. **Site Plan — Utah Valley Mortuary, approx. 1200 West 700 North**
Ben Davis of UVM Building, LLC requests site plan approval of a 7,096 square foot funeral home at approximately 1200 West 700 North in the General Commercial (CG) zone.

(15 minutes)

5. **Annual Review of Group Home Facility — Housing Authority of Utah County, 365 East 400 North**

This is a required annual review of a group home owned by the Housing Authority of Utah County. The facility was approved to provide housing for up to three physically disabled adults. No changes are proposed to the facility as this is only a review of the current use to ensure conformance with City Code and conditions of approval.

(15 minutes)

6. **Annual Review of Group Home Facility — Lindon Care & Training Center, 680 North State Street**

This is a required annual review of a group home for disabled adults owned by RHA Community Services of Utah. The facility provides housing for multiple tenants. No changes are proposed to the facility as this is only a review of the current use to ensure conformance with City Code.

(15 minutes)

7. **Annual Review of Group Home Facility — Heritage Youth Services/Timpview Residential Treatment Center, 200 North Anderson Lane**

This is a required annual review of a juvenile group home approved for up to 16 youth not over the age of 18. The facility provides housing and social activities for the youth and is located in the HI zone. This is a review of the current conditions of the facility to ensure conformance with City Code.

(20 minutes)

8. **Concept Review — Lakeview Court Townhomes, approx. 520/530 South 400 West**

Chris Knapp requests feedback on a proposal to adopt a PUD ordinance that would allow construction of townhomes (5 units) at 520/530 South 400 West in the General Commercial (CG) zone.

(15 minutes)

9. Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones

Lindon City requests approval of an Ordinance Amendment to LCC 17.48 Commercial Zones that will increase the building height limit in the Planned Commercial 1 (PC-1) zone. Recommendations will be made to the City Council at the next available meeting.

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. 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

Time: ~11:00 am

Date: March 20, 2015

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

Item I: Call to Order

March 24, 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, March 10, 2015

Minutes are forthcoming. They will be emailed to the Commissioners on Monday, March 23, 2015, prior to the Planning Commission meeting.

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan — Utah Valley Mortuary ~1800 West 700 North

Ben Davis, representing Utah Valley Mortuary, requests site plan approval of a ~7,000 square foot mortuary project on a 1 acre site at approximately 1800 West 700 North in the General Commercial (CG) zone.

<p>Applicant: Ben Davis Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: BW Inc. and Idaho Corporation Address: ~ 500 North 2000 West Parcel ID: 14:057:0083 (recently applied for a subdivision to make two lots) Lot Size: 2.26 acres; this site would only sit on 1</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve the site plan for a ~7,000 square foot mortuary building in the General Commercial zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of a ~7,000 square foot commercial building to be known as Utah Valley Mortuary with the following conditions (if any):</p> <ol style="list-style-type: none">1. Ruf subdivision plat needs to be recorded prior to approval.2. Landscape berm per 700 North cross section needs to be installed.3. Rear and right elevation corners to be wrapped with wainscoting.4. Measures be taken to mitigate ditch hazard on the site.5. Provide required parking at a ratio of 1 stall per 3 ½ person capacity of the building based on usable square footage.
--	--

BACKGROUND

1. This is a site plan application for a ~7,000 square foot commercial building with a mortuary as intended use.
2. The site is located in the General Commercial (CG) zone.
3. The site will share access from 700 North with Noah's Life Event Center to the west.
4. A previous application for a two lot subdivision on this site was recently approved by the Planning Commission. That plat has not yet been recorded. It is recommended that the recordation of that plat be a condition of approval for this site.

DISCUSSION & ANALYSIS

Parking Standards

For assembly type uses one parking stall is required for every 3 ½ person occupancy capacity of the building. The site plans shows 37 stalls which would account for an occupancy of 129 persons in the building at any given time. This should be ample parking based on the usable square footage of the building which is about 5,100 square feet. Bicycle parking is required at an 8% ratio to the total number of parking stalls; in this case two bike stalls are required and four stalls are provided. Two ADA parking spaces are required based on the total number of vehicles spaces and two are provided.

Landscaping Standards

Landscaped Strip Along Frontage

This site has public frontage along 700 North. This roadway has a unique cross section and tree plan as shown is attachment six. The proposed cross section and tree plan meet requirements with the exception of the two foot landscape berm in the Lindon Standard Drawings. It is recommended that the two foot berm be installed per the cross section. However, the applicant is request a waiver from this requirement citing that the adjacent property (Noah's Life) was approved without the berm. Upon looking at this issue more closely, it was discovered that staff failed to notice that the berm was not represented on the Noah's Life plans. The Planning Commission gave no formal permission for the berm to be left out on that site.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall. With the proposed 37 stalls, that equates to 1,480 square feet required; 2,443 square feet are provided.

Total Open Space Requirement

The Code requires that a minimum of 20% of each lot in the CG zone be maintained in permanent landscaped open space. This one acre site requires 8,712 square feet and 18,288 square feet is provided, totally 42% of the site.

Architectural Standards

For the CG zone the architectural design requirement states that architectural character shall be consistent with the Lindon City Design Guidelines. Masonry materials such as brick, stone, and colored decorative concrete block are highly preferred for use as the primary building material (85% or greater) of commercial development. Fenestration (windows and doors) can also be used to count toward the 85% of the recommended building materials. Recommended secondary materials include brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding & timbers. All colors should meet the color palette in the Design Guidelines (attachment seven).

Please see the attached elevations in attachment four which indicate that stone and stucco will be the exterior finish of the building. The applicant is also considering a brick/stucco exterior. It is recommended that the right and rear elevation corners of the building be wrapped with stone or brick, depending on the applicant's final choice of material.

The building is one story high which is within the 48 foot height limit in commercial zones.

Ditch Safety

There is a large open ditch on the north edge of the property may be a hazard on the site. The Lindon City Ordinance requires that "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." The applicant does not anticipate any patrons of the site being near the ditch and has therefore not submitted any safety plans. The Planning Commission can place conditions of approval regarding ditch safety if it feels them appropriate.

Engineering Standards

There are a few engineering issues that will need to be resolved before the plans are finalized and staff will ensure all requirements are met.

MOTION

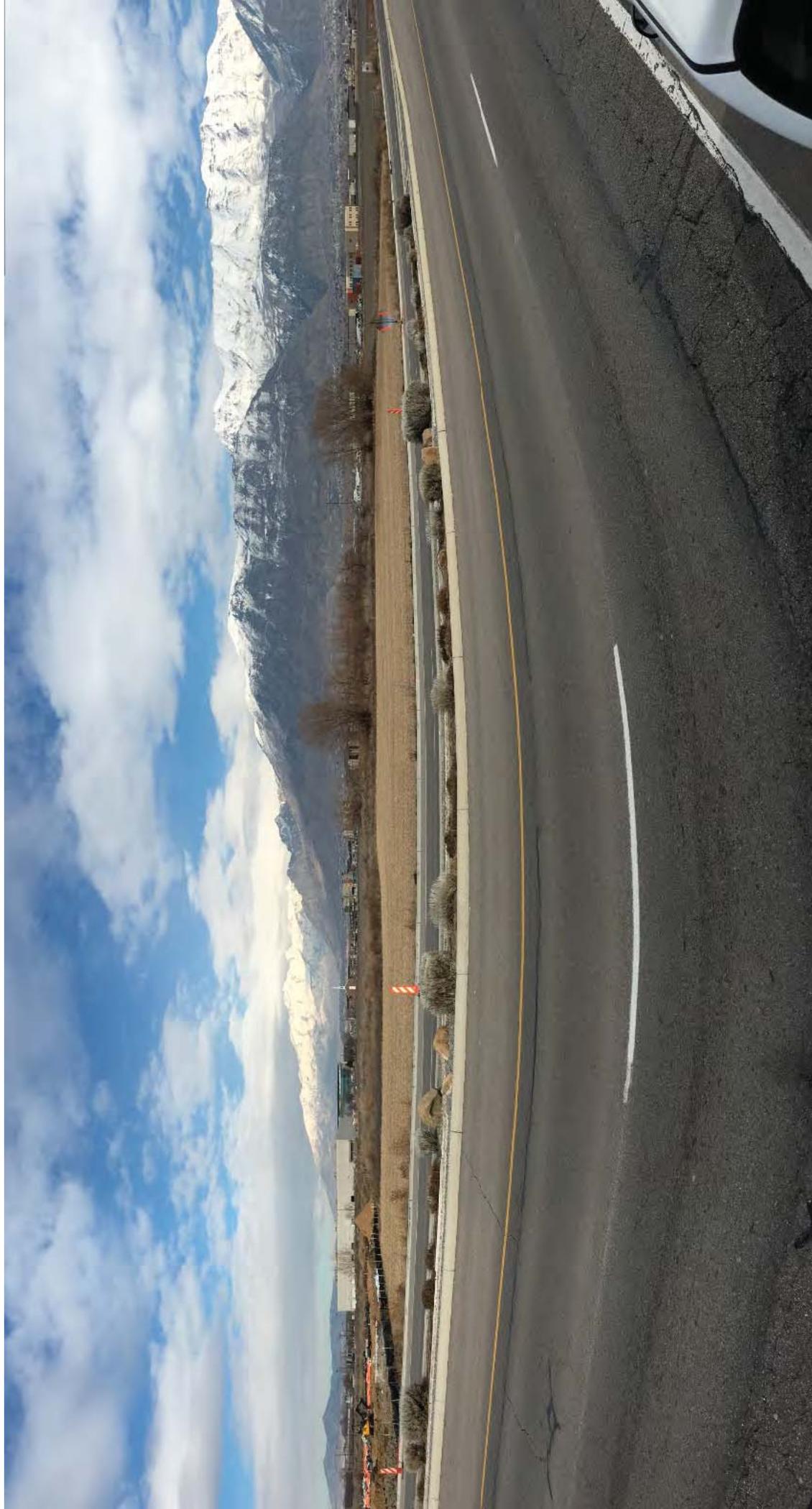
I move to (*approve, deny, continue*) the applicant's request for site plan approval of a ~7,000 square foot commercial building referred to as Utah Valley Mortuary with the following conditions (if any):

1. Ruf subdivision plat needs to be recorded prior to approval.
2. Landscape berm per 700 North cross section needs to be installed.
3. Rear and right elevation corners to be wrapped with wainscoting.
4. Measures be taken to mitigate ditch hazard on the site.
5. Provide required parking at a ratio of 1 stall per 3 ½ person capacity of the building based on usable square footage.

