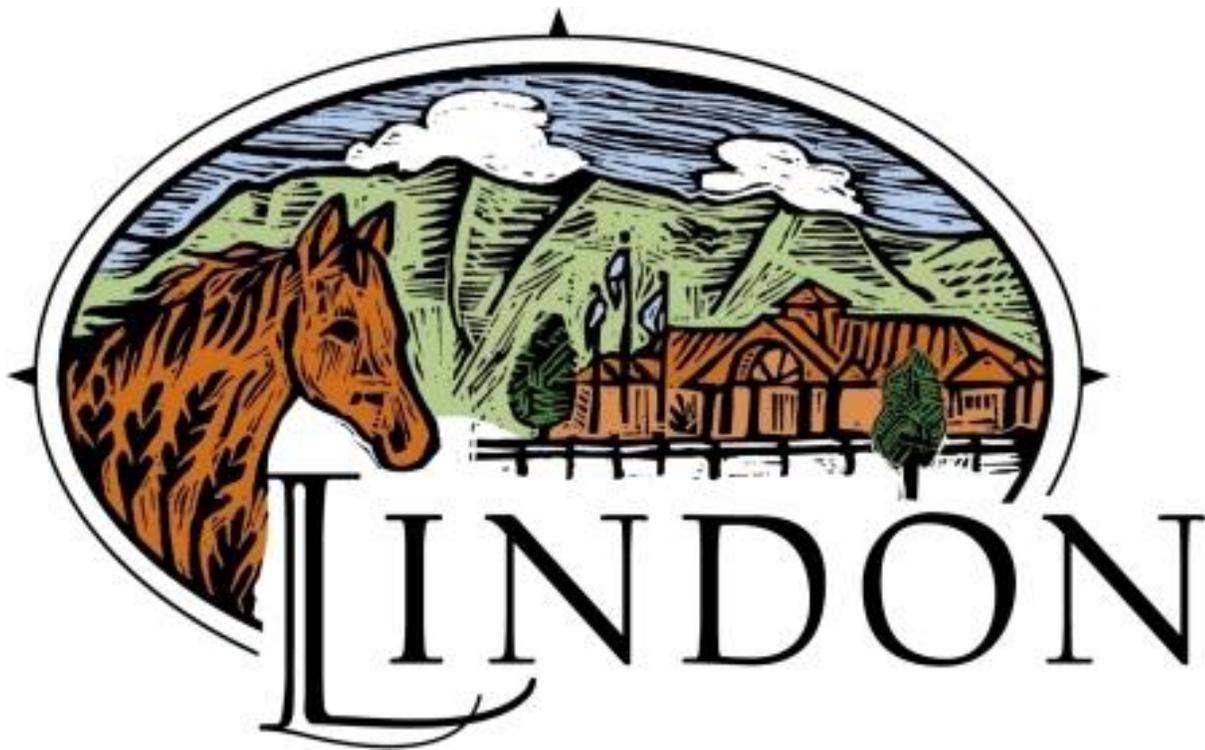


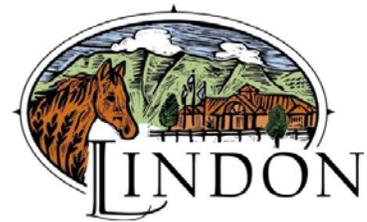
Lindon City Planning Commission Staff Report



May 26, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 26, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **8:00 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 May 12, 2015**
3. **Public Comment**

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

4. **Plat Amendment — Lindon View Subdivision, approx. 275 West 200 North**
Steven Cherrington of Lindon View requests approval of a plat amendment involving lots at approximately 275 West 200 South in the General Commercial (CG) zone.

(15 minutes)

5. **Site Plan — Lindon View Parking Lot, approx. 275 West 200 North**
Steven Cherrington of Lindon View requests site plan approval for a parking lot expansion on lot 1 of the proposed Lindon View Subdivision, which is located at approximately 275 West 200 North in the General Commercial (CG) zone.

(15 minutes)

6. **Public Hearing — Ordinance Amendment — 8.24 Pheasant Hunting & 9.24 Weapons**
This item was continued from the May 12, 2015 Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons to clarify legal hunting areas within City limits.

(1 minute)

7. ***Continued* — Public Hearing — Ordinance Amendment — 17.57 Hillside Protection District**
This item has been continued to the next available Planning Commission meeting.
Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District.

(1 minute)

8. ***Continued* — Site Plan — Olsen Properties, approx. 1200 West Center Street**
This item has been continued to the next available Planning Commission meeting.
Buck Robinson requests site plan approval for a 5,000 square foot industrial building at approximately 1200 West Center Street in the High Industrial (HI) zone.

9. New Business (Reports by Commissioners)

10. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

Posted By: Jordan Cullimore

Date: May 22, 2015

Time: ~11:00 am

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

Item I: Call to Order

May 26, 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, May 26, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **May 12, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Rob Kallas, Commissioner
10 Pledge of Allegiance: Bob Wily, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
Sharon Call, Chairperson	Andrew Skinner, Commissioner
14 Bob Wily, Commissioner	
Mike Marchbanks, Commissioner	
16 Rob Kallas, Commissioner	
Matt McDonald, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

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

- 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 April 14, 2015
28 were reviewed.

30 COMMISSIONER MCDONALD MOVED TO APPROVE THE MINUTES OF
THE REGULAR MEETING OF APRIL 14, 2015 AS PRESENTED. COMMISSIONER
32 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

36
38 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.

40 **CURRENT BUSINESS** –

- 42 4. **Site Plan** – *Intermountain Precision Casting, approx. 1200 West 400 North.* Todd
44 Veenker of Intermountain Precision Casting requests site plan approval of an
industrial building at approximately 120 0West 400 North in the Light Industrial (LI)
zone.

46
48 Hugh Van Wagenen, Planning Director, led this discussion by explaining Todd
Veenker is in attendance representing Intermountain Precision Casting and is requesting

2 site plan approval of an industrial building at approximately 1200 West 400 North in the
Light Industrial (LI) zone. Mr. Van Wagenen stated Mr. Veenker is proposing to
4 construct an 8,508 square foot concrete tilt-up office/manufacturing building on Lot 7
Lakeview Industrial Park Plat A with the lot being located in the Light Industrial zone.
6 He noted that Intermountain Precision Casting owns and operates the building to the east.
He went on to say this request would allow them to expand their existing operation,
8 although it will be a standalone building.

Mr. Van Wagenen explained the building will consist of 6,747 s.f. of
10 manufacturing space (1 stall per 750 sf) and 2,475 sf of office space (1 stall per 350 sf).
This requires 9 stalls and 7 stalls respectively for a total of 16 stalls, which includes one
12 ADA stall. He noted Mr. Veenker is providing 9 on-site parking spaces with the
remaining 7 stalls to be provided via a shared parking agreement with MS Industrial
14 Properties that has an existing parking lot on the south side of 400 North. He mentioned
that City Code allows for shared parking agreements, but the agreement would have to be
16 perpetual with no expiration date. He stated this perpetual agreement has not yet been
provided to the City and should be a condition of approval. He noted that two bicycle
18 parking stalls are required in the LI zone and only one is currently shown.
He then referenced the summary of parking requirements as follows:

- 20 • Vehicle Spaces Required: 16
- Vehicle Space Provided: 16 (9 on-site, 7 off-site)
- 22 • Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 1

24
Mr. Van Wagenen further explained the Light Industrial zone requires a 20'
26 landscaped strip along all street frontages with trees planted within the strip every 30' on
center. He noted that thirty percent of the frontage landscaping may be landscaped with
28 non-living materials other than grass. He stated that Mr. Veenker is proposing grass and
gravel in the parkstrip, with the gravel area taking up about 25% of the area; this is within
30 code parameters. However, only one tree is being shown in the landscape strips. Three
trees are required on the southern park strip (97 ft. /30 ft.) and 5 trees on the west
32 parkstrip (139 ft. /30 ft.). Mr. Van Wagenen stated that meeting this requirement should
also be a condition of approval.

34 Mr. Van Wagenen went on to say the Code requires that interior landscaping must
be provided for parking lots exceeding 10 stalls at 40 square feet per required stall and
36 that at least 75% of the ground cover must consist of living vegetation. The site proposes
9 on-site parking stalls, which will require at least 360 square feet of interior landscaping,
38 exclusive of the required landscaped strip along street frontage; this seems appropriate as
7 required stalls are being provided off-site. Mr. Van Wagenen stated the submitted
40 landscaping plan proposes 395 square feet of interior grass turf landscaping and the
landscaping plan complies with the intent of the interior landscaping requirement.

42 Mr. Van Wagenen commented that the Code requires that all buildings in the
Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which
44 blend with the surrounding property and structures.” He stated that Mr. Veenker is
proposing to construct a painted concrete tilt up building, which is allowed by the Code,
46 and is subject to the following standards:

- 2 • Painted or colored concrete exteriors are permitted if the shade of each color is
4 consistent and if the building is also finished with additional architectural details
6 such as entrance canopies, wrought iron railings and finishes, shutters, multi-level
porches, metal shades, and metal awnings.

8 Mr. Van Wagenen explained that the building proposed by Mr. Veenker will
include painted tilt-up finishes, and will also incorporate a metal entrance canopy and
10 brick finishes on the exterior. He noted the elevations and an artist's rendering of the
proposed building are included in the packets. He mentioned that the Code requires
12 buildings in the LI zone to be earth-tone colors. Mr. Van Wagenen stated that this
proposed structure satisfies setback and height requirements in the LI zone.

14 He went on to say that Mr. Veenker is also proposing that an existing dumpster on
the lot to the east be used as a shared dumpster between the two facilities. He noted a
16 shared dumpster agreement must be provided to the City and should also be a condition
of approval. Mr. Van Wagenen stated the City Engineer is working through several small
18 technical issues related to the site and they will ensure all engineering related issues are
resolved before final approval is granted. Mr. Van Wagenen then referenced an aerial
20 photo of the site and surrounding area, photos of the site, site/landscaping plan, elevations
and rendering of the proposed building and the earth-tone color palette followed by
discussion. Mr. Van Wagenen then turned the time over to Mr. Veenker for comment.