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
6. 700 North cross section and landscape plan
7. Color Palette







DATE: 3/3/2015
 REVISIONS: REVISIONS: REVISIONS:
 DRAWN BY: PSF
 CHECKED BY: PSF
 PROJECT NO.: 981505
 EQUITY BUILDERS GROUP
 1919 S STATE ST, SUITE 200
 TEL: 801-842-9642
 S.E. SCIENCE, LLC
 1001 ARBON WAY
 LAYTON, UT 84041
 TEL: 801-433-2498

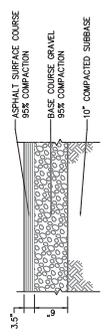
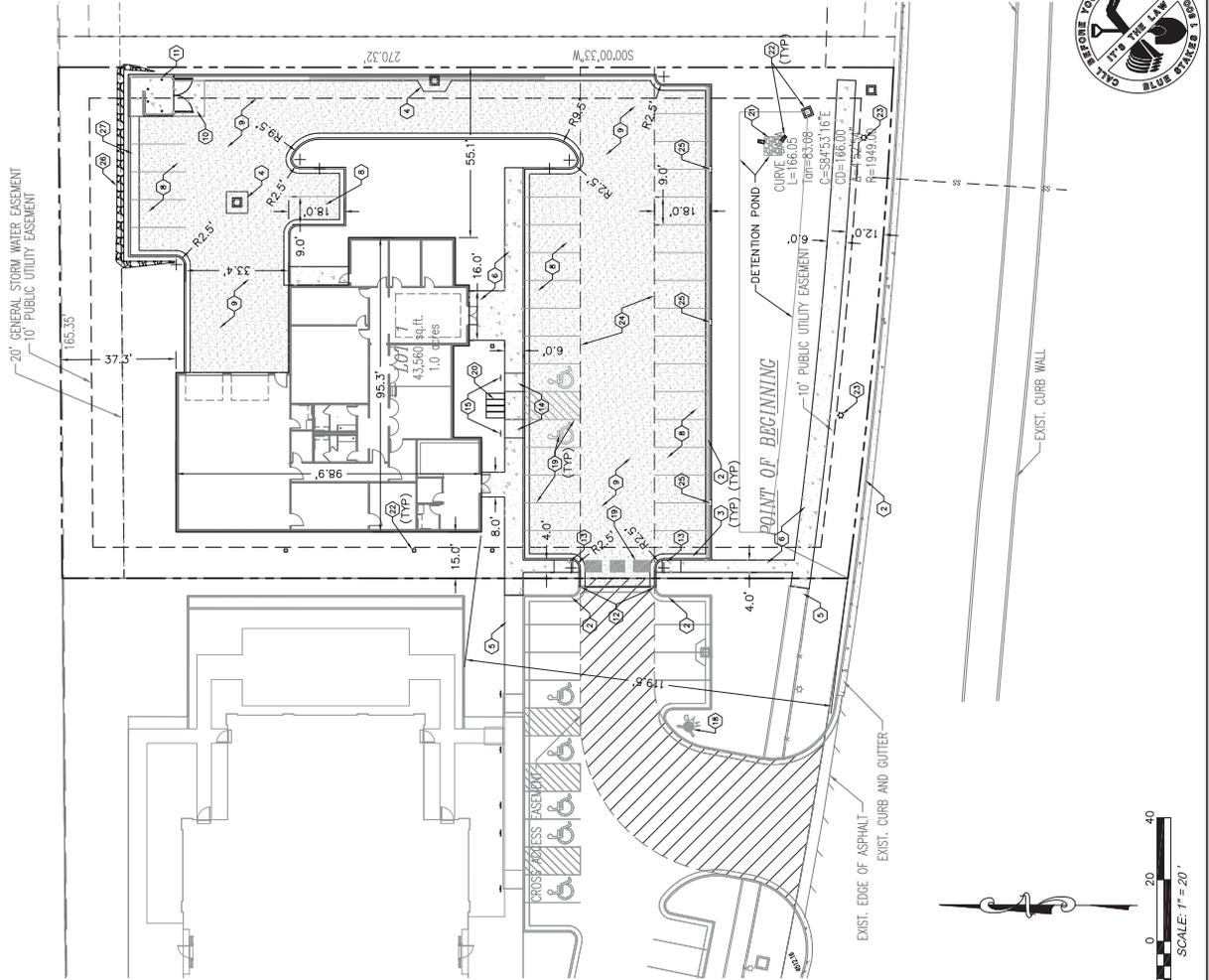
UTAH VALLEY MORTUARY
 1966 WEST 200 NORTH LONDON, UTAH
 PRELIMINARY SITE PLAN
 SITE PLAN
 SHEET C100

SITE DATA TABLE

RESULTING PARCEL AREA	=	43,559 S.F.	100%
LANDSCAPE AREA	=	18,288 S.F.	42.0%
BUILDING AREA	=	7,050 S.F.	16.2%
PARKING	=	37	
ON-STREET PARKING	=	2	
BICYCLE PARKING REQUIRED	=	3	
STALLS PROVIDED	=	3	
MIN. REQ. LANDSCAPE AREA	=	18,288 S.F.	20%
TOTAL PROVIDED	=	42,056	
MIN. INTERIOR PARKING REQ'D	=	1,480 S.F.	
PROVIDED STALLS	=	49/37	
PROVIDED	=	2,443 S.F.	
BUILDING TYPE: ASSEMBLY A3			
FIRE SUPPRESSION: NOT REQUIRED			

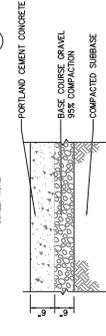
KEY NOTES:

- EXISTING CURB AND GUTTER TO REMAIN
- 24" CURB AND GUTTER CATCH TYPE (TYP. OF SHARED PAN)
- 24" CURB AND GUTTER SPILL TYPE (TYP. NO SHADINGS)
- CONCRETE APRON AROUND INLETS.
- EXISTING SIDEWALK TO REMAIN
- CONCRETE SIDEWALK (SEE DETAIL 3 SHEET C900)
- SEE LANDSCAPE PLAN
- LIGHT DUTY ASPHALT, TYP. OF PARKING AREA, SEE DET. A.
- HEAVY DUTY ASPHALT, TYP. OF DRIVE ISLE AREA, SEE DET. B.
- CONCRETE, TYP. OF DUMPSTER APRON AND PAD, SEE DET. C.
- TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS.
- MATCH EX. CURB
- ADA RAMP (SEE DET. A SHEET C900)
- ADA RAMP (SEE DET. D SHEET C900)
- INSTALL ADA PARKING SIGN ON POLE (2 TOTAL)
- SEE ELECTRICAL PLANS FOR SITE LIGHTING LAYOUT
- BUILDING MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF. SEE ARCHITECTURAL PLANS.
- EXISTING HYDRANT LOCATIONS (1)
- PROPOSED PARKING LOT STRIPING (TYP)
- BICYCLE PARKING 2x6' (4-STALLS)
- 6" Ø50 COBBLE
- STORM DRAIN STRUCTURES, SEE SHEET C100
- CITY STANDARD STREET LIGHT, SEE DETAIL 23A SHEET U900
- 24" CROSS ACCESS EASEMENT
- BREAK IN CURB FOR OVERLAND DISCHARGE INTO DET. POND
- 0-4" HIGH, 0.5:1 SLOPE, INTERLOCKING BOULDER RETAINING WALL
- 3.5" REINFORCED CURB AND GUTTER WITH #4 BAR @ 12" E-W. EVERY OTHER BAR TO ANGLE INTO CURB WITH #4 BAR IN 8" CURB



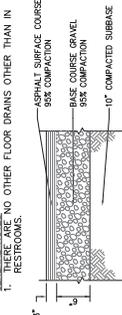
GENERAL NOTES: SEE GEOTECH. ENGINEERING GEOTECHNICAL STUDY PROJECT NO. 150259

HEAVY DUTY ASPHALT PAVEMENT SECTION



GENERAL NOTES: SEE GEOTECH. ENGINEERING GEOTECHNICAL STUDY PROJECT NO. 150259

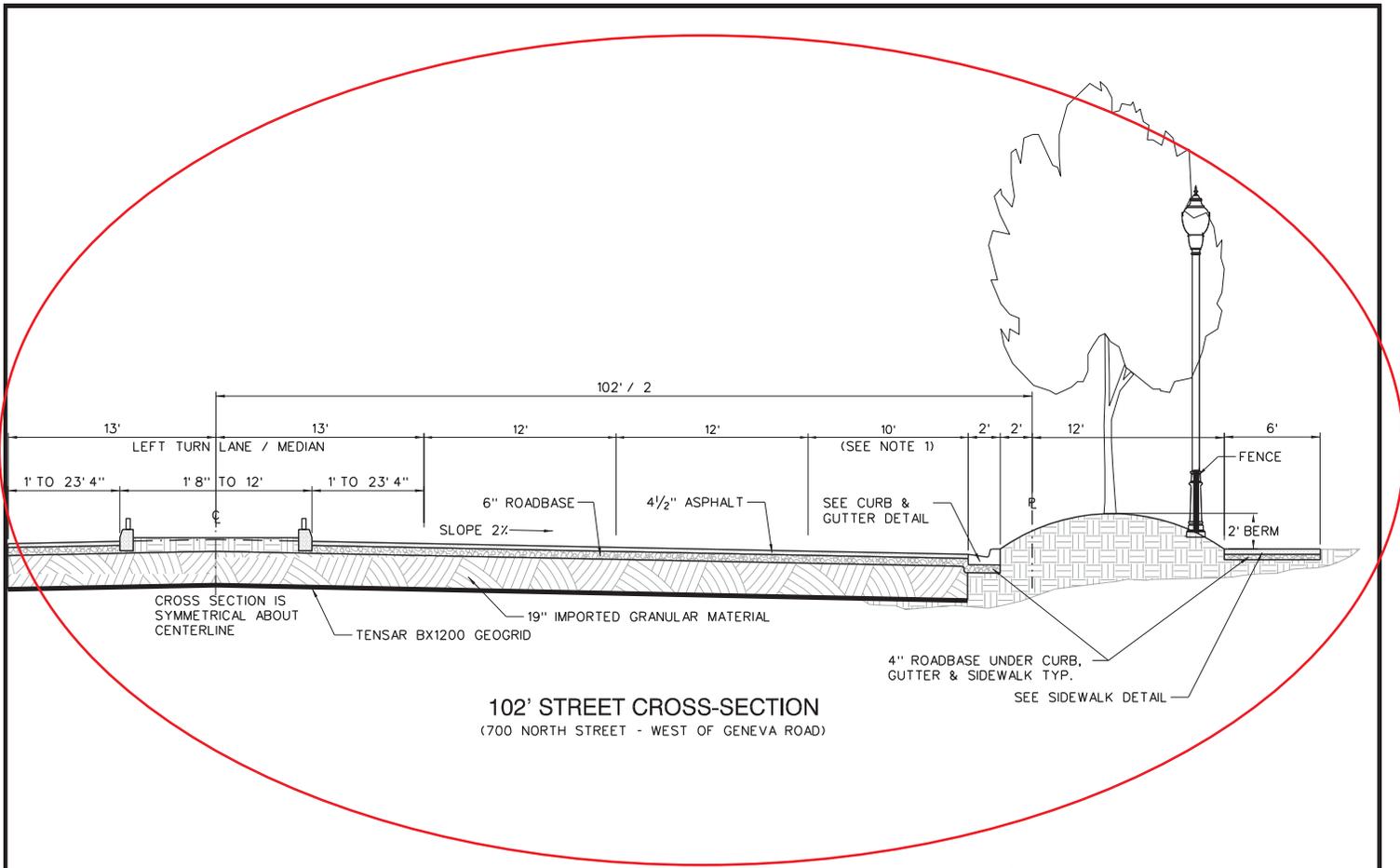
DUMPSTER APPROACH/SLAB PAVEMENT SECTION



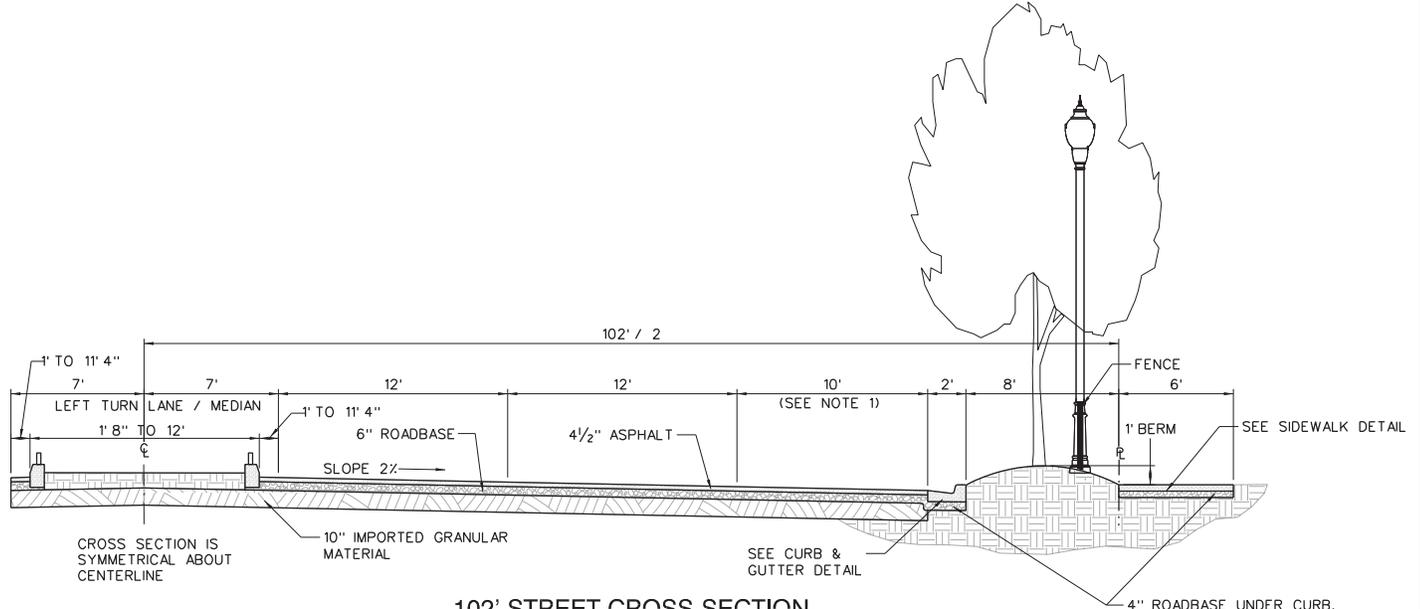
GENERAL NOTES: SEE GEOTECH. ENGINEERING GEOTECHNICAL STUDY PROJECT NO. 150259

LIGHT DUTY ASPHALT PAVEMENT SECTION





102' STREET CROSS-SECTION
(700 NORTH STREET - WEST OF GENEVA ROAD)



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.