22 Mr. Veenker stated he has a proposed parking agreement with Martin Snow from
MS Properties and also a secondary proposal on other parking opportunities so either way
24 they feel confident they can resolve any parking issues. Chairperson Call asked about the
issue of the required trees. Mr. Veenker mentioned when they originally submitted the
26 application they considered a zeroscape option with a variance, but since that time they
have elected to maintain adhering to the current ordinance in place. He noted they did a
28 preliminary layout that falls right in line with what Mr. Van Wagenen indicated above.
He added that they anticipate providing the required trees and also any other comments or
30 issues from the Planning Department. Mr. Veenker also addressed the shared dumpster
issue stating they will provide some literature on this issue noting it will show two
32 dumpsters on the application, as they have a need for two dumpsters.

34 Commissioner Kallas asked for clarification on the architectural feature. Mr.
Veenker stated the feature serves several different functions: a) It will serve as an entry
and b) It will provide some shading. Commissioner Kallas also asked the applicant if they
36 would be opposed to putting in metal anchored awnings on the front two windows as it
may be helpful for shade and would satisfy the requirement. Mr. Veenker replied
38 awnings can be effective for shade and stated they would not be opposed to adding the
awnings; it would not be a difficult thing to entertain. Mr. Veenker mentioned, in regards
40 to the acid stain, that they originally proposed to acid stain the entire building, but have
since changed from that because of the adjacent facility (galvanizing plant) that actually
42 has detrimental effects on the materials that would fade over time so they felt they could
get truer colors from the paint. Commissioner McDonald inquired if they will be doing
44 the same type of work in both buildings. Mr. Veenker confirmed that statement stating
they are just expanding.

46 Following some general discussion Chairperson Call called for any further
comments or questions from the Commissioners. Hearing none she called for a motion.
48

2 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
3 REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:
4 1. A PARKING AGREEMENT EITHER ACCESS, PERPETUAL OR CONDITIONAL
5 PERMISSION BE WORKED OUT SUITABLE TO STAFF REQUIREMENTS AND 2.
6 TWO BICYCLE STALLS BE PROVIDED AND 3. TREES BE DESIGNED TO MEET
7 CITY REQUIREMENTS AND 4. THAT ARCHITECTURAL FEATURES ON THE
8 BUILDING BE ADDED TO MEET CITY REQUIREMENTS AND 5. DUMPSTER
9 ARRANGEMENTS BE MADE FOR AN ADDITIONAL DUMPSTER AS
10 INDICATED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
11 VOTE WAS RECORDED AS FOLLOWS:

12 CHAIRPERSON CALL AYE
13 COMMISSIONER WILY AYE
14 COMMISSIONER KALLAS AYE
15 COMMISSIONER MCDONALD AYE
16 COMMISSIONER MARCHBANKS AYE
17 THE MOTION CARRIED UNANIMOUSLY.

18
19 5. **Site Plan** – *Prodigy Promos, approx. 122 South 1380 West.* Eli McQueen of Big-D
20 Construction requests site plan approval of an office/warehouse building at
21 approximately 1200 West 1380 South in the Light Industrial (LI) zone.

22
23 Jordan Cullimore, Associate Planner, opened this agenda item by noting Eli
24 McQueen of Big-D Construction (who is in attendance) is proposing to construct a
25 16,320 office/warehouse building on lot 1 of Jacobsen Commercial Subdivision Plat B
26 (adjacent to the Burton Lumber site). He noted this will be the second building placed on
27 the lot, which is located in the Light Industrial (LI) zone.

28 Mr. Cullimore noted the proposed structure will consist of 6,070 square feet of
29 office space and 10,250 square feet of warehouse space. He added the required parking
30 ratio for office space is 1/350 square feet and the ratio for warehouse space is 1/1000
31 square feet in the Light Industrial zone. Mr. Cullimore mentioned, according to these
32 ratios, the total number of required parking stalls is 29, with at least 2 ADA accessible
33 stalls. He commented that Mr. McQueen is proposing 29 parking stalls with 3 ADA
34 spaces which satisfies the minimum requirement. Additionally, the Code requires 2
35 bicycle parking stalls and the site plan proposes a bicycle rack with 2 slots to meet this
36 requirement.

37 Mr. Cullimore then referenced the summary of parking requirements as follows:

- 38 • Vehicle Spaces Required: 29
- 39 • Vehicle Space Provided: 29
- 40 • Bicycle Spaces Required: 2
- 41 • Bicycle Spaces Provided: 2

42
43 Mr. Cullimore explained the Light Industrial zone requires a 20' landscaped strip
44 along all street frontages with trees planted within the strip every 30' on center. He noted
45 that thirty percent of the frontage landscaping may be landscaped with non-living
46 materials other than grass; the proposed site plan satisfies these requirements. He added
47 that the Code also requires that interior landscaping must be provided at 40 square feet
48 per required stall and that at least 75% of the ground cover must consist of living

2 vegetation. He commented that this site proposes 29 parking stalls, which will require at
4 least 1,160 square feet of interior landscaping, exclusive of the required landscaped strip
along street frontage.

6 Mr. Cullimore explained that the submitted landscaping plan proposes 3,112
square feet of interior landscaping with 2,580 square feet of living vegetation, which
8 easily exceeds the minimum square footage requirement and meets the 75% living
vegetation requirement for interior landscaping. He added that the code also requires 1
10 interior tree per 10 required parking stalls and the proposed site plan includes 4 interior
trees to satisfy this requirement.

12 Mr. Cullimore further explained that the Code requires that all buildings in the
Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings that
14 will blend well with the surrounding property and structures.” The code also requires the
following requirements:

- 16 • Twenty-five percent (25%) minimum of the exterior of all buildings (except as
permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco,
18 wood, or other similar materials as approved by the Planning Commission.
Precast concrete or concrete tilt-up buildings also meet the architectural treatment
20 requirement, subject to the standards in section 17.49.070(2).

22 Mr. Cullimore went on to explain that the proposed structure will be constructed
entirely of concrete block or split face concrete block to meet this requirement. The Code
24 also requires buildings in the LI zone to be earth-tone colors. He noted the proposed
structure satisfies setback and height requirements in the LI zone.

26 Mr. Cullimore stated the City Engineer is working through the technical issues
related to the site and they will ensure all engineering related issues are resolved before
28 final approval is granted. Mr. Cullimore then referenced for discussion an aerial photo of
the site and surrounding area, photos of the site, site plan, landscaping plan, colored
30 elevations of proposed building and the earth-tone color palette followed by some general
discussion. Mr. Cullimore then turned the time over to the applicant for comments.

32 Commissioner Kallas inquired what the nature of their business is (Prodigy
Promos). Mr. McQueen stated they do advertising (t-shirts, vinyl), for workout facilities,
34 fun runs etc. He added they are expanding their warehouse to get a “flow” to their
facility. There was then some brief discussion regarding concrete tilt up and split face
36 block options. Mr. Cullimore stated staff will put something together to address this issue
and bring it back for further discussion. Chairperson Call observed this appears to meet,
and in some areas exceed, all requirements and codes.

38 Following discussion Chairperson Call asked if there were any further questions
or comments. Hearing none she called for a motion.
40

42 COMMISSIONER MCDONALD MOVED TO APPROVE THE APPLICANT’S
REQUEST FOR SITE PLAN APPROVAL WITH NO CONDITIONS.
44 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
48 COMMISSIONER MCDONALD	AYE

2 COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

4

6 6. ***Continued* Public Hearing:** *Ordinance Amendment – 17.57 Hillside Protection*
District. **This item has been continued to the next available Planning**
8 **Commission meeting.** Brandon Jones requests approval of an ordinance amendment
to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to
be exempted from the requirements of the Hillside Protection District.

10

12 Mr. Cullimore stated this item has been continued to the next Planning
Commission meeting in order to allow the City Engineer to gather more information
14 regarding the Hillside Protection District. Chairperson Call asked if there were any
questions or comments. Hearing none she called for a motion to continue this agenda
item.

16

18 COMMISSIONER MARCHBANKS MOVED TO CONTINUE ORDINANCE
AMENDMENT 17.57 HILLSIDE PROTECTION DISTRICT TO THE NEXT
MEETING. COMMISSIONER MCDONALD SECONDED THE MOTION. THE
20 VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

22 COMMISSIONER WILY AYE

COMMISSIONER KALLAS AYE

24 COMMISSIONER MCDONALD AYE

COMMISSIONER MARCHBANKS AYE

26 THE MOTION CARRIED UNANIMOUSLY.

28 7. **Public Hearing** – *Ordinance Amendment, 17.76 PRD Overlay Zone.* Chris Knapp of
Ridgeway Construction requests approval of an Ordinance Amendment to enact
30 Lindon City Code (LCC) 17.76 Planned Residential Development Overlay (PRD
Overlay) Zone. This overlay zone would permit multi-family development on
32 commercial properties to which the overlay zone is applied.

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

38 Mr. Cullimore explained that the applicant, Chris Knapp (who is in attendance),
recently approached the Planning Commission and City Council through a concept
40 review requesting feedback on a proposal to construct multi-family housing on the lots
located at 520/530 South 400 West. He noted that based upon the feedback received
42 from the Planning Commission and City Council, Mr. Knapp subsequently applied for an
ordinance amendment to create a zone that will accommodate the applicant's project
44 proposal. Mr. Cullimore then referenced the draft ordinance noting this ordinance will
create a zone that should accommodate Mr. Knapp's request. Mr. Cullimore pointed out
46 that additionally, at the request of future applicants, the City Council could potentially
apply the overlay zone to other commercial properties where appropriate. He noted that

2 the City Engineer has reviewed these processes and feels comfortable with them and will
accommodate all engineering and technical requirements that need to be considered.

4 Mr. Cullimore then referenced the highlights of the proposed ordinance as follows:

- 6 • The purposes of the proposed ordinance include creating diverse and unique
housing options, and effectively using unique commercial properties that do not
naturally accommodate traditional commercial development patterns.
- 8 • The zone may only be applied to commercial zones through a zone map
amendment approved by the City Council.
- 10 • The proposed ordinance would allow multi-family developments at a density of
10 units to the acre, and the maximum allowable size of a development would be
12 one (1) acre because of the intent to keep these projects smaller.
- 14 • The development standards, including height, setbacks, landscaping, parking, and
architectural treatment requirements are described in section 17.76.110 of the
proposed ordinance.

16
18 Mr. Cullimore also referenced the proposed PRD Overlay Ordinance followed by
some general discussion. Commissioner Kallas asked for clarification of the theory of
this ordinance noting currently there is not an ordinance for multi-family housing other
20 than in residential zones with the R2 Overlay. He questioned if this amendment is opening
the door for a variety of multi-family housing units sprinkled throughout the city (mainly
22 along State Street); could this be done for just this parcel as to not require an ordinance
amendment. Mr. Cullimore stated because these are legal-non conforming lots a re-zone
24 could be done and go to the R1-20 zone, but part of the problem is that the district these
lots would be included in (in the residential zone) is full, as there is a multi-family
26 allowance. He stated the alternative thought with these non-traditional commercial
properties was to create an ordinance that would allow the City Council to permit
28 residential units on those lots in certain instances. He commented that the crux of this is
that it is totally at the discretion of the City Council, so it does not open it up to
30 residential development or will be spotty throughout the commercial zone.

32 Chairperson Call pointed out with these types of applications the City Council
would have the final authority and questioned if the applications would come before the
Planning Commission first. Mr. Cullimore confirmed that statement stating the Planning
34 Commission would be the recommending body so they would look at it first to ensure it
was in the public interest and then recommend their decision to the City Council.

36 Commissioner Wily commented that keeping these as a small and unique
situation along with developers working with staff to meet the requirements will monitor
38 it. He noted the Planning Commission can make the decision whether to send it on to the
City Council or not so he feels this won't get overused. Mr. Cullimore agreed with that
40 statement noting that more than likely it won't get overused. Commissioner McDonald
questioned exterior finishes and the residential guidelines. Mr. Cullimore stated
42 residential areas are not regulated by architectural design guidelines only in commercial
zones. There was then some additional discussion regarding this issue. Mr. Cullimore
44 stated there are a number consistent measures in place to ensure all requirements are
conformed with and that it is in the public interest. Councilmember Bean asked for
46 clarification from staff if this proposed overlay zone is the same as any other overlay
zone including the Senior Housing Facility Overlay zone, as they can be placed any place
48 in the city with a recommendation from the Commission and approval or not from the

2 City Council. Mr. Van Wagenen replied that the bottom line is if it is not in the public's
4 best interest then it will not be approved. Commissioner Wily commended staff for the
nicely laid out ordinance and great work.

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

8 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
10 TO THE CITY COUNCIL ORDINANCE AMENDMENT 2015-11-O AS
PRESENTED. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

12 CHAIRPERSON CALL AYE
13 COMMISSIONER WILY AYE
14 COMMISSIONER KALLAS AYE
15 COMMISSIONER MCDONALD AYE
16 COMMISSIONER MARCHBANKS AYE
17 THE MOTION CARRIED UNANIMOUSLY.

18

19 *Chairperson Call returned to this agenda item from agenda item #9 to amend the*
20 *previous recorded motion. She then called for an amended motion as follows.*

22 COMMISSIONER KALLAS MOVED TO AMEND THE
23 RECOMMENDATION FOR APPROVAL OF ORDINANCE AMENDMENT 2015-11-
24 O IN SECTION 17.76.110 8B TO READ PATIO LIMITED COMMON AREA
25 FENCES THE PATIO COMMON AREA ADJACENT TO THE REAR DWELLING
26 UNIT MAY BE ENCLOSED WITH A 6 FT. HIGH MAXIMUM FENCE AND TO
27 STRIKE THE REST OF THE PARAGRAPH. COMMISSIONER MARCHBANKS
28 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

29 CHAIRPERSON CALL AYE
30 COMMISSIONER WILY AYE
31 COMMISSIONER KALLAS AYE
32 COMMISSIONER MCDONALD AYE
33 COMMISSIONER MARCHBANKS AYE
34 THE MOTION CARRIED UNANIMOUSLY.

36 8. **Public Hearing** – *Zone Map Amendment, approx. 520/530 South 400 West.* Chris
37 Knapp of Ridgeway Construction requests approval of a Zone Map Amendment to
38 apply the Planned Residential Development Overlay (PRD Overlay) Zone to parcels
40 located at approximately 520/530 South 400 West in the General Commercial (CG)
Zone. The application of the PRD Overlay Zone would permit multi-family housing
units on the properties.

42

43 Mr. Cullimore also led this discussion by stating since the ordinance has been
44 approved in the previous action, Chris Knapp is now requesting approval to apply the
PRD Overlay zone to the lots at 520/530 South 400 West so that he can move forward
46 with his proposal. Mr. Cullimore explained that any recommendation made by the

2 Planning Commission to the City Council would be subject to the PRD Overlay zone
being approved and enacted by the City Council.

4 Mr. Cullimore stated that Subsection 17.04.090(2) of the Lindon City Code
establishes the factors to review when considering a request for a zone change. The
6 subsection states that the “planning commission shall recommend adoption of a proposed
amendment only where the following findings are made:

- 8 o The proposed amendment is in accord with the master plan of Lindon
City;
- 10 o Changed or changing conditions make the proposed amendment
reasonably necessary to carry out the purposes of the division.”

12
14 Mr. Cullimore explained that the stated purpose of the General Commercial Zone
is to “promote commercial and service uses for general community shopping.” Further,
the “objective in establishing commercial zones is to provide areas within the City where
16 commercial and service uses may be located.” Commercial zones include the CG, CG-A,
CG-A8, CG-S, PC-1, and PC-2 zones.

18 Mr. Cullimore then referenced an aerial photo and photographs of the proposed
lots to be reclassified and the conceptual site plan and conceptual renderings followed by
20 some general discussion. Mr. Cullimore noted that once all the processes are in place Mr.
Knapp will come back to the Commission with a PRD site plan and final plat application
22 for approval of the project. Mr. Knapp asked at this time if the site plan and elevations
included are applicable to the process now. Mr. Cullimore stated he will have to come
24 back to the Commission with the final site plan after approval from the Council. Mr.
Knapp also mentioned they are considering putting in patios. Mr. Cullimore stated that
26 shouldn’t be an issue and read the section in the ordinance regarding the limited common
area. He noted if this is something that will not work for Mr. Knapp’s project should that
28 section be stricken from the ordinance. There was then some discussion by the
Commission regarding the patio, fence, and limited common area. Mr. Cullimore stated
30 the previous motion could be amended to include that the patio may be limited to
common area and fences the patio common area adjacent to the rear dwelling unit may be
32 enclosed with a 6 ft. high (maximum) fence.

34 Chairperson Call called for any further comments or discussion from the
Commissioners. Hearing none she called for a motion.

36 COMMISSIONER MCDONALD MOVED TO RECOMMEND APPROVAL
TO THE CITY COUNCIL APPROVAL OF ORDINANCE 2015-12-O APPLY THE
38 PRD OVERLAY ZONE TO UTAH COUNTY PARCEL ID’S 17:016:0144 AND
17:016:0143 WITH THE SITE PLAN ON PAGE 54. COMMISSIONER WILY
40 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- 42 CHAIRPERSON CALL AYE
- COMMISSIONER WILY AYE
- COMMISSIONER KALLAS AYE
- 44 COMMISSIONER MCDONALD AYE
- COMMISSIONER MARCHBANKS AYE
- 46 THE MOTION CARRIED UNANIMOUSLY.

2 *At this time Chairperson Call returned to agenda item #8 to call for an amendment to the*
3 *previously recorded motion.*

4

5 9. **Public Hearing** – *Zone Map Amendment, Lindon City Community Center.* Lindon
6 City requests approval of a Zone Map Amendment from General Commercial (CG)
7 to Public Facilities (PF) on properties identified by Utah County Parcel IDs
8 14:069:0045, 14:069:0105, 14:069:0070, and from Single Family Residential (R1-
9 20) to Public Facilities (PF) on properties identified by Utah County Parcel IDs
10 14:069:0069, 14:069:0261.

11 Mr. Cullimore led this agenda item by noting it is a staff initiated request. He
12 noted the subject parcels of this request are owned by Lindon City and encompass the
13 Lindon Community Center and a parking lot that is used for Aquatic Center parking. He
14 commented that the Public Facilities zone is a catch-all zone for city owned and
15 maintained property. Mr. Cullimore stated the City has never taken the steps to formally
16 rezone these parcels to the Public Facilities zone; this is a request to take those steps and
17 is essentially considered a housekeeping item to a degree.

- 18 • Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review
19 when considering a request for a zone change. The subsection states that the
20 “planning commission shall recommend adoption of a proposed amendment only
21 where the following findings are made:
 - 22 ○ The proposed amendment is in accord with the master plan of Lindon
23 City;
 - 24 ○ Changed or changing conditions make the proposed amendment
25 reasonably necessary to carry out the purposes of the division.”
- 26 • The stated purpose of the General Commercial Zone is to “promote commercial
27 and service uses for general community shopping.” Further, the “objective in
28 establishing commercial zones is to provide areas within the City where
29 commercial and service uses may be located.” Commercial zones include the CG,
30 CG-A, CG-A8, CG-S, PC-1, and PC-2 zones.
31

32 Mr. Cullimore then referenced an aerial photo of the proposed area to be re-
33 classified. Chairperson Call called for any comments or discussion from the
34 Commissioners. Hearing none she called for a motion.