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY, LINDON CITY CORPORATION AND J-U-B ENGINEERS CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APPR	DATE
1	REPLACED PREVIOUS DETAIL WITH 700 NORTH STREET CROSS SECTIONS	CJC	M.C.	12/15/06
2	UPDATED DIMENSIONS	SAC	M.C.	12/22/08



700 NORTH STREET CROSS SECTIONS

LINDON CITY 16 of 63 March 24, 2015
100 NORTH STATE

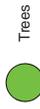
STANDARD DRAWING NUMBER:	2c
CAD DWG: LC StdDwg.dgn	
PLOT SCALE:	1:000
DRAWN BY:	CJC
DESIGN BY:	M.C.
CHECKED BY:	M.C.
ADOPTED DATE:	8 JAN 09

700 North Corridor Trees - Section 1



Legend

Trees



C = Incense Cedar (10' W)

EQ = Emerald Queen Maple (32' W)

H = Frans Fontaine Hornbeam (15' W)

J = Skyrocket Juniper (7' W)

L = Corinthian Linden (10' W)

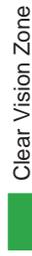
LP = London Plane Sycamore (60' W)

M = Bowhall Maple (20' W)

P = Fastigate White Pine (16' W)

SM = Shademaker Honey Locust (32' W)

Z = Zelkova (64' W)



Clear Vision Zone

700 N. Linework

Parcels as of 12-12-06

0 50 100 200 Feet

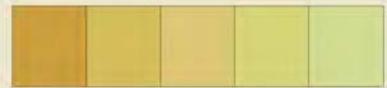


IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



Item 5: Annual Review of Group Home Facility Housing Authority of Utah County

<p>Applicant: Housing Authority of Utah County Presenting Staff: Jordan Cullimore</p> <p>General Plan: Residential Low Current Zone: Single Family Res. (R1-20)</p> <p>Property Owners: Lindon City Corp. Address: 365 East 400 North Parcel ID: 14:071:0304 Lot Size: 4.4 acres (includes City park)</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p>SUMMARY OF KEY ISSUES</p> <ol style="list-style-type: none">1. This is an annual review to ensure the facility is operating in compliance with Lindon City Code requirements. <p>MOTION</p> <p>No motion necessary unless there is a change in the conditions or additional conditions imposed.</p>
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SUMMARY

This is the annual required review for group homes approved within the City to determine that the facility is in compliance with the Conditional Use Permit conditions and/or local ordinances regulating these types of facilities.

This facility is owned by the Housing Authority of Utah County and is located at the entrance to Hollow Park on 400 North. A CUP was approved for this facility in 2003 to allow permanent residence of up to 3 physically disabled adults and their care takers. The following conditions were imposed in 2003:

1. The occupancy of the home be limited to three adult persons with disabilities.
2. That the park access in front of the home be painted red and signed for no stopping or parking. *(It was determined in the 2006 review that this item had not been completed, but would not be required unless parking along the entrance road becomes a problem)*
3. That the number of parking spaces be reviewed upon complaint.

A copy of the minutes from the 2014 annual review have been included for your review. Attachment 3 includes a 2013-2014 incident report for the facility from the Police Department. Chief Cullimore has indicated that the incidents reported in 2014 appear to be normal incidents for such a facility. The facility is not causing a disproportionate impact on public safety.

*** Per current ordinances: Please confirm with the facility representative the following:

1. That the facility is only providing housing for those with disabilities and their care takers;
2. That the applicant's have adequate insurance coverage for the facility / vehicles / and liability coverage for third part individuals; and
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general.

Please also discuss staffing levels at the facility to ensure proper supervision & care for the tenants.

ATTACHMENTS

1. Aerial & Site Photos
2. Minutes from 2014 Review
3. 2013-2014 Incident Report



Attachment 2

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **March 25, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Del Ray Gunnell, Commissioner

12	<u>PRESENT</u>	<u>ABSENT</u>
	Sharon Call, Chairperson	
14	Ron Anderson, Commissioner	
	Del Ray Gunnell, Commissioner	
16	Rob Kallas, Commissioner	
	Mike Marchbanks, Commissioner	
18	Bob Wily, Commissioner	
	Hugh Van Wagenen, Planning Director	
20	Jordan Cullimore, Associate Planner	
	Kathy Moosman, City Recorder	
22	Brian Haws, City Attorney	

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

26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 11,
28 2014 were reviewed.

30 COMMISSIONER ANDERSON MOVED TO APPROVE THE MINUTES OF
THE REGULAR MEETING OF MARCH 11, 2014 AS AMENDED.
32 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

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

38 **CURRENT BUSINESS** –

40
42 **4. Annual Review of Group Home Facility** – *Housing Authority of Utah County, 365*
East 400 North. This is a required annual review of a group home owned by the
44 Housing Authority of Utah County. The facility was approved to provide housing for
up to three physically disabled adults. No changes are proposed to the facility as this
46 is only a review of the current use to ensure conformance with City Code and
conditions of approval.

2 Mr. Van Wagenen opened the discussion by explaining this facility is owned by
the Housing Authority of Utah County and is located at 365 East 400 North (entrance to
4 Hollow Park). He noted that a CUP was approved granted for this facility in 2003 to
allow permanent residence of up to 3 physically disabled adults and their care takers. The
following conditions were imposed in 2003 were as follows:

- 6 1. The occupancy of the home be limited to three adult persons with disabilities.
- 8 2. That the park access in front of the home be painted red and signed for no
stopping or parking. *(It was determined in the 2006 review that this item had
10 not been completed, but would not be required unless parking along the
entrance road becomes a problem)*
- 12 3. That the number of parking spaces be reviewed upon complaint.

14 Mr. Van Wagenen stated that a copy of the minutes from the 2013 review has
been included in the staff report, of which there has been no changes and staff has no
concerns with the operation of the facility.

16 Chairperson Call then confirmed the following questions per current ordinances
with the Ms. Smith, the representative of the facility:

- 18 1. That the facility is only providing housing for those with disabilities and their
20 care takers. *Ms. Smith confirmed that statement.*
- 22 2. That the applicants have adequate insurance coverage for the facility / vehicles /
24 and liability coverage for third part individuals. *Ms. Smith will provide the
required insurance to the city.*
- 26 3. That no individuals currently housed in the facility pose a direct threat to others
28 safety within the group home or to the community in general. *Ms. Smith
confirmed that no individual housed at the facility poses a threat to others.*

30 Chairperson Call also asked about staffing levels at the facility to ensure proper
supervision & care for the tenants. Ms. Smith confirmed that there are two (2) staff at all
32 times during the day and one (1) staff member at graveyard shift.

34 Mr. Van Wagenen noted that no motion necessary unless there is a change in the
conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for
attending and for her work at the facility. Ms. Smith thanked the Commission for their
36 time and for their support over the years.

38 Chairperson Call called for any comments or questions from the Commissioners.
Hearing none she moved on to the next agenda item.

- 40 5. **Annual Review of Group Home Facility** – *Lindon Care & Training Center, 680
42 North State Street.* This is a required annual review of a group home for disabled
adults owned by RHA Community Services of Utah. The facility provides housing
for multiple tenants. No changes are proposed to the facility as this is only a review
44 of the current use to ensure conformance with City Code.

46 Mr. Van Wagenen opened the discussion by explaining that Christine
Christensen, Administrator of Lindon Care and Training Center, is in attendance to
48 address the Commission. Mr. Van Wagenen then gave a brief summary of this agenda
item. He explained this is the annual required review for group homes approved within

Attachment 3

DANVILLE

2013

Total Report: 0

2014

<u>Inc. No.</u>	<u>Date</u>	<u>Nature</u>
14LI00069	01/07/14	Extra Patrol
14LI01546	05/04/14	Crim Mischief
	Total	Report: 2

Item 6: Annual Review of Group Home Facility *Lindon Care & Training Center*

<p>Applicant: RHA Community Services of Utah Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: RHA Community Services of Utah, Inc. Address: 680 North State Street Parcel ID: 14:046:0052 Lot Size: 1.94 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p>SUMMARY OF KEY ISSUES</p> <ol style="list-style-type: none">1. This is an annual review to ensure the facility is operating in compliance with Lindon City Code requirements. <p>MOTION</p> <p>No motion necessary unless new conditions are imposed to bring the facility into compliance with City Code.</p>
--	---

SUMMARY

This is the annual required review for group homes approved within the City to determine that the facility is in compliance with the Conditional Use Permit conditions and/or local ordinances regulating these types of facilities.

This facility is owned by RHA Community Services of Utah and is located at 680 North State Street. The facility has been in existence for many years – we believe prior to any ordinance regulating such businesses in Lindon. In 2006 the facility received final site plan approval for a new office building on the property – and at that time they agreed to meet with the City on an annual basis for the yearly reviews as required by the current ordinance. The facility houses disabled adults and provides / coordinates job training opportunities for the tenants.

A copy of the minutes from the 2014 annual review have been included for your review. Attachment 3 includes a 2013-2014 incident report for the facility from the Police Department. Chief Cullimore has indicated that the incidents reported in 2014 appear to be normal incidents for such a facility. The facility is not causing a disproportionate impact on public safety.

*** Per current ordinances: Please confirm with the facility representative the following:

1. That the facility is only providing housing for those with disabilities and their care takers;
2. That the applicant's have adequate insurance coverage for the facility / vehicles / and liability coverage for third part individuals; and
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general.