35
36
37
38 COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY
39 COUNCIL APPROVAL OF ORDINANCE 2015-13-O TO CHANGE THE ZONING
40 DESIGNATION OF THE SUBJECT LOTS FROM GENERAL COMMERCIAL (CG)
41 AND SINGLE FAMILY RESIDENTIAL (R1-20) TO PUBLIC FACILITIES (PF)
42 WITH NO CONDITIONS. COMMISSIONER MARCHBANKS
43 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

44 CHAIRPERSON CALL	AYE
45 COMMISSIONER WILY	AYE
46 COMMISSIONER KALLAS	AYE
47 COMMISSIONER MCDONALD	AYE
48 COMMISSIONER MARCHBANKS	AYE

10

2 THE MOTION CARRIED UNANIMOUSLY.

4 10. **Public Hearing** – *Ordinance Amendment, 8.24 Pheasant Hunting & 9.24 Weapons.*
Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant
6 Hunting and 9.24 Weapons to clarify legal hunting areas within city limits.
14:069:0261.

8
Mr. Van Wagenen led this discussion by giving a brief overview of this agenda
10 item. Mr. Van Wagenen noted the existing Lindon City Pheasant Hunting ordinance was
adopted in 1985, when there was much more open space in Lindon than currently exists.
12 The ordinance references a map from 1979 designating “No Hunting” areas. Mr. Van
Wagenen stated this map is extremely out dated and requires updating with the amount of
14 development that has occurred over the last 40 years. He noted this is basically a
housekeeping item and will bring this into conformance.

16 Mr. Van Wagenen stated that with the map update, there are also small code and
language changes to align hunting and weapons discharge in the City. He noted that
18 Police Chief, Cody Cullimore has been consulted on these changes and supports them.
Mr. Van Wagenen then referenced Ordinance 2015-14-O, the Hunting Zone Map 2015
20 and the Hunting Zone Map from 1979 followed by some general discussion.

Commissioner Marchbanks questioned if there is a provision that allows slaughter
22 houses to come to a residence to slaughter beef onsite which would involve discharging a
firearm and asked if an exception should be provided for these instances. Mr. Van
24 Wagenen stated that is a good point to bring up and he will consult with Chief Cullimore
on this issue and bring something back to the Commission. He would recommend
26 continuing this item to the next meeting. Commissioner McDonald inquired if this
includes air soft guns and paintball guns also. Mr. Van Wagenen stated he will confer
28 with Chief Cullimore on this issue also.

At this time Chairperson Call called for any public comment. Hearing none she
30 called for a motion to close the public hearing.

32 COMMISSIONER MCDONALD MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
34 VOTED IN FAVOR. THE MOTION CARRIED.

36 Chairperson Call called for any further comments or discussion from the
Commissioners. Hearing none she called for a motion.

38
COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION
40 OF ORDINANCE AMENDMENT 2015-14-O FOR FURTHER DISCUSSION WITH
POLICE CHIEF CODY CULLIMORE. COMMISSIONER MCDONALD SECONDED
42 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
44 COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
46 COMMISSIONER MCDONALD	AYE
COMMISSIONER MARCHBANKS	AYE

48 THE MOTION CARRIED UNANIMOUSLY.

2 9. **New Business: Reports by Commissioners** –

4 Chairperson Call mentioned the swim passes for the Aquatics Center that are
6 offered to employees and elected officials. Mr. Van Wagenen stated the Planning
8 Commission is eligible for the free pass and noted that applications are available to fill
10 out turn in. He also mentioned the Employee pool party will be held on Thursday, June
12 25th at 6:00 pm at the Aquatics Center and noted families are also invited to attend.

14 Chairperson Call inquired what the city code is regarding parking a large trailer
16 on the side of the road without reflectors. She asked if the trailer was reported and the
18 owners moved the trailer onto their lawn from the road is that allowed. Mr. Van
20 Wagenen stated there are requirements as to where they can be parked and a certain time
limit (not more than 48 hrs.) without moving. Mr. Cullimore read the code stating it is
unlawful for anyone to park or store any vehicle without being 30 ft. back from the
setback unless behind a site obscuring fence. He noted this is for safety reasons as well as
zoning reasons for not being properly stored. Chairperson Call also mentioned the
watering restrictions of not watering between 10 am to 6 pm. She noted that is no more
rigid than what has been in place before.

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

22 10. **Planning Director Report**–

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

- 26 • Ivory work session May 26th at 6:00 pm.
- 28 • Osmond Senior Living tour was informative and it was good to see the facility
first hand.

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

32 **ADJOURN** –

34 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
36 MEETING AT 9:05 P.M. COMMISSIONER MCDONALD SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved – May 26, 2015

40

42 _____
Sharon Call, Chairperson

44

46 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Lindon View Subdivision, approx. 275 West 200 North

Steven Cherrington of Lindon View requests approval of a plat amendment involving lots in Old Station Square. The plat amendment includes a vacation of Lot 4 of Old Station Square Plat A and Lot 11 of Old Station Square Plat B. The subdivision is located in the General Commercial (CG) zone.

<p>Applicant: Steven Cherrington Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: Lindon View LLC Parcel ID: 48:358:0012; 48:363:0013</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 proposed plat amendment. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a plat amendment to vacate Lot 4 of Old Station Square Plat A and Lot 11 of Old Station Square Plat B and create Lindon View Subdivision Plat A, with the following conditions (<i>if any</i>):</p> <ol style="list-style-type: none">1.2.3.
---	--

SUMMARY

The Tri-City Medical Building has achieved full occupancy with several high parking demand uses. The owners of the building are requesting this plat amendment in order to enlarge the lot that the building sits upon so that additional parking can be constructed on-site. Lot 1 will be the enlarged lot with the new parking lot while Lot 2 will be left to develop at a future date.

LOT STANDARDS

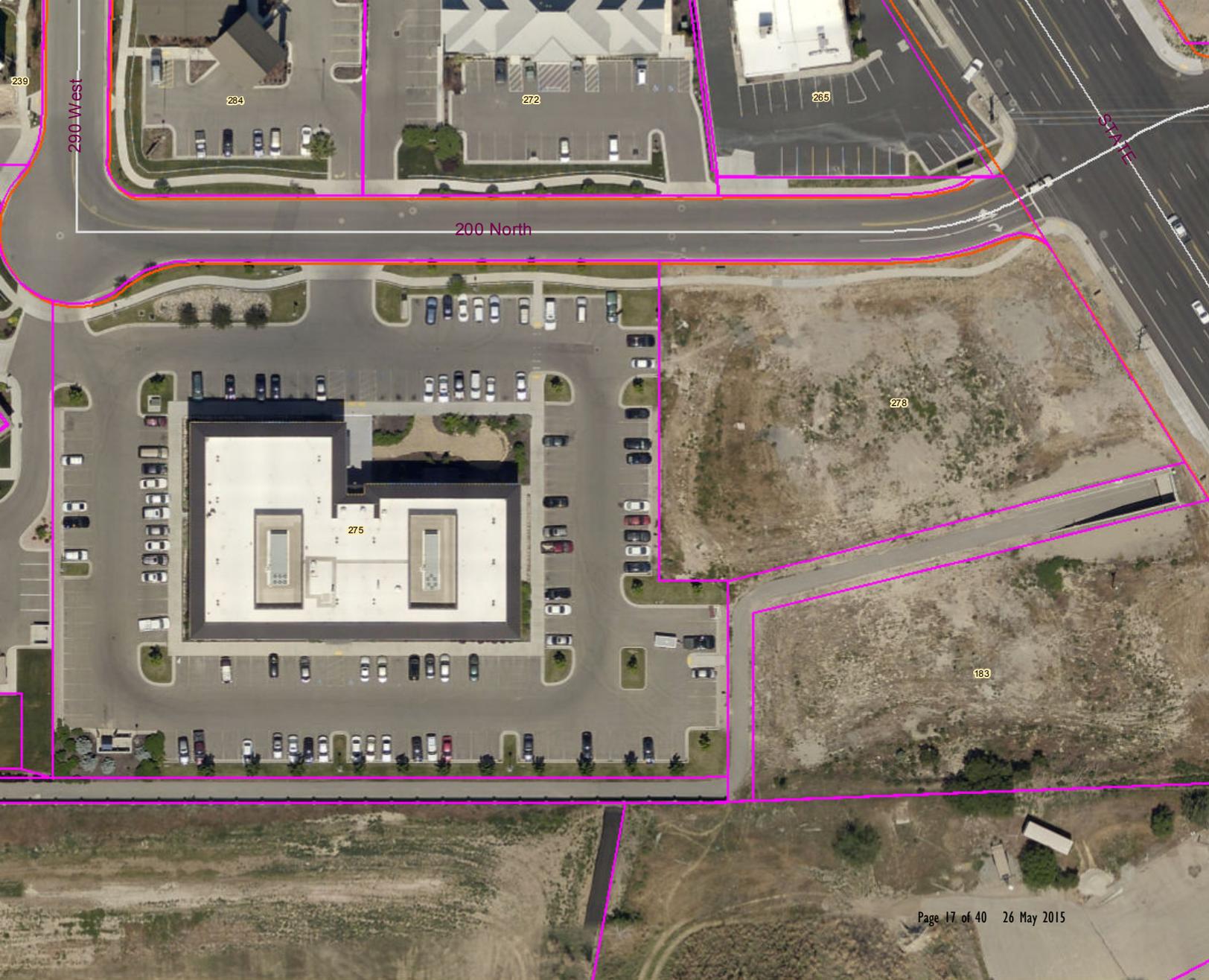
Minimum lot size in the CG zone is 20,000 square feet. Both Lots 1 and 2 meet minimum requirements for lot size and access. Lot 1 is 132,307 s.f. and Lot 2 is 22,449 s.f.

MISCELLANEOUS

An existing pedestrian trail access easement will be relocated with the plat amendment, but access to the trail will be maintained. An existing plat note prohibited access from State Street to the future Lot 2 has been removed, thus allowing future access; UDOT has given approval for this change.