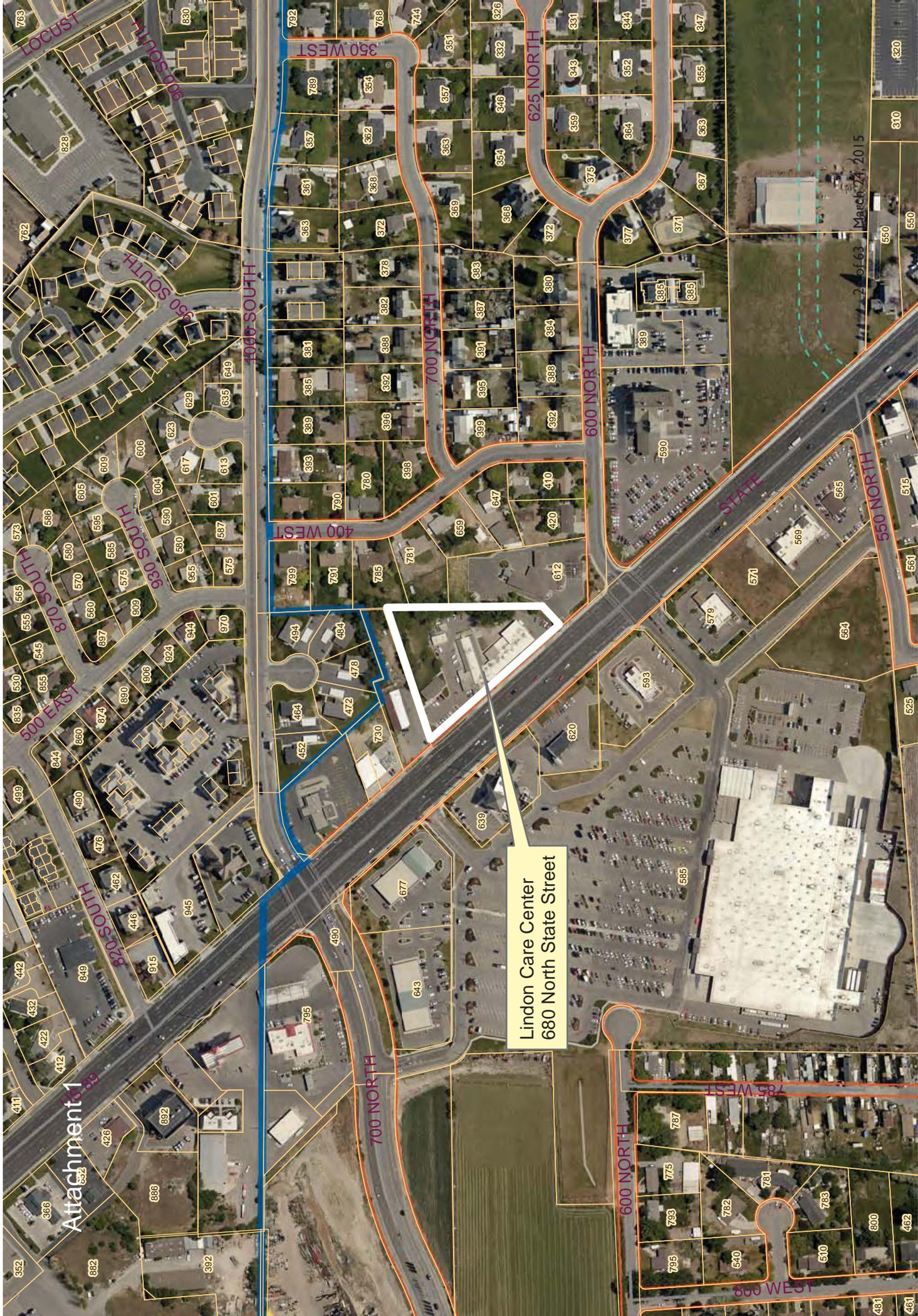
Please also discuss staffing levels at the facility to ensure proper supervision & care for the tenants.

ATTACHMENTS

1. Aerial & Site Photos
2. Minutes from 2014 Review
3. 2013-2014 Incident Report

Attachment 1

Lindon Care Center
680 North State Street





Attachment 2

Mr. Van Wagenen opened the discussion by explaining this facility is owned by the Housing Authority of Utah County and is located at 365 East 400 North (entrance to Hollow Park). He noted that a CUP was approved granted for this facility in 2003 to allow permanent residence of up to 3 physically disabled adults and their care takers. The following conditions were imposed in 2003 were as follows:

1. The occupancy of the home be limited to three adult persons with disabilities.
2. That the park access in front of the home be painted red and signed for no stopping or parking. *(It was determined in the 2006 review that this item had not been completed, but would not be required unless parking along the entrance road becomes a problem)*
3. That the number of parking spaces be reviewed upon complaint.

Mr. Van Wagenen stated that a copy of the minutes from the 2013 review has been included in the staff report, of which there has been no changes and staff has no concerns with the operation of the facility.

Chairperson Call then confirmed the following questions per current ordinances with the Ms. Smith, the representative of the facility:

1. That the facility is only providing housing for those with disabilities and their care takers. *Ms. Smith confirmed that statement.*
2. That the applicants have adequate insurance coverage for the facility / vehicles / and liability coverage for third part individuals. *Ms. Smith will provide the required insurance to the city.*
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general. *Ms. Smith confirmed that no individual housed at the facility poses a threat to others.*

Chairperson Call also asked about staffing levels at the facility to ensure proper supervision & care for the tenants. Ms. Smith confirmed that there are two (2) staff at all times during the day and one (1) staff member at graveyard shift.

Mr. Van Wagenen noted that no motion necessary unless there is a change in the conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for attending and for her work at the facility. Ms. Smith thanked the Commission for their time and for their support over the years.

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

5. **Annual Review of Group Home Facility** – *Lindon Care & Training Center, 680 North State Street.* This is a required annual review of a group home for disabled adults owned by RHA Community Services of Utah. The facility provides housing for multiple tenants. No changes are proposed to the facility as this is only a review of the current use to ensure conformance with City Code.

Mr. Van Wagenen opened the discussion by explaining that Christine Christensen, Administrator of Lindon Care and Training Center, is in attendance to address the Commission. Mr. Van Wagenen then gave a brief summary of this agenda item. He explained this is the annual required review for group homes approved within

2 the City to determine that the facility is in compliance with the Conditional Use Permit
3 conditions and/or local ordinances regulating these types of facilities. This facility is
4 owned by RHA Community Services of Utah and is located at 680 North State Street.
5 The facility has been in existence for many years – we believe prior to any ordinance
6 regulating such businesses in Lindon. In 2006 the facility received final site plan approval
7 for a new office building on the property – and at that time they agreed to meet with the
8 City on an annual basis for the yearly reviews as required by the current ordinance.

9 Mr. Van Wagenen noted the facility houses disabled adults and provides and
10 coordinates job training opportunities for the tenants. During the 2009 annual review
11 meeting, there were some concerns about multiple emergency calls originating from the
12 facility for various medical and police services (over 500 incidents since 2001). There
13 were also concerns of other incidents that involved “missing person calls” that occur
14 because of the ability of some tenants to leave the site on their own.

15 Mr. Van Wagenen stated the Commission felt that the nature of the severity of the
16 issues warranted a follow-up review to make sure concerns were adequately addressed
17 and that the facility was in compliance with ordinance requirement. The facility manager
18 returned for a follow-up review on June 10, 2009. During this meeting, Chief Cullimore
19 reported that the emergency calls had dramatically decreased. The facility manager also
20 addressed the changes that were implemented to resolve some of the concerns during the
21 February annual review. Mr. Van Wagenen noted that both the Police Chief and the
22 Commission felt that the manager and her staff had gone above and beyond any
23 expectation to resolve the concerns that were discussed. Mr. Van Wagenen noted that the
24 copies of the minutes from the 2013 annual review have been included for your review.

25 Mr. Van Wagenen stated that Chief Cullimore is not in attendance but noted that
26 overall things going well at the facility. Brian Haws, City Attorney, was in attendance to
27 address the Commission. He noted that there are two residents at the facility needing
28 attention from the City, one was a gentleman (disabled) who was acting out when he was
29 frustrated. The City has been working with Lindon Care on these issues and they have
30 been very responsive to the City’s concerns. The police did go down a couple of times to
31 work with this individual and the situation is well in hand. Mr. Haws stated that there is
32 another individual from the facility that has shoplifted several times from Walmart, and it
33 would be best to move him to a new location, but there is a process to go through to find
34 a suitable location for this individual. Mr. Haws noted that the City has the ability,
35 through the legal system, to have additional state resources to assist him and declare him
36 incompetent and then the State Hospital will step in. He added that Lindon Care has been
37 very responsive with these issues.

38 Chairperson Call then confirm the following statements with the facility
39 representative as follows:

- 40 1. That the facility is only providing housing for those with disabilities and
41 their care takers; *Ms. Christensen confirmed there are 65 individuals*
42 *currently housed with 66 being capacity. The staff ratio is 1 to 8 as*
43 *required by the state. In the a.m. hours there will be around 25-30 and the*
44 *afternoon shift about 40 staff and the graveyard shift around 8.*
- 45 2. That the applicants have adequate insurance coverage for the facility /
46 vehicles / and liability coverage for third part individuals; *Ms. Christensen*
47 *confirmed she will provide a copy of the insurance to the City.*

- 2 3. That no individuals currently housed in the facility pose a direct threat to
4 others safety within the group home or to the community in general. *Ms.*
6 *Christensen stated that they generally do not pose a threat to others, of*
 which information Mr. Haws has already covered.

8 Chairperson Call then mentioned the staffing levels at the facility to ensure that
10 the proper supervision and care for the tenants is in place. Ms. Christensen confirmed that
12 there is a 1 to 8 staffing ratio as required by state code. Mr. Van Wagenen mentioned
14 that no motion is necessary unless new conditions are imposed to bring the facility into
compliance with City Code.

16 There was then some general discussion by the Commission regarding this agenda
18 item. Following discussion Chairperson Call asked if there were any further questions or
20 comments. Hearing none she moved on to the next agenda item.

- 22 6. **Annual Review of Group Home Facility** – *Heritage Youth Services/Timpview*
24 *Residential Treatment Center – 200 North Anderson Lane.* This is a required annual
26 review of a juvenile group home approved for up to 16 youth not over the age of 18.
28 The facility provides housing and social activities for the youth and is located in the
30 HI zone. In December of 2013, the Planning Commission authorized an expansion of
32 the home, including a new addition, in order to accommodate 16 individuals (up from
34 12). This is a review of the current conditions of the facility to ensure conformance
36 with City Code.

38 Mr. Van Wagenen gave a brief summary of this agenda item. He explained this is
40 the annual required review for group homes approved within the City to determine that
42 the facility is in compliance with the Conditional Use Permit conditions and/or local
44 ordinances regulating these types of facilities. He noted this facility is owned by Heritage
46 Youth Services, and the facility has had several past owners. Mr. Van Wagenen went on
48 to say that in March of 2005 the current owners were issued a CUP for a juvenile group
home facility. The Conditional Use Permit was approved for housing up to 12 youth that
are not over the age of 18. Mr. Van Wagenen then referenced a list of revised conditions
which were imposed during annual reviews as follows:

1. Occupancy is limited to 12 youth.
2. No sex offenders reside at the home. (removed 2013)
3. No youth over the age of 18 reside at the home.
4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)
5. No on-site schooling. Any on-site instruction must be an accessory use and not a primary function of the facility. (updated 2009)
6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)
7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the Anderson residence). (completed 2007).
8. Supervision ratio shall be no less than one staff to six youth 24-hours per day. (removed 2013)
9. The site shall be open to visitation by police and city officials without notice.
10. Training shall be provided for employees and residents regarding the speed limit requirements and illegal trespassing on the neighboring private property.
11. The CUP shall be reviewed annually or upon change of Program Directors.
12. That all other requirements and limits as per city ordinance are adhered to.