ATTACHMENTS

1. Existing Old Station Square Lots
2. Proposed Lindon View Plat A Subdivision



239

290 West

284

272

265

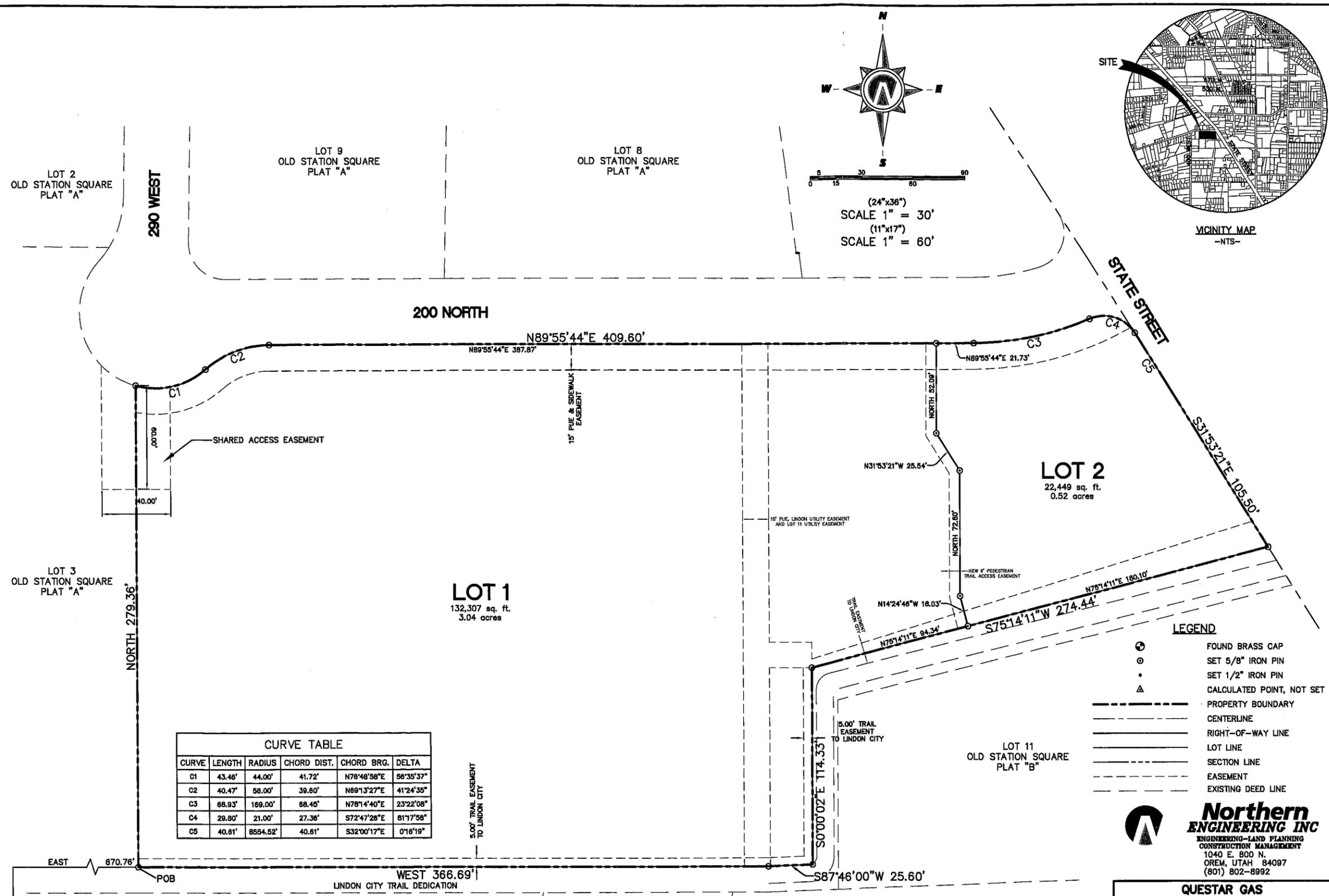
200 North

STATE

275

278

183



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.48'	44.00'	41.72'	N78°48'58"E	98°35'37"
C2	40.47'	58.00'	39.80'	N89°13'27"E	41°24'35"
C3	88.93'	169.00'	88.45'	N78°14'40"E	23°22'08"
C4	29.80'	21.00'	27.36'	S72°47'26"E	81°17'58"
C5	40.81'	8554.52'	40.81'	S32°00'17"E	0°18'19"

- LEGEND**
- FOUND BRASS CAP
 - ⊙ SET 5/8" IRON PIN
 - SET 1/2" IRON PIN
 - △ CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE

Northern ENGINEERING INC
 ENGINEERING - LAND PLANNING
 CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

OCCUPANCY RESTRICTION NOTICE
 IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

QUESTAR GAS
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THE APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS _____ DAY OF _____ A.D. 20____
 BY: _____
 TITLE: _____

ROCKY MOUNTAIN POWER	CENTURY LINK	COMCAST	APPROVED UTOPIA
APPROVED THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____
BY: _____	BY: _____	BY: _____	BY: _____
TITLE: _____	TITLE: _____	TITLE: _____	TITLE: _____

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172768. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 2892.45 FEET; THENCE EAST 870.76 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTH A DISTANCE OF 279.36 FEET TO A POINT OF CURVATURE OF A 44.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 43.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 98°35'37" AND A CHORD THAT BEARS N.78°48'58"E, A DISTANCE OF 41.72 FEET TO A POINT OF CURVATURE OF A 58.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 40.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 41°24'35" AND A CHORD THAT BEARS N.89°13'27"E, A DISTANCE OF 39.80 FEET; THENCE N.89°55'44"E, A DISTANCE OF 409.80 FEET TO A POINT OF CURVATURE OF A 169.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.93 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 23°22'08" AND A CHORD THAT BEARS N.78°14'40"E, A DISTANCE OF 88.45 FEET TO A POINT OF CURVATURE OF A 21.00-FOOT REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 81°17'57" AND A CHORD THAT BEARS S.72°47'26"E, A DISTANCE OF 27.36 FEET TO A POINT OF CURVATURE OF A 8554.52-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.81 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°18'19" AND A CHORD THAT BEARS S.32°00'17"E, A DISTANCE OF 40.81 FEET; THENCE S.31°53'21"E, A DISTANCE OF 105.50 FEET; THENCE S.75°14'11"W, A DISTANCE OF 274.44 FEET; THENCE S.00°00'02"E, A DISTANCE OF 114.33 FEET; THENCE S.87°46'00"W, A DISTANCE OF 25.60 FEET; THENCE WEST A DISTANCE OF 366.69 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 154,759 SQ.FT OR 3.55 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20____

BY: _____ MANAGING MEMBER
 BY: _____ MEMBER
 STATE OF UTAH } s.s. **ACKNOWLEDGMENT**
 COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ATTORNEY	_____ CHAIRMAN, PLANNING COMMISSION
APPROVED _____ CITY ENGINEER (SEE SEAL)	ATTEST _____ CITY RECORDER (SEE SEAL)

CONDITIONS OF APPROVAL

LINDON VIEW SUBDIVISION PLAT "A"
 A VACATION OF LOT 4 OF OLD STATION SQUARE PLAT "A" AND LOT 11 OF OLD STATION SQUARE PLAT "B" NE 1/4 SECTION 33, T5S, R2E, S.L.B.&M. LINDON, LINCOLN COUNTY, UTAH

SCALE: 1" = 30 FEET

MAY 11 2015

RECEIVED
 Page 18 of 40 26 May 2015

SOUTH 1/4 CORNER SECTION 33, T.5S., R.2E. S.L.B.&M. U.S.G.S. EL= 4477.10

NORTH 2682.45'

Item 5: Site Plan — Lindon View Parking Lot ~275 West 200 North

Steven Cherrington of Lindon View LLC requests site plan approval for a parking lot expansion on Lot 1 of the proposed Lindon View Subdivision.

<p>Applicant: Steven Cherrington Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone: General Commercial (CG)</p> <p>Property Owner: Lindon View LLC Address: ~275 West 200 North Parcel ID: 48:358:0012; 48:363:0013 Site Size: 0.5 acres</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"> Whether the request for site plan approval of a 0.5 acre parking lot expansion meets all site plan requirements. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none"> Lindon View Plat A be approved and recorded. Provide 14 bike stalls and one ADA stall.
--	--

BACKGROUND

- The Tri-City Medical Building has achieved full occupancy with several high parking demand uses.
- The applicant proposes to construct a new parking lot expansion on 0.5 acres consisting of 52 new parking spaces to accommodate all the employees working in the building.
- Parking lots are permitted uses in the CG zone.

DISCUSSION & ANALYSIS

Parking Standards

The new lot will bring the total number of parking stalls for the building to 209. In the CG zone bicycle stall are required at 8% of the total parking stalls required. Additional bike stalls and one ADA stall will be required to meet code.

Summary of Parking Requirements

- Vehicle Spaces Required: 176
- Vehicle Spaces Provided: 209
- ADA Spaces Required: 7
- ADA Spaces Provided: 6
- Bicycle Spaces Required: ?
- Bicycle Spaces Provided: 14

Landscaping Standards

Landscaped Strip Along Frontage

The General Commercial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. Thirty percent of the frontage landscaping may be

landscaped with non-living materials other than grass. The applicant is proposing grass and shrubs in the parkstrip, with the ratios appearing to be within code parameters.

Interior Landscaping

The Code requires that interior landscaping must be provided for parking lots exceeding 10 stalls at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site proposes 52 new on-site parking stalls, which will require at least 2,080 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 2,644 square feet of interior landscaping with grass and shrubs. Also, one tree is required for every 10 stalls; 5 are required and 12 are provided. The landscaping plan complies with the intent of the interior landscaping requirement.

Miscellaneous

A new 6' sidewalk will be constructed along the new trail access easement that will connect 200 North to the Lindon Heritage Trail.

Engineering Requirements

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

ATTACHMENTS

1. Aerial photo of the site and surrounding area
2. Photos of the site
3. Site/Landscaping Plan



LAKEVIEW

290 West

135 WEST

280 NORTH

Lindon View Plat Amendment & Site Plan
275 West 200 North

STATE

MARGUFF

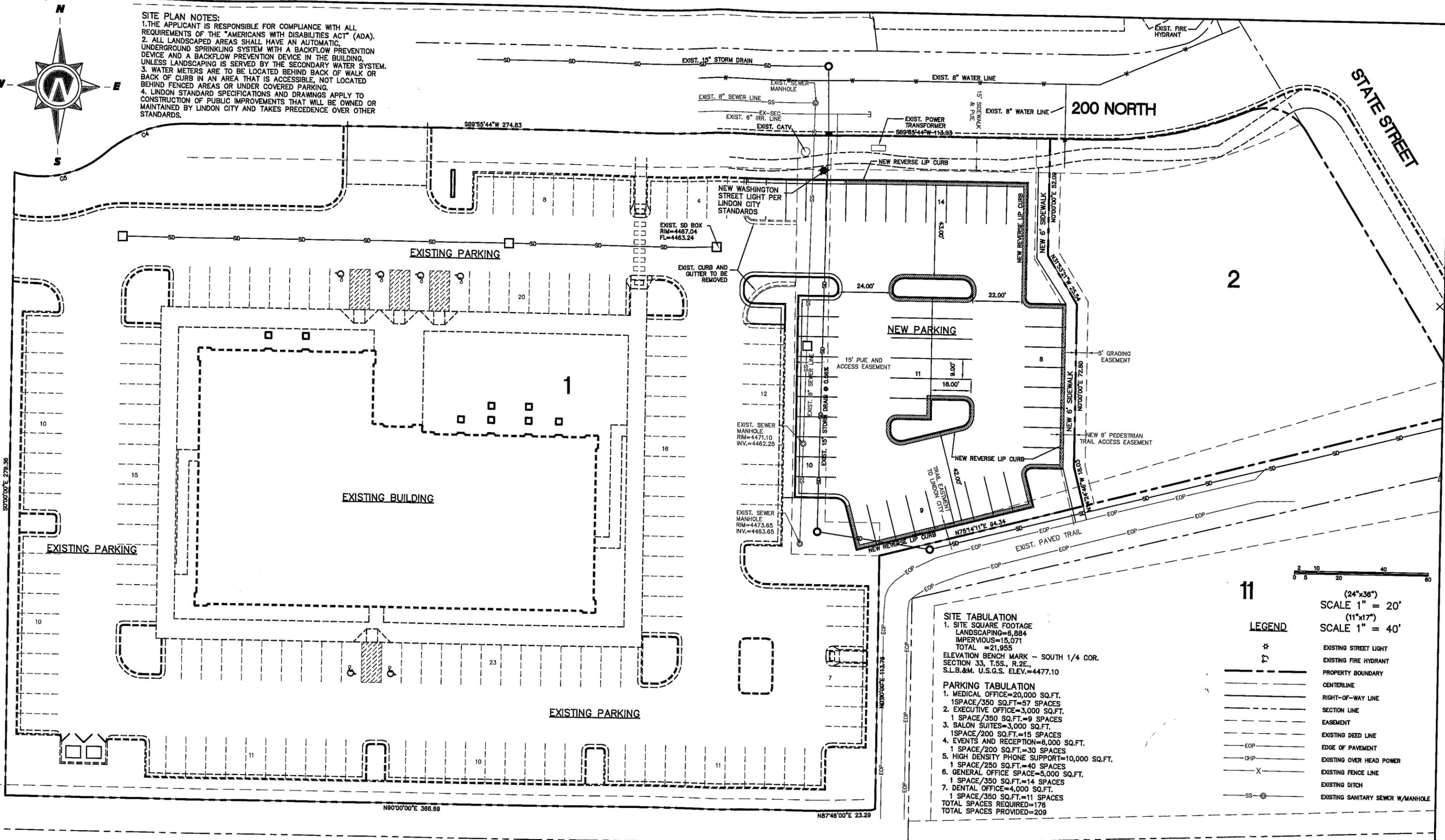








SITE PLAN NOTES:
 1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
 2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE IN THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 3. WATER METERS ARE TO BE LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
 4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKES PRECEDENCE OVER OTHER STANDARDS.



SITE TABULATION
 1. SITE SQUARE FOOTAGE
 LANDSCAPING=6,884
 IMPERVIOUS=15,071
 TOTAL =21,955
 ELEVATION BENCH MARK - SOUTH 1/4 COR.
 SECTION 33, T.5S., R.2E.,
 S.L.B.&M. U.S.G.S. ELEV.=4477.10

PARKING TABULATION
 1. MEDICAL OFFICE=20,000 SQ.FT.
 1SPACE/350 SQ.FT.=57 SPACES
 2. EXECUTIVE OFFICE=3,000 SQ.FT.
 1 SPACE/350 SQ.FT.=9 SPACES
 3. SALON SUITES=3,000 SQ.FT.
 1SPACE/200 SQ.FT.=15 SPACES
 4. EVENTS AND RECEPTION=6,000 SQ.FT.
 1 SPACE/200 SQ.FT.=30 SPACES
 5. HIGH DENSITY PHONE SUPPORT=10,000 SQ.FT.
 1 SPACE/250 SQ.FT.=40 SPACES
 6. GENERAL OFFICE SPACE=5,000 SQ.FT.
 1 SPACE/350 SQ.FT.=14 SPACES
 7. DENTAL OFFICE=4,000 SQ.FT.
 1 SPACE/350 SQ.FT.=11 SPACES
 TOTAL SPACES REQUIRED=178
 TOTAL SPACES PROVIDED=209

11
 (24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

LEGEND

- * EXISTING STREET LIGHT
- ⊕ EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EOP
- EOP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- SS ⊕ EXISTING SANITARY SEWER W/MANHOLE

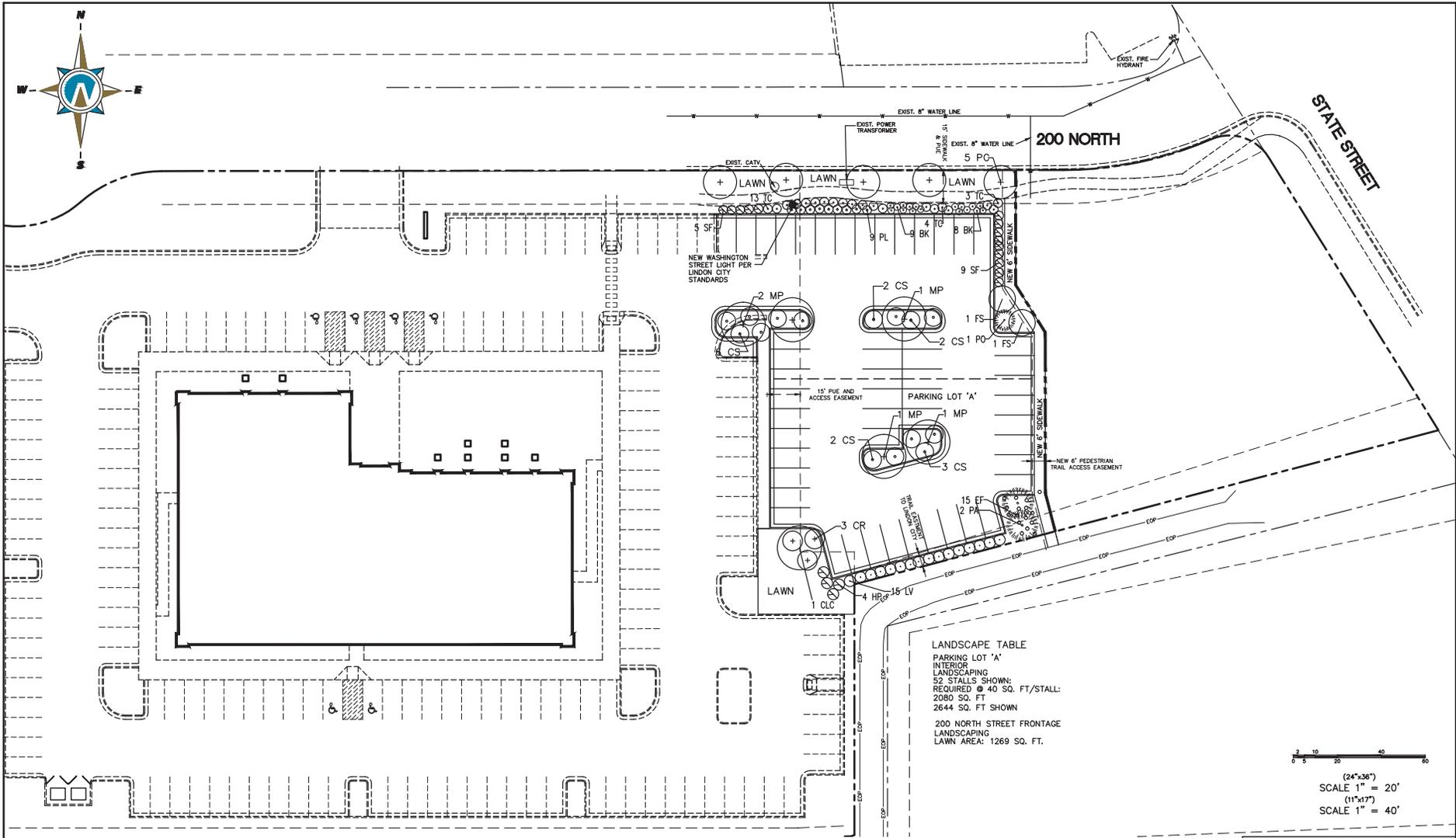
NO.	REVISIONS	BY	DATE	REV. COGO FILE
5				
4				
3				
2				
1				

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

LINDONVIEW PARKING ADDITION



DESIGNED BY:	DATE:				
DRAWN BY:	DATE:				
CHECKED BY:	DATE:				
APPROVED:	DATE:				
LOGO FILE:	DATE:				
NO.	REVISIONS	BY	DATE	REV. 0000 FILE:	DATE:



Northern
ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

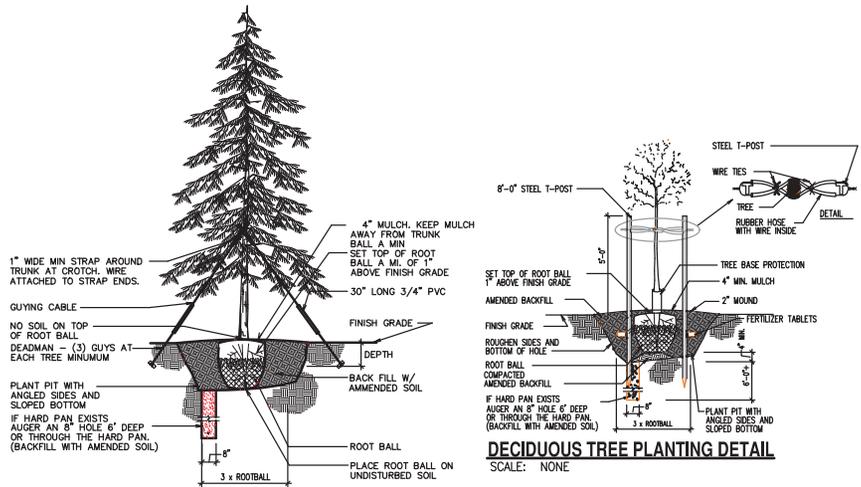
1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

**LINDONVIEW PARKING
 ADDITION**

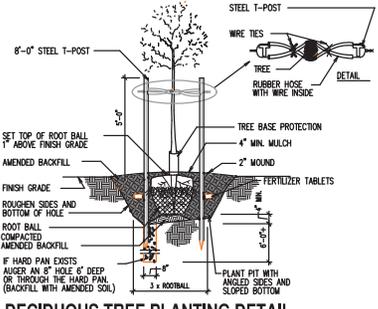
LANDSCAPE PLAN
 LINDON, UTAH

JOB NO.
 3-15-016
 SHEET NO.
L-1

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



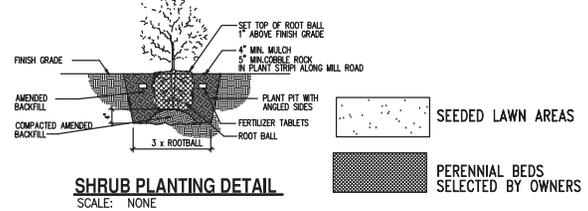
CONIFEROUS TREE PLANTING DETAIL
SCALE: NONE



DECIDUOUS TREE PLANTING DETAIL
SCALE: NONE

LANDSCAPE NOTES:

- 1: TOP DRESS ALL INTERIOR SHRUB AREAS AND TREE AREAS WITH 4" DEEP SHREDDED BARK MULCH. MULCH SHALL BE APPLIED AFTER PRE-EMERGENT AND WEED BARRIER FABRIC HAS BEEN APPLIED. WEED BARRIER FABRIC TO ALLOW MAXIMUM AIR AND WATER PENETRATION.
- 2: PROVIDE A 6' DIAMETER MULCH AREA AROUND EVERGREEN TREES AND A 4' DIAMETER AROUND DECIDUOUS TREES.
- 3: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 4: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 5: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE AS DESCRIBED IN THE PLANT SCHEDULE.
- 6: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 7: ALL LANDSCAPED AREA TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES.
- 8: PROVIDE 4" THICK TOPSOIL FOR ALL LAWN AREAS AND 12" THICK TOPSOIL FOR SHRUB AREAS.
- 9: PROVIDE 6" HIGH METAL EDGING BETWEEN LAWN AND SHRUB BEDS.



SHRUB PLANTING DETAIL
SCALE: NONE

PLANT LEGEND							
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	
TREES							
CLC	1	CRATAEGUS LAVALLEI 'CARRIERE'	CARRIER HAWTHORN	2" CAL	STAKED	DEC	
FS	2	FAGUS SYLVATICA 'DARK PURPLE'	COLUMNAR PURPLE BEECH	6' TALL	STAKED	DEC	
MP	5	MALUS 'PRAIRIE FIRE'	PRAIRIE CRAB APPLE	2" CAL	STAKED	DEC	
PO	1	PICEA OMORIKA 'PENDULA WEEPING'	WEEPING SPRUCE	6' TALL	GUYPED	EVG	
PA	2	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2" CAL	STAKED	EVG	
PS	1	PRUNUS SUBHIRTELLA	SNOW FOUNTAIN CHERRY	2" CAL	STAKED	DEC	
PC	5	PYRUS CALLERYANA 'CHANTICLEER'	'CLEVELAND SELECT'	2" CAL	STAKED	DEC	
SHRUBS							
BK	17	BUXUS KOREANA 'WINTERGREEN'	WINTERGREEN BOXWOOD	5 GAL.	4' O.C.		
CR	3	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL.	6' O.C.	DEC	
CS	15	COTONEASTER SALICIFOLIUS REPENS	EMERALD CARPET COTONEASTER	5 GAL.	6' O.C.	DEC	
EF	15	EUONYMUS FORUNEI 'EMERALD GAUITY'	WINTERCREEPER	1 GAL.	4' O.C.	DEC	
LV	15	LIGUSTRUM VICARYI 'GOLDEN'	GOLDEN PRIVET	5 GAL.	5' O.C.	DEC	
HP	4	HYDRANGEA PANICULATA GRANDIFLORA	LIMELIGHT HYDRANGEA	5 GAL.	5' O.C.	DEC	
PL	9	PRUNUS LAUROCERASUS 'OTTO LUYKENS'	OTTO LUYKENS LAUREL	5 GAL.	4' O.C.	EVG	
SF	14	SPIRAEA BUNALDA 'FROEBELII'	FROEBELII SPIREA	5 GAL.	4' O.C.	DEC	
TC	16	TAXUS MEDIA 'DARK GREEN SPREADER'	DARK GREEN YEW	5 GAL.	3' O.C.	EVG	

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY: RICHARD HURB	DATE: 12/15/2014
4		CHECKED BY: RICHARD HURB	DATE: 12/15/2014
3		APPROVED BY:	DATE:
2		DATE:	DATE:
1	ADDENDUM #1	BY: 12/22/14	DATE: 12/22/14
NO.	REVISIONS	BY: DATE	REV. 0000 FILE: DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992

LINDONVIEW PARKING ADDITION

LANDSCAPE DETAILS/ LEGEND ADDENDUM 1	JOB NO. 14-035
LINDON, UTAH	SHEET NO. L-2

Item 6: Public Hearing — Ordinance Amendment, LCC 8.24 and 9.24, Pheasant Hunting and Weapons

Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons in order to designate lawful hunting areas within the City. 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 ordinance amendment 2015-14-O (<i>as presented, with changes</i>).</p>
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DISCUSSION & ANALYSIS

This item was continued from the previous meeting so that questions regarding the slaughter of livestock could be researched as well as discharge of air soft guns, paintball guns, etc.

Section 9.24 now addresses livestock slaughter and similar activities; a valid permit from the Police Department will be required.

Air soft and paintball guns are not considered weapons per the State of Utah and therefore this ordinance does not apply to such devices.

Police Chief Cullimore has been consulted on these changes and supports them and will be in attendance to answer any additional questions you may have.

The existing Lindon City Pheasant Hunting ordinance was adopted in 1985, when there was much more open space in Lindon than currently exists. The ordinance references a map from 1979 designating “No Hunting” areas. That map is extremely out dated and requires updated with the amount of development that has occurred over the last 40 years. With the map update, there are also small code changes to align hunting and weapons discharge in the City.

Please read the attached ordinance for details.

ATTACHMENTS

1. Ordinance 2015-14-O
2. Hunting Zone Map 2015
3. Hunting Zone Map 1979

2 ORDINANCE NO. 2015-14-O

4 AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH,
6 AMENDING SECTION 8.24 PHEASANT HUNTING AND SECTION 9.24 WEAPONS OF THE
8 LINDON CITY CODE TO DESIGNATE LAWFUL HUNTING AREAS WITHIN THE CITY AND
10 PROVIDING FOR AN EFFECTIVE DATE.

12 WHEREAS, the proposed amendment aids the General Plan Goal of promoting Lindon as a high quality,
14 open, rural living atmosphere; and

16 WHEREAS, the Lindon City Planning Commission has recommended approval of the amendment to
18 Sections 8.24 and 9.24; and

20 WHEREAS, a public hearing was held on May 12, 2015 to receive public input and comment regarding
22 the proposed amendment; and

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

26 WHEREAS, the Council held a public hearing on May 19, 2015 to consider the recommendation and no
28 adverse comments were received during the hearing.

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

34 **SECTION I:** Sections 8.24 and 9.24 of the Lindon City Code is hereby amended to read as follows:

36 Chapter 8.24

38 ~~PHEASANT~~-HUNTING WITHIN CITY LIMITS

40 Sections:

- 42 8.24.010 Lawful--When.
44 8.24.020 Compliance with state statutes and regulations required.
46 8.24.030 Children of ages twelve through fourteen.
48 8.24.040 Children of ages fourteen through sixteen.
50 8.24.050 Unlawful when in vicinity of building or enclosure.
52 8.24.060 Unlawful when in designated areas.
8.24.070 Unlawful on posted property.
8.24.080 Violation--Penalty.

Section 8.24.010 Lawful--When.

Notwithstanding any ordinance of the city heretofore adopted to the contrary, it is lawful to shoot
pheasantswildlife with the city limits of the city during the season established by the State of Utah for
the hunting and shooting of pheasantswildlife subject to the restrictions set out in Sections 8.24.020 through
8.24.070. (Ord. no. 120 §01 (part), 1985. Amen. 2015)

Section 8.24.020 Compliance with state statutes and regulations required.

All Utah State Statutes and Utah Wildlife Board Regulations pertaining to the hunting of pheasantswildlife

shall be complied with by all persons hunting or shooting pheasantswildlife in the city. (Ord. no. 120 §1 (A), 1985.)