Attachment 3

LINDON CARE AND TRAINING

2013

<u>Inc. No.</u>	<u>Date</u>	<u>Nature</u>
13LI00265	01/23/13	Or Medical
13LI00444	02/08/13	Traffic Offense
13LI00592	02/21/13	Agency Assist
13LI00853	03/12/13	Abandoned 911
13LI00901	03/15/13	Alarm
13LI01284	04/12/13	Or Medical
13LI01458	04/24/13	Medical
13LI01534	04/28/13	Abuse-Child
13LI01607	05/02/13	Disorderly
13LI01641	05/04/13	Or Medical
13LI01672	05/06/13	Sex Offense
13LI01947	05/26/13	Or Medical
13LI02024	06/01/13	Harassment
13LI02077	06/05/13	Crim Mischief
13LI02109	06/07/13	Harassment
13LI02115	06/08/13	Sex Offense
13LI02176	06/13/13	Assault
13LI02168	06/13/13	Or Medical
13LI02182	06/14/13	Or Medical
13LI02294	06/22/13	Suspicious
13LI02431	07/03/13	Abuse-Adult
13LI02671	07/20/13	Citizen Contact
13LI02774	07/28/13	Disorderly
13LI02805	07/30/13	Or Medical
13LI02832	08/01/13	Fraud
13LI03060	08/17/13	Or Medical
13LI03327	09/05/13	Mental Subject
13LI03478	09/17/13	Theft
13LI03532	09/22/13	Abandoned 911
13LI03595	09/26/13	Criminal Mischief
13LI03970	10/23/13	Accident-Pd
13LI04114	11/01/13	Sex Offense
13LI04541	12/06/13	Or Medical
13LI04544	12/06/13	Or Medical
13LI04640	12/14/13	Missing Person
	Total	Report: 35

2014

<u>Inc. No.</u>	<u>Date</u>	<u>Nature</u>
14LI00006	01/01/14	Welfare Check
14LI00194	01/18/14	Or Medical
14LI00243	01/22/14	Disorderly
14LI00308	01/28/14	Medical
14LI00339	01/30/14	Mental Subject
14LI00379	02/03/14	Abandoned 911
14LI00537	02/17/14	Abandoned 911
14LI00792	03/10/14	Missing Person
14LI01005	03/26/14	Or Medical
14LI01084	03/31/14	Or Medical
14LI01067	03/31/14	Theft
14LI01110	04/02/14	Disorderly
14LI01349	04/18/14	Or Medical
14LI01359	04/19/14	Suspicious
14LI01414	04/23/14	Mental Subject
14LI01610	05/09/14	Assault
14LI01647	05/12/14	Abuse-Child
14LI01691	05/16/14	Or Alarm-Fire
14LI01862	05/27/14	Missing Person
14LI02033	06/09/14	Or Fire
14LI02042	06/11/14	Or Medical
14LI02118	06/17/14	Medical
14LI02112	06/17/14	Missing Person
14LI02166	06/20/14	Abandoned 911
14LI02201	06/23/14	Assault
14LI02227	06/24/14	Or Fire Alarm R
14LI02343	07/03/14	Alarm
14LI02439	07/09/14	Or Medical
14LI03041	08/22/14	Juvenile Problem
14LI03051	08/23/14	Missing Person
14LI03135	08/30/14	Traffic Offense
14LI03469	09/26/14	Mental Subject
14LI03886	11/02/14	Medical
14LI03968	11/08/14	Or Fire Gas Leak
14LI04088	11/21/14	Civil Problem
14LI04244	12/09/14	Or Medical
	Total	Report: 36

Item 7: Annual Review of Group Home Facility *Timpview Residential Treatment Center*

<p>Applicant: Heritage Youth Services Presenting Staff: Jordan Cullimore</p> <p>General Plan: Research & Dev (R&D) Current Zone: High Industrial (HI)</p> <p>Property Owners: Lindon V LLC Address: 200 North Anderson Lane Parcel ID: 14:062:0026 Lot Size: 1.61 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p>SUMMARY OF KEY ISSUES</p> <ol style="list-style-type: none"> 1. This is an annual review to ensure the facility is operating in compliance with Lindon City Code requirements. <p>MOTION</p> <p>No motion is necessary if there are no changes to the conditions currently in place.</p>
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SUMMARY

This is the annual required review for group homes approved within the City to determine that the facility is in compliance with the Conditional Use Permit conditions and/or local ordinances regulating these types of facilities.

This facility is owned by Heritage Youth Services. The facility has had several past owners. In March 2005 the current owners were issued a CUP for a juvenile group home facility. It was approved for housing up to 12 youth that are not over the age of 18. Following is a list of revised conditions which were imposed during annual reviews:

1. Occupancy is limited to 12 youth.
- ~~2. No sex offenders reside at the home. (removed 2013)~~
3. No youth over the age of 18 reside at the home.
4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)
5. ~~No on-site schooling.~~ Any on-site instruction must be an accessory use and not a primary function of the facility. (updated 2009)
6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)
7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the Anderson residence). (completed 2007).
- ~~8. Supervision ratio shall be no less than one staff to six youth 24 hours per day. (removed 2013)~~
9. The site shall be open to visitation by police and city officials without notice.
10. Training shall be provided for employees and residents regarding the speed limit requirements and illegal trespassing on the neighboring private property.
11. The CUP shall be reviewed annually or upon change of Program Directors.
12. That all other requirements and limits as per city ordinance are adhered to.
13. The Applicant shall not accept any residents into its facility who are in the custody of, or under the supervision of, the State's Juvenile Justice Services. (added 2013)
14. The Applicant shall accept no residents into its facility who are designated as needing a care continuum level higher than a Level Five as defined by the State's Protocols and Standards Manual (a.k.a NOJOS the Utah Network on Juveniles Offending Sexually). (added 2013)
15. The Applicant shall adopt and implement policies and procedures for 24-hour awake supervision of all residents. (added 2013)

16. The Applicant shall maintain a resident to staff ratio no greater than 6 to 1. (added 2013)
17. The Applicant shall adopt and implement policies and procedures for behavior management consistent with those required by the Utah Administrative Code, R501-2-7, so as to help ensure the safety of the residents and the protection of the community. (added 2013)
18. The Applicant shall adopt and implement policies and procedures to ensure that all potential residents, including referrals from the Utah Division of Family and Child Services, are screened by Mental Health Professionals to ensure that the potential resident's history, level of risk, and treatment plans are consistent with a Level Five facility and that they do not pose or present an unreasonable risk to other residents or to the community. (added 2013)
19. That the Applicant shall adopt and implement policies and procedures to hold youth accountable for their behavior in the facility and while in the community and to provide a safe environment for the residents in which to get help. Such policies and procedures shall include provisions for the removal of a resident from the facility should their psychological condition worsen or should they become ungovernable in their current level of care. (added 2013)

In 2013, Heritage Youth Services worked with Brian Haws, Attorney for Lindon City, to clarify what type of youth is accepted into the facility. Based upon Mr. Haws' recommendation conditions 13 through 19 above were added to replace conditions 2 and 8.

Also, in December 2013, Heritage Youth Services applied for and received approval of an expansion of the nonconforming use of the Timpview RTC. The expansion consisted of a remodel/addition of the existing home and an increase in residents from 12 to 16, with one additional staff. There were two conditions of approval: 1. The septic tank upgrade have the capacity to accommodate the additional residents and staff as proposed by the expansion; 2. Prior to occupancy of the new addition, the water issue be remediated that has been flooding the Anderson Property. The expansion is presently on hold because the facility is unable to comply with County Health Department requirements related to septic and sewer.

No known citizen initiated complaints about the facility have been received during the previous year. A copy of the minutes from the 2014 annual review have been included for your review. Attachment 3 includes a 2013-2014 incident report for the facility from the Police Department. Chief Cullimore has indicated that the incidents reported in 2014 appear to be normal incidents for such a facility. The facility is not causing a disproportionate impact on public safety.

*** Per current ordinances: Please confirm with the facility representative the following:

1. That the facility is only providing housing for those with disabilities and their care takers;
2. That the applicant's have adequate insurance coverage for the facility / vehicles / and liability coverage for third part individuals; and
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general.

Please also discuss staffing levels at the facility to ensure proper supervision & care for the tenants.

ATTACHMENTS

1. Aerial & Site Photos
2. Minutes from 2014 Review
3. 2013-2014 Incident Report



Attachment 2

- 2 3. That no individuals currently housed in the facility pose a direct threat to
4 others safety within the group home or to the community in general. *Ms.*
6 *Christensen stated that they generally do not pose a threat to others, of*
 which information Mr. Haws has already covered.

8 Chairperson Call then mentioned the staffing levels at the facility to ensure that
10 the proper supervision and care for the tenants is in place. Ms. Christensen confirmed that
12 there is a 1 to 8 staffing ratio as required by state code. Mr. Van Wagenen mentioned
14 that no motion is necessary unless new conditions are imposed to bring the facility into
compliance with City Code.

12 There was then some general discussion by the Commission regarding this agenda
14 item. Following discussion Chairperson Call asked if there were any further questions or
comments. Hearing none she moved on to the next agenda item.

- 16 6. **Annual Review of Group Home Facility** – *Heritage Youth Services/Timpview*
18 *Residential Treatment Center – 200 North Anderson Lane.* This is a required annual
20 review of a juvenile group home approved for up to 16 youth not over the age of 18.
22 The facility provides housing and social activities for the youth and is located in the
24 HI zone. In December of 2013, the Planning Commission authorized an expansion of
the home, including a new addition, in order to accommodate 16 individuals (up from
12). This is a review of the current conditions of the facility to ensure conformance
with City Code.

24 Mr. Van Wagenen gave a brief summary of this agenda item. He explained this is
26 the annual required review for group homes approved within the City to determine that
28 the facility is in compliance with the Conditional Use Permit conditions and/or local
ordinances regulating these types of facilities. He noted this facility is owned by Heritage
30 Youth Services, and the facility has had several past owners. Mr. Van Wagenen went on
32 to say that in March of 2005 the current owners were issued a CUP for a juvenile group
home facility. The Conditional Use Permit was approved for housing up to 12 youth that
are not over the age of 18. Mr. Van Wagenen then referenced a list of revised conditions
which were imposed during annual reviews as follows:

- 34 1. Occupancy is limited to 12 youth.
36 2. No sex offenders reside at the home. (removed 2013)
38 3. No youth over the age of 18 reside at the home.
40 4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)
42 5. No on-site schooling. Any on-site instruction must be an accessory use and not a primary
44 function of the facility. (updated 2009)
46 6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)
48 7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the
Anderson residence). (completed 2007).
8. Supervision ratio shall be no less than one staff to six youth 24-hours per day. (removed
2013)
9. The site shall be open to visitation by police and city officials without notice.
10. Training shall be provided for employees and residents regarding the speed limit
requirements and illegal trespassing on the neighboring private property.
11. The CUP shall be reviewed annually or upon change of Program Directors.
12. That all other requirements and limits as per city ordinance are adhered to.

- 2 13. The Applicant shall not accept any residents into its facility who are in the custody of, or
under the supervision of, the State's Juvenile Justice Services. (added 2013)
- 4 14. The Applicant shall accept no residents into its facility who are designated as needing a
care continuum level higher than a Level Five as defined by the State's Protocols and
Standards Manual (a.k.a NOJOS the Utah Network on Juveniles Offending Sexually).
6 (added 2013)
- 8 15. The Applicant shall adopt and implement policies and procedures for 24-hour awake
supervision of all residents. (added 2013)
- 10 16. The Applicant shall maintain a resident to staff ratio no greater than 6 to 1. (added 2013)
- 12 17. The Applicant shall adopt and implement policies and procedures for behavior
management consistent with those required by the Utah Administrative Code, R501-2-7,
so as to help ensure the safety of the residents and the protection of the community.
14 (added 2013)
- 16 18. The Applicant shall adopt and implement policies and procedures to ensure that all
potential residents, including referrals from the Utah Division of Family and Child
Services, are screened by Mental Health Professionals to ensure that the potential
resident's history, level of risk, and treatment plans are consistent with a Level Five
18 facility and that they do not pose or present an unreasonable risk to other residents or to
the community. (added 2013)
- 20 19. That the Applicant shall adopt and implement policies and procedures to hold youth
accountable for their behavior in the facility and while in the community and to provide a
22 safe environment for the residents in which to get help. Such policies and procedures
shall include provisions for the removal of a resident from the facility should their
24 psychological condition worsen or should they become ungovernable in their current
level of care. (added 2013).
- 26

28 Mr. Van Wagenen noted that in 2013, Heritage Youth Services worked with Brian
Haws, Attorney for Lindon City, to clarify what type of youth is accepted into the
facility. Based upon Mr. Haws' recommendation conditions 13 through 19 above (which
30 added State and Administrative language) were added to replace conditions 2 and 8.
Also, in December 2013, Heritage Youth Services applied for and received approval of
32 an expansion of the nonconforming use of the Timpview RTC. The expansion consisted
of a remodel/addition of the existing home and an increase in residents from 12 to 16,
34 with one additional staff.

There were two conditions of approval as follows:

- 36 1. The septic tank upgrade have the capacity to accommodate the additional residents
and staff as proposed by the expansion;
- 38 2. Prior to occupancy of the new addition, the water issue be remediated that has been
flooding the Anderson Property. Plans for the remodel/addition are being finalized
40 now.

42 Lynn Loftin, facility representative, was in attendance to address the Commission
at this time. He noted that the only item that may have changed since the last review is
44 item number one. He noted that he came in and talked to the building official about
starting construction and noted the plans are ready but they now need fire suppression
46 plans. They hope to be breaking ground in the next couple of weeks but they are working
through those items.

48 Mr. Van Wagenen stated there has been no known citizen initiated complaints
about the facility have been received during the previous year. A copy of the minutes
50 from the 2013 review has been included for your review.

Chairperson Call then referenced the following questions for confirmation with the Mr. Loftin, the facility representative, as follows:

1. That the facility is only providing housing for those with disabilities and their care takers; *Mr. Loftin confirmed that statement (qualifies under group home). The ratio is 1 to 6, but they will be adding an additional staff member.*
2. That the applicants have adequate insurance coverage for the facility/vehicles/and liability coverage for third part individuals; *Mr. Loftin stated that he will provide all required proof of insurance to the City.*
3. That no individuals currently housed in the facility pose a direct threat to others safety within the group home or to the community in general. *Mr. Loftin confirmed that statement. He noted that if one of the individuals housed at the facility is a threat to others they will recommend that they be removed from the facility.*

There was then some general discussion regarding this agenda item including review of the attached police report. Chairperson Call thanked Mr. Loftin for the information and for his work in the community. Following discussion Chairperson Call asked if there were any further questions or comments. Hearing none she moved on to the next agenda item.

COMMISSIONER KALLAS MOVED TO APPROVE THE ANNUAL REVIEW OF THE TAMPVIEW RESIDENTIAL TREATMENT CENTER/HERITAGE YOUTH SERVICES WITH THE CONDITION OF THE CHANGE OF OCCUPANCY FROM 12 TO 16 INDIVIDUALS CONTIGENT UPON COMPLETION OF THE EXPANSION. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Conditional Use Permit** – *Utah Valley Peterbilt, 870 West 410 North.* Rob Green, on behalf of Utah Valley Peterbilt, requests approval to expand the present operation to include light motor vehicle repairs at the location indicated above in the Light Industrial (LI) zone. General vehicle repair is a conditionally permitted use in the LI zone.

Jordan Cullimore, Associate Planner, gave a brief summary of this agenda item. He explained that Joel Memmott is in attendance representing Rob Green, on behalf of Utah Valley Peterbilt, is requesting approval of a conditional use permit to expand the present operation to include light commercial truck repairs at the location indicated above

Attachment 3

LINDON BOYS HOME

2013

<u>Inc. No.</u>	<u>Date</u>	<u>Nature</u>
13LI00493	02/12/13	Vehicle Burglary
13LI00966	03/21/13	Runaway
13LI01349	04/15/13	Sex Offense
13LI02003	05/30/13	Juvenile Problem
13LI02360	06/27/13	Juvenile Problem
13LI02902	08/06/13	Disorderly
13LI03507	09/20/13	Abandoned 911
13LI04300	11/18/13	Lost Property
	Total	Report: 8

2014

<u>Inc. No.</u>	<u>Date</u>	<u>Nature</u>
14LI01298	04/15/14	Animal Problem
14LI01825	05/23/14	Runaway
14LI02010	06/07/14	Abandoned 911
14LI03589	10/07/14	Abandoned 911
14LI04004	11/12/14	Abandoned 911
14LI04049	11/18/14	Agency Assist
14LI04410	12/23/14	Runaway
	Total	Report: 7

Item 8: Concept Review — Lakeview Court Townhomes, approx. 520/530 South 400 West

Chris Knapp requests feedback on a proposal to adopt a PUD ordinance that would allow construction of townhomes (5 units) at 520/530 South 400 West in the General Commercial (CG) zone.

<p>Applicant: Chris Knapp Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: None Council Action Required: No</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal. <p><u>MOTION</u> No motion necessary.</p>
--	---

OVERVIEW

A detailed description of the applicant's proposal and a concept site plan are included in attachment 3.

MOTION

No motion necessary.

ATTACHMENTS

1. Aerial of land involved in the concept review with zoning
2. Photos of the existing lots
3. Applicant's concept site plan (3 alternative layouts) & elevations

Attachment 1

523

R&B

500

400 WEST

600 South

R1-20

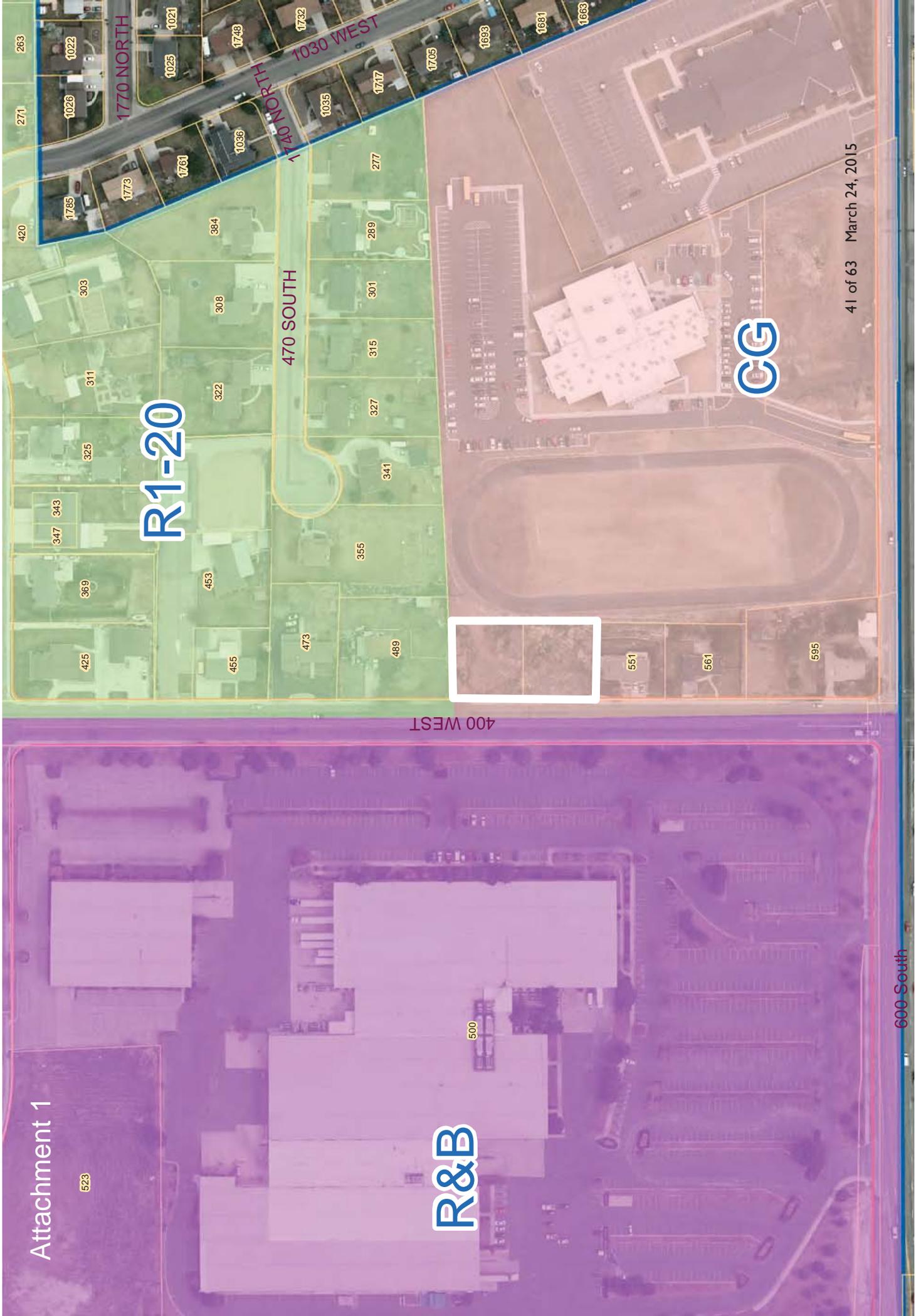
470 SOUTH

1770 NORTH

1740 NORTH

1030 WEST

CG







Attachment 3



100 Feet



Legend	
— Contour Values (Meters)	■ Utah County Buildings (Footprints)
■ Proposed Footprint (7124 Sq. Ft.)	■ Proposed Lots

Parcel ID
170160144, 12037.57 sq. ft
170160143, 11626.39 sq. ft
23663.96 total sq. ft
March 24, 2015
Proposed 7124 sq. ft. footprint

212'-5 7/8"



30'-0"

137'-6"

55'-1"

27'-6"

52'-0"

112'-6"

7'-5"

7'-5"

7'-5"

7'-5"

7'-5"

7'-5"

7'-5"

7'-5"

7'-5"

16'-6 1/16"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

18' Driveway

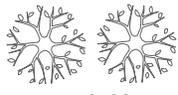
18' Driveway

19' Driveway

19' Driveway

18' Driveway

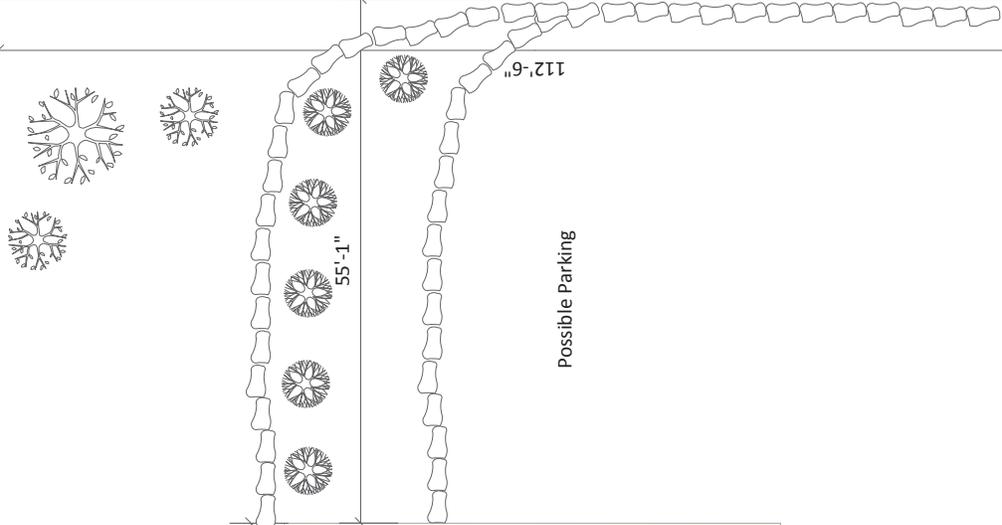
Possible Parking



30'-6"