Section 8.24.030 Children of ages twelve through fourteen.
Children 12 years of age through 14 years of age who are hunting or shooting pheasantswildlife must be accompanied by a parent, legal guardian, or person 21 years of age or older who has been approved by the child's or children's parents. (Ord. no. 120 §1(B), 1985. Amen. 2015)

Section 8.24.040 Children of ages fourteen through sixteen.
Children 14 years of age through 16 years of age who are hunting or shooting pheasantswildlife must be accompanied by a person 21 years of age or older. (Ord. no. 120 §1 (C), 1985. Amen. 2015)

Section 8.24.050 Unlawful when in vicinity of building or enclosure.
It is unlawful for any person to hunt or shoot at pheasantswildlife within six hundred feet of any house, garage, barn, shed, corral, or any enclosure where domestic animals are kept, unless express permission of the person in lawful possession of such building or enclosure is first had and obtained. (Ord. no. 120 §1(D), 1985. Amen. 2015)

Section 8.24.060 Unlawful when in designated areas.
It is unlawful for any person to hunt or shoot at pheasantswildlife at any time within the areas of the city which are designated on the map of the city as "No Hunting," "Such areas are established by resolution and may be revised by resolution as deemed necessary and appropriate by the city council". (Ord. no. 120 §1 (E), 1985. Amen. 2015)

Section 8.24.070 Unlawful on posted property.
It is unlawful for any person hunting or shooting pheasantswildlife to enter upon any private property which has been posted, "NO TRESPASSING," without the permission of the owner thereof. (Ord. no. 120 §1(F), 1985. Amen. 2015)

Section 8.24.080 Violation--Penalty.
Any person violating, causing or permitting a violation of any provision of any Section of this chapter or the provisions adopted or incorporated by reference herein shall be guilty of a Class B misdemeanor and shall be punished by a fine of not more than two hundred ninety nine dollars or by a jail sentence not to exceed six months or both. (Ord. no. 120 §2, 1985. Amen. 2015)

Chapter 9.24

WEAPONS

Sections:

9.24.010 Air guns--Discharge prohibited.
9.24.020 Firearms-Discharge prohibited.

Section 9.24.010 Air guns--Discharge prohibited.

It is unlawful for any person to discharge any air gun, sparrow gun, flipper or other similar contrivance within the limits of the city. (Prior code §12-12.)

2 Section 9.24.020 Firearms-Discharge prohibited.

4 It is unlawful for any person to discharge firearms of any description within the limits of the city except
6 during State of Utah designated hunting seasons and within designated hunting areas by persons with a
8 valid hunting license. Discharge of firearms may also be permitted for the slaughter of livestock or similar
10 activities after a valid permit has been issued by the Lindon City Police Department. (Prior code §12-13.
12 Amen. 2015)

14 **SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference
16 are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a
18 court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue
20 in full force and effect.

22 **SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted
24 or incorporated by reference are hereby repealed or amended as provided herein.

26 **SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by
28 law.

30 PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this
32 _____ day of _____, 2015.

34 _____
36 Jeff Acerson, Mayor

38 ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

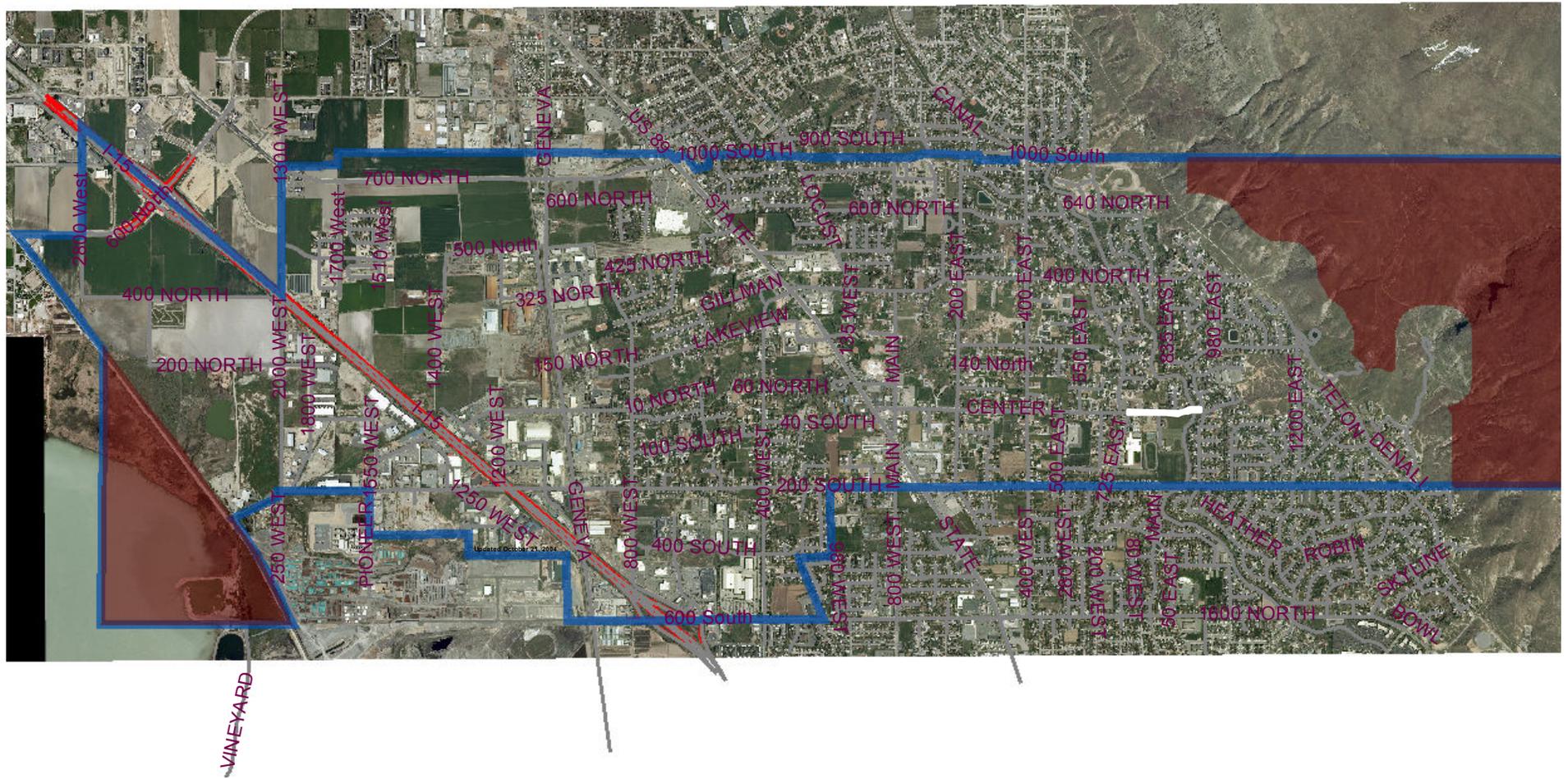
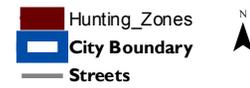
Lindon City Hunting Areas

Permitted west of RR Tracks

Permitted 600 feet east of any established PF, RI-12, or Hillside Overlay Zone

No hunting or discharge of firearms is permitted outside of the designated hunting areas. See LCC 8.24 and LCC 9.24.

Map Date: 5 May 2015



**Item 7: *Continued* — Public Hearing — Ordinance
Amendment — 17.57 Hillside Protection District**

This item has been continued to the next available Planning Commission meeting. Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District.

**Item 8: *Continued* — Site Plan — Olsen Properties,
approx. 1200 West Center Street**

This item has been continued to the next available Planning Commission meeting.
Buck Robinson requests site plan approval for a 5,000 square foot industrial building at approximately 1200 West Center Street in the High Industrial (HI) zone.

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 10: Planning Director Report

- Lindon Pool Party on June 25 @ 6:00pm

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
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>				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
Plat Amendment: Lindon View Plat A	Apr. 2015	Steven Cherrington	TBD	N/A
<i>Request to combine lots in what is currently Old Station Square Plats B/C. Located at 275 West 200 North.</i>				
Site Plan: Lindon View Parking Lot	Apr. 2015	Steven Cherrington	TBD	N/A
<i>Request to build a parking lot adjacent to the Tri-City Medical building. 275 West 200 North.</i>				
Ordinance Amendment: Hillside Overlay	Apr. 2015	Brandon Jones	May 26	TBD
<i>Request to create a minimum area required to apply the Hillside Overlay Zone and its development requirements.</i>				
Ordinance Amendment: LCC Hunting Ordinance	May 2015	Staff	May 26	TBD
<i>Request to update hunting area within city limits.</i>				
Site Plan: Olsen Properties	May 2015	Buck Robinsion	May 26	N/A
<i>Request for site plan approval of an industrial building on Center Street in the LI zone.</i>				
Site Plan: Blackcliff Industrial Park	May 2015	Jared Anzures	TBD	N/A
<i>Request for site plan approval of a concrete tilt-up office/warehouse building at 1010 West 600 South in the LI zone.</i>				
Plat Amendment: Blackcliff Industrial Park	May 2015	Jared Anzures	TBD	N/A
<i>Request for approval of a plat amendment at 1010 West 600 South in the LI Zone.</i>				
Temporary Site Plan: Lani's Shaved Ice	May 2015	Derek Whetten	N/A	N/A
<i>Request for approval of a temporary site plan to operate a shaved ice stand at 410 North State Street in the CG zone.</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	Lexington Cove Major Subdivision		Lindon Springs Garden Minor Subdivision	
Zyto/Tams Office Buildings Site Plan	Pen Minor Subdivision		Coulson Cove Plat D	
Lindon Tech Center Site Plan	Spring Gardens Senior Community		Lindon Tech Center Subdivision	
Happy Valley Derby Darlins CUP	Joyner Business Park Site Plan		Ruf Subdivision	
Timpview Business Park Site Plan	Prodigy Promos Site Plan		Utah Valley Mortuary Site Plan	
Interstate Grating Office Addition	Intermountain Precision Site Plan			

Board of Adjustment		
Applicant	Application Date	Meeting Date
BOA Training		May 27, 2015

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 2016 Last Reviewed: 3/15	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
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 2016 Last Reviewed: 3/15	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
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 2016 Last Reviewed: 3/15	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
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)
	EDCUtah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 70 New residential units: 12	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 42 Land Use Applications: 36	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 6			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee

Lindon City

Legend

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