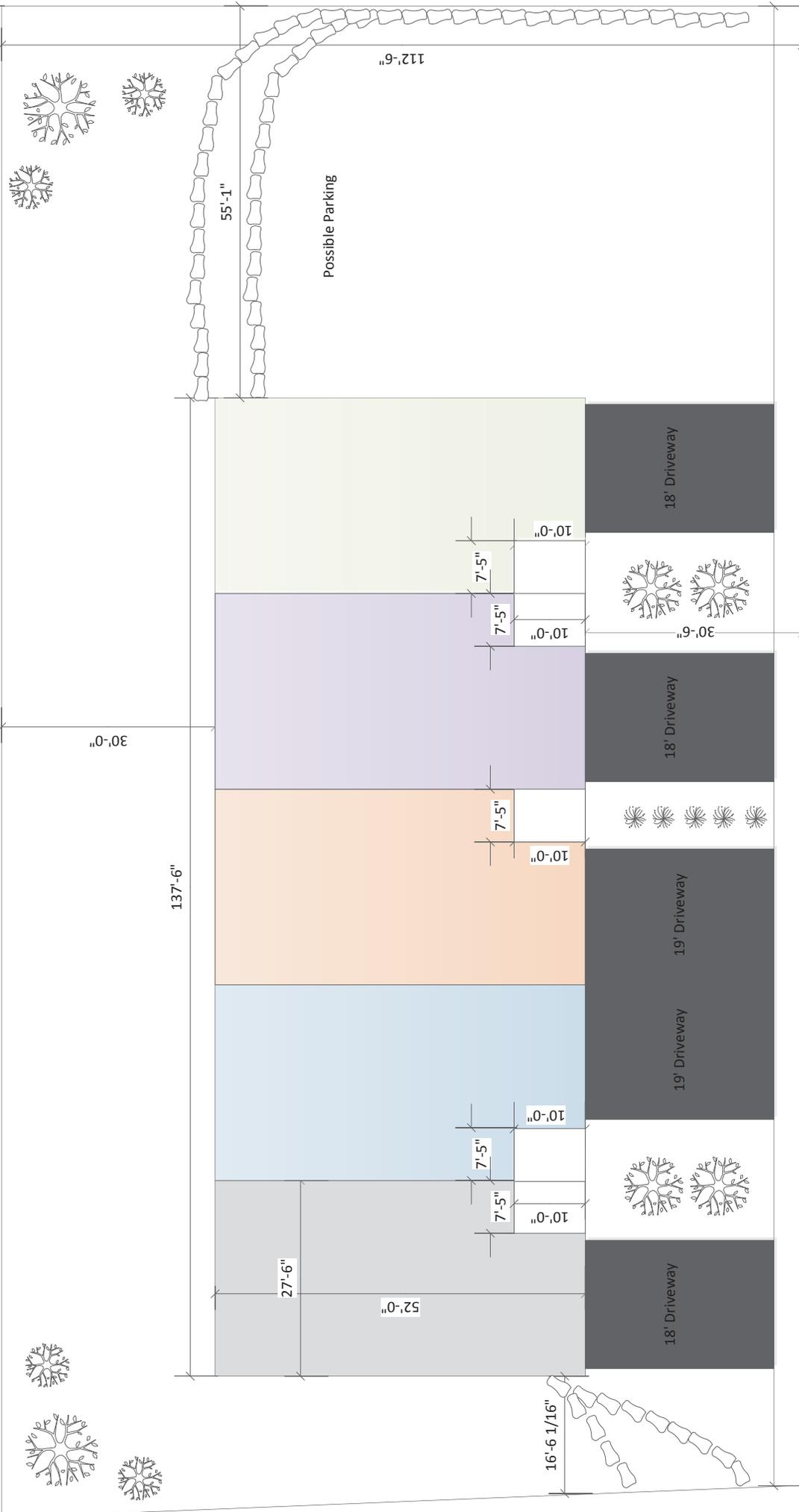
400 WEST LONDON

212'-5 7/8"



400 WEST LONDON

212'-5 7/8"



400 WEST LONDON



Item 9: Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones

Lindon City requests approval of an Ordinance Amendment to LCC 17.48 Commercial Zones that will increase the building height limit in the Planned Commercial 1 (PC-1) zone. Recommendations will be made to the City Council at the next available meeting.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Address: City-wide Impact</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</p> <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of the proposed ordinance amendment (<i>as presented, with changes</i>).</p>
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DISCUSSION & ANALYSIS

In the Lindon City Code one stated purpose of the Planned Commercial zones is to “provide for development of regional commercial centers...” The Planned Commercial zones in Lindon have access to some of the most robust telecommunications infrastructure in the United States. With Utah being promoted as “Silicon Slopes” there is a lot of momentum in the area for technology companies large and small as evidenced by the activity in Lehi. Lindon is ideally located to participate and be a central node in the ever expanding tech movement with the existing infrastructure mentioned above and as the Lehi area becomes over saturated.

Mecca Holdings, owners of the Canopy Office Park and one of the vacant lots in the Planned Commercial zones, has indicated that increasing the current maximum building height from 48 feet to 110 feet would greatly enhance their recruitment efforts with large tech companies. Allowing a 100+ foot building in the Planned Commercial zones eliminates a barrier for a large company looking to locate near world class telecommunications infrastructure, an I-15 interchange, and the middle of Utah Valley.

ATTACHMENTS

1. Aerial & zoning with distances to residential
2. Proposed amendment

R1-20

R&B

PC-1

PC-2

CG-A8

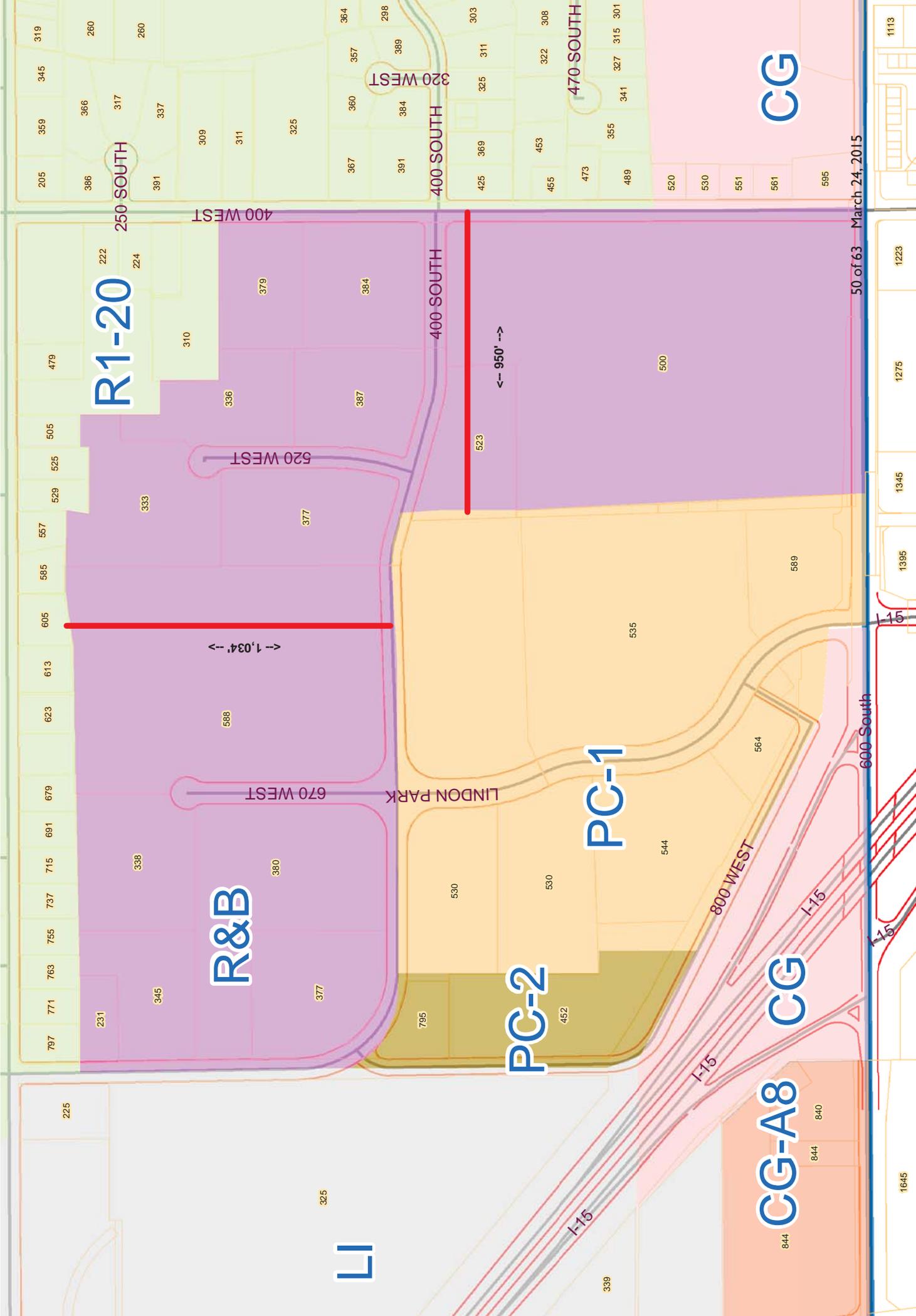
CG

CG

LI

50 of 63

March 24, 2015



Chapter 17.48 COMMERCIAL ZONES

17.48.010	General provisions.
17.48.020	Zone development
17.48.030	Landscaping within the general commercial zone.
17.48.040	Fencing and screening.
17.48.050	Storage and merchandise.
17.48.060	Maintenance of premise.
17.48.070	Site lighting.
17.48.080	Architectural design.
17.48.090	Special provisions.
17.48.100	Planned commercial zone.

Section 17.48.010 General provisions.

The Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located. These zones include the General Commercial Zones (CG, CG-A, CG-A8, CG-S) and the Planned Commercial (PC-1 and PC-2) Zones.

For a full list of permitted uses in these zones, refer to the Standard Land Use Table in appendix A. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10 adopted 10/4/06, Ord. 2013-12 amended 12/4/13)

Section 17.48.020 Zone development standards.

The following development standards apply, except as otherwise approved by the Planning Commission for site designs in the various CG zones that are consistent with the Lindon City Commercial Design Guidelines.

(See Table 17.48.020 page 7)

Ord. 2008-6, adopted 04/15/2008, Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10 Adopted 10/4/06; Ord. 2013-12 Amended 12/4/13)

Section 17.48.030 Landscaping within the general commercial zones (CG, CG-A, CG-A8, CG-S).

1. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied).
 - a. Enhance the visual environment by:
 - i. Adding visual interest through texture, color, size, shape, etc., and
 - ii. Enhancing perspective by framing view complimenting architecture screening and creating points of interest and activity.
 - b. Ensure public safety by:
 - i. Guiding the circulation of cars and people,
 - ii. Controlling access to parking lots,
 - iii. Making traffic diverters prominent, and
 - iv. Creating street identification by varying the species, height, and location of landscaping.
 - c. Minimize noise and glare.
 - d. Conserve energy.

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- e. Complement architecture by landscaping around buildings.
 - f. Screen areas of low visual interest.
 2. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and locations of trees and shall also identify areas to be sod or other types of vegetation or ground cover. Additional 'interior parking lot landscaping' may be required per LCC 17.18.
 3. Open space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
 4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - a. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may to count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - b. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.
 - c. Trees shall be planted thirty (30) feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas.
 - d. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon Commercial Design Guidelines may also be considered by the Planning Commission. (Ord. 2013-12 Amended 12/4/13).
 5. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, shall be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.
 6. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
 7. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is as at least six inches (6") higher than the parking areas.
- (Ord. 2008-10, amended 09/02/2008; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

Section 17.48.040 Fencing and screening.

1. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:

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- a. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use.
- b. The appearance of the fence/landscape screen will not detract from the residential use and/or non-residential use of the property.
- c. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 2000-3, Amended, 10/04/2000; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000 Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 Amended 12/4/13; Ord. 2014-7, Amended 2/4/14)

Section 17.48.050 Storage and merchandise.

1. The storage of merchandise outside an approved building shall be in an area approved as a part of the site plan and shall be within an area enclosed with a sight obscuring fence of at least six (6') feet in height. However, promotional displays, vehicle sales lots, and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed adjacent to a building wherein the business displays the bulk of its goods for sale.
2. This subsection shall not apply to temporary site plans under 17.17.
3. Landscaped areas and parking lots shall not be used for the displaying of merchandise.
4. Stacking of merchandise or materials of any kind shall not be allowed to protrude above required walls or fence lines unless approved by a temporary use permit.
5. No outdoor storage can be placed without any required fencing first being installed.
6. For outdoor storage areas required to be visually obscured, the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a site obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining uses;
 - b. The appearance of the fence/landscape screen will not detract from adjoining uses and/or use of the property.
 - c. The proposed fence/landscape screen will shield the adjoining uses from noise, storage, traffic or any other characteristic of the storage use that is incompatible with adjoining uses.
 - d. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006; Ord. 2012-12, amended 10/2/12).

Section 17.48.060 Maintenance of premise.

1. No excessive or offensive noise, dust, odor, smoke, or light, shall be emitted which is discernable beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

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2. No person shall store junk, unlicensed and/or inoperable vehicles, partially or completely dismantled vehicles, or salvaged materials in any commercial zone outside a building.
3. All solid waste storage facilities shall be enclosed with a masonry wall and constructed as per adopted City standards. The minimum access width to a solid waste storage facility shall be fifteen (15) feet.
4. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the CG, PC-1 or PC-2 zones. The space around buildings and structures in these zones shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
5. The architecture, appearance, and aesthetics of all buildings, structures, and edifices in all commercial zones shall be maintained to reasonable upkeep and maintenance standards.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006).

Section 17.48.070 Site lighting.

1. On-site lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
2. Street lights shall be installed on all public roads according to standards established in the Land Development Policies, Standard Specification and Drawings manual. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006)

Section 17.48.080 Architectural design.

1. Architectural character, street scape, site design and other amenities in the CG, CG-A, CG-A8, or CG-S zones shall be consistent with the Lindon City Commercial Design Guidelines as presently constituted and as may be amended from time to time.
2. All sides of the buildings shall receive design consideration consistent with the Commercial Design Guidelines, particularly where exposed to vehicular traffic or adjoining properties.

(Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 97-7, Amended, 08/17/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

Section 17.48.090 Special provisions.

1. The requirements of this Section shall run with the land and be binding on successors, owners and tenants so long as the buildings are occupied or the use exists.
2. The owners of a commercial development which contains more than one parcel of record or which has more than one owner may be required by the approving authority to submit documents to the City for approval which assure unified control of the development.
3. Any person who desires to occupy vacant floor space, or to change the use of the floor space shall be required to first obtain a certificate of occupancy from the City. Any person constructing or altering a building in the commercial zones shall first obtain a building permit from the City for such construction or alteration and then shall obtain a certificate of occupancy from the City before the building being constructed or altered is occupied.
4. If the City determines that the developer, tenant, manager, owner or any other interested person, firm or corporation has failed to maintain the premises consistent with all applicable zoning, health, safety, and building codes and ordinances, the City shall so notify said persons, firms or corporation by written notice specifying the deficiency complained of, and unless such failure is corrected to the satisfaction of the City within thirty (30) days, such failure or deficiency shall be deemed to constitute a "public

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nuisance” which may be abated in any lawful manner including but not limited to the manner set forth in Chapter 8 of Title 10 Utah Code Annotated 1953, as amended. (Ord. 98-6, Repealed and Replaced, 10/03/2000)

Section 17.48.100 Planned commercial zone.

Approximately between 600 South and 200 South, and 400 West and I-15.

1. Purpose. The purposes of the PC zones are:
 - a. To provide for development of regional commercial centers that can accommodate retail, office, and service uses in areas that are convenient to the traveling public while protecting the character and quality of adjacent residential areas and the overall community of Lindon.
 - b. To provide aesthetic controls for building architecture and site development.
 - c. To provide development guidelines to ensure effective and safe traffic control and movement while creating an aesthetically pleasing traffic environment.
2. Uses within the PC-1 and PC-2 zones shall be allowed as outlined in Appendix A, Standard Land Use Table of the Lindon City Code as presently constituted and as may be amended from time to time.
3. Site development standards.
 - a. Building and Fence setback: The building setback and fence setback from any dedicated street shall be thirty feet (30').
 - b. Building Heights: No building or structure shall be higher than ~~forty eight feet (48')~~ one hundred and ten feet (110') including mechanical appurtenances, which shall be properly screened, above the average grade of the street sidewalks adjacent to the property within the PC-1 Zone.
 - c. Building design and materials. The architecture, design theme, and construction materials of the building's front elevation shall be applied to all exterior walls of the building. The rear of the building and any portion of the building that traditionally gets less attention to aesthetics shall be enhanced by the same architecture and design theme as those portions of the building that get high visibility from the public, except exterior building striping or similar decor shall not be installed on the rear or side exterior building walls directly adjacent to residential areas. Building exterior materials shall be eighty five percent (85%) brick, decorative stone, fluted block, colored textured block, concrete tilt-up that meets the specific architectural theme for the development, glass and wood. Sheet metal and corrugated metal shall be prohibited, except for trim, soffits, fascia, mansards and similar architectural features. Other materials may be used if approved by the Planning Commission.
 - d. Building orientation. No building front shall face toward an adjacent residential zone. The only building accesses permitted with orientation toward adjacent residential zones shall be emergency accesses only as required by the currently adopted building and fire codes.
4. Landscaping:
 - a. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied):
 - i. Enhance the visual environment by:
 - Adding visual interest through texture, color, size, shape, etc., and
 - Enhancing perspective by framing views, complimenting architecture, screening and creating points of interest and activity.

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- ii. Ensure public safety by;
 - Guiding the circulation of cars and people,
 - Controlling access to parking lots,
 - Making traffic diverters prominent, and
 - creating street identification by varying the species, height, and location of landscaping.
 - iii. Minimize noise and glare.
 - iv. Conserve energy.
 - v. Complement architecture by landscaping around buildings.
 - vi. Screen areas of low visual interest.
- b. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and location of trees and shall also identify areas to be sod or other types of vegetation or ground cover. Additional 'interior parking lot landscaping' may be required per LCC 17.18.
- c. Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
- d. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
- i. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may not count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - ii. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non- grass areas shall be submitted and approved by the Planning Director.
 - iii. Trees shall be planted thirty (30 feet on center, centered ten (10) feet from the edges of the strip in all required landscaped and bermed areas.
 - iv. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approve alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission.
- e. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, must be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.
- f. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
- g. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is at least six inches (6") higher than the parking areas.
- (Ord. 2014-7, Amended 2/4/14)

5. Screening and lighting.
 - a. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:
 - i. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;
 - ii. The appearance of the fence/landscape screen will not detract from the residential use and /or non-residential use of the property;
 - iii. The proposed fence/landscape screen will shield the residential use from noise storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses;
 - iv. The Planning Commission may waive or adjust this fence/;screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.
 - b. Lighting: Free standing lighting fixtures of at least eight feet (8') in height and not to exceed twenty feet (20') in height and producing at least one (1) foot candle of illumination shall be installed and maintained along the street right-of-way lines and designed to shine away from residential developments. The lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
6. Special provisions:
 - a. Outside storage and display areas: The storage of merchandise or other material outside an approved building is prohibited. Outside display areas shall be approved as a part of the site plan. Landscaped areas shall not be used for the display of merchandise nor storage of materials unless approved by a temporary use permit.
 - b. Receiving areas (docks): Receiving areas located within one hundred fifty feet (150') of a residential zone shall be located inside an approved building or in an area enclosed on three (3) sides and covered with a roof. Access to receiving docks shall be from the front of the building or from the side of the building, provided the side of the building is not oriented toward an adjacent residential zone. Receiving areas shall be signed to indicate the hours the receiving area is operational and shall be signed to prohibit engine idling when the receiving area is closed. Receiving areas adjacent to a residential zone shall not operate between the hours of 10:00 PM and 6:00 AM unless provisions can be made to bring merchandise into the store through the front or side of the store not oriented toward a residential area. Materials, such as pallets, store fixtures, and other similar items shall not be stored in the receiving area. Any and all venting of the receiving areas shall be to the interior.
 - c. Solid waste areas: Solid waste dumpsters located within one hundred fifty feet (150') from any adjacent residential zone shall be located in an enclosure, the materials of which shall be approved by the City as a part of the site plan. Pick up of solid waste shall not occur between the hours of 10:00 PM and 6:00 AM.

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- d. Site maintenance. Except for snow removal, all common area maintenance of the site shall be between the hours of 6:00 AM and 10:00 PM. Snow removal may be conducted on the site any time as necessary.
- e. Certificate of Occupancy: No certificate of occupancy shall be issued for any building on any portion of a development until the landscaping is in place or a bond, cash deposit, or equivalent, is deposited with the City conditioned on and guaranteeing the installation of all landscaping shown on the approved site plan. All landscaped areas shall be maintained in a neat, clean, orderly and slightly condition. This shall include proper pruning, lawn mowing, weeding, removal of litter, fertilizing, replacing of dead plants and the regular watering of all plants. Failure to maintain the landscaping as provided herein shall be a violation of this chapter and enforceable as provided by law.

(Ord. 2008-10, amended 09/02/2008, Ord. 2008-4, amended 2/19/2008, Ord. 2000-3, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-6, adopted 3/22/2006).

Table 17.48.020 (see section 17.48.020 page 1)

	CG	CG-A	CG-A8	CG-S	PC-1, PC-2
Min lot size	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	1 acre
Front setback	20'	20'	20'	20'	30'
Side or rear yard setback when adjacent to a non- residential zone	0'	0'	0'	0'	0'
Side or rear yard setback when adjacent to a non- residential sue or a residential zone	40'	40'	40'	40'	50'
Street side yard setback (corner lot)	20'	20'	20'	20'	30'
Minimum structure height	10'	10'	10'	10'	14'
Maximum structure height	48'	48'	80'	48'	48' <u>110'</u>

(Ord. 2015-XX, amended XX/XX/XXXX; Ord. 2013-12, amended 12/4/13)

Item 10: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 11: Planning Director Report

- Ivory Super DRC April 9 at 1 pm.
- Ivory Joint Work Session April 14 at 6 pm.
- 700 North Districts Update
- Spring Gardens Update
- Easter Egg Hunt, April 4 at 9 am, Pheasant Brook Park
- Arbor Day April 24, City Center Park

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Ordinance changes: LCC 17.38 'Bonds for Completion of Improvements to Real Property'	January 2014	City Initiated	Mar. 11	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Zone Change: Old Town Square	Feb 1, 2012	Scott Larsen	Feb. 14, continued	Pending
<i>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).</i>				
Property Line Adjustment: LBA Rentals	Mar 12, 2012	Lois Bown-Atheling	N/A	N/A
<i>Request for approval of a property line adjustment to clean up existing parcels lines for five parcels in the CG zone at 162 & 140 South Main Street. This project is in conjunction with the Castle Park project.</i>				
Ordinance changes: LCC 17.32, 17.58, 17.66.020 'Subdivisions'	Nov. 2012	City Initiated	Nov. 13, Dec. 11, Jan. 8, Jan. 22	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Site Plan: Utah Valley Mortuary	Mar. 2015	Ben Davis	Mar. 24	N/A
<i>Request for site plan approval of a mortuary. Located at approximately 1200 West 700 North.</i>				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
Site Plan: Timpview Business Park	Mar. 2015	Ryan Bybee	Apr. 14	N/A
<i>Request for site plan approval of an office/warehouse building at approximately 143 North 1800 West.</i>				
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):				
Stableridge Plat D	Tim Clyde – R2 Project		Old Station Square Lots 11 & 12	
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan		Lindon Harbor Industrial Park II	
Lindon Gateway II	Freeway Business Park II		Lakeside Business Park Plat A	
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A		Green Valley Subdivision	
Bishop Corner Plat B	Reflections Recover Center		Lindon Springs Garden Minor Subdivision	
Zyto/Tams Office Buildings Site Plan	Lexington Cove Major Subdivision		Coulson Cove Plat D	
Lindon Tech Center Site Plan	Pen Minor Subdivision		Lindon Tech Center Subdivision	
Happy Valley Derby Darlins CUP	Westlind Industrial Condo Subdivision		Ruf Subdivision	
Lindon Tech Center Phase III	Spring Gardens Senior Community			

Board of Adjustment		
Applicant	Application Date	Meeting Date

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

Grant Applications	
Pending	Awarded
EDCUtah — Economic Development Study on 700 North; \$5,000	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	EDCUtah 2014 — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 28 New residential units: 4	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 34	Lindon Heritage Trail Phase 3	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 15			Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 4			2015 Utah APA Fall Conference Committee
			MAG Trails Committee

Lindon City

Legend

- Conditional Use Permit
- Building Under Construction
- Site Plan
- Commercial Subdivision
- Residential Subdivision

