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**

1. **Call to Order**
2. **Approval of minutes from May 12, 2015**
3. **Public Comment**

(Review times are estimates only.)

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.

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.

   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.

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.

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 website found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

**Posted By:** Jordan Cullimore  
**Date:** May 22, 2015  
**Time:** ~11:00 am  
**Place:** Lindon City Center, Lindon Public Works, Lindon Community Center
Item 1:  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
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May 12, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION** – 7:00 P.M.

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

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of April 14, 2015 were reviewed.

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

3. **PUBLIC COMMENT** –

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

**CURRENT BUSINESS** –

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

   Hugh Van Wagenen, Planning Director, led this discussion by explaining Todd Veenker is in attendance representing Intermountain Precision Casting and is requesting...
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 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. 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, although it will be a standalone building.

Mr. Van Wagenen explained the building will consist of 6,747 s.f. of 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 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 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 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 parking stalls are required in the LI zone and only one is currently shown. He then referenced the summary of parking requirements as follows:

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

Mr. Van Wagenen further explained the Light Industrial zone requires a 20’ 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 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 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 parkstrip (139 ft. /30 ft.). Mr. Van Wagenen stated that meeting this requirement should also be a condition of approval.

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 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, 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 landscaping plan proposes 395 square feet of interior grass turf landscaping and the landscaping plan complies with the intent of the interior landscaping requirement.

Mr. Van Wagenen commented that the Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which 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, and is subject to the following standards:
• Painted or colored concrete exteriors are permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

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 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 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.

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 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 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 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.

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 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 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 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 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 dumpsters on the application, as they have a need for two dumpsters.

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 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 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 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 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 the same type of work in both buildings. Mr. Veenker confirmed that statement stating they are just expanding.

Following some general discussion Chairperson Call called for any further comments or questions from the Commissioners. Hearing none she called for a motion.
COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

1. A PARKING AGREEMENT EITHER ACCESS, PERPETUAL OR CONDITIONAL PERMISSION BE WORKED OUT SUITABLE TO STAFF REQUIREMENTS AND 2. TWO BICYCLE STALLS BE PROVIDED AND 3. TREES BE DESIGNED TO MEET CITY REQUIREMENTS AND 4. THAT ARCHITECTURAL FEATURES ON THE BUILDING BE ADDED TO MEET CITY REQUIREMENTS AND 5. DUMPSTER ARRANGEMENTS BE MADE FOR AN ADDITIONAL DUMPSTER AS INDICATED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

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

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

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

- Vehicle Spaces Required: 29
- Vehicle Space Provided: 29
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 2

Mr. Cullimore explained the Light Industrial zone requires a 20’ 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 non-living materials other than grass; the proposed site plan satisfies these requirements. He added that the Code also requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living materials.
vegetation. He commented that this site proposes 29 parking stalls, which will require at least 1,160 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage.

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 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 interior tree per 10 required parking stalls and the proposed site plan includes 4 interior trees to satisfy this requirement.

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

- 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, wood, or other similar materials as approved by the Planning Commission.
- Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2).

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 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.

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 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 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.

Commissioner Kallas inquired what the nature of their business is (Prodigy Promos). Mr. McQueen stated they do advertising (t-shirts, vinyl), for workout facilities, 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 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.

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

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

CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
COMMISSIONER KALLAS AYE
COMMISSIONER MCDONALD AYE
6. *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.

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 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.

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

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

THE MOTION CARRIED UNANIMOUSLY.

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

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

Mr. Cullimore explained that the applicant, Chris Knapp (who is in attendance), recently approached the Planning Commission and City Council through a concept 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 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 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 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
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.

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

• 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.
• The zone may only be applied to commercial zones through a zone map amendment approved by the City Council.
• 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 one (1) acre because of the intent to keep these projects smaller.
• The development standards, including height, setbacks, landscaping, parking, and architectural treatment requirements are described in section 17.76.110 of the proposed ordinance.

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 than in residential zones with the R2 Overly. He questioned if this amendment is opening the door for a variety of multi-family housing units sprinkled throughout the city (mainly 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 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 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 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 residential development or will be spotty throughout the commercial zone.

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 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.

Commissioner Wily commented that keeping these as a small and unique situation along with developers working with staff to meet the requirements will monitor 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 statement noting that more than likely it won’t get overused. Commissioner McDonald questioned exterior finishes and the residential guidelines. Mr. Cullimore stated residential areas are not regulated by architectural design guidelines only in commercial zones. There was then some additional discussion regarding this issue. Mr. Cullimore 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 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 in the city with a recommendation from the Commission and approval or not from the
8. **Public Hearing** – Zone Map Amendment, approx. 520/530 South 400 West. Chris Knapp of Ridgeway Construction requests approval of a Zone Map Amendment to apply the Planned Residential Development Overlay (PRD Overlay) Zone to parcels 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.

Mr. Cullimore also led this discussion by stating since the ordinance has been 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 with his proposal. Mr. Cullimore explained that any recommendation made by the
Planning Commission to the City Council would be subject to the PRD Overlay zone being approved and enacted by the City Council.

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 subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:

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

Mr. Cullimore 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 commercial and service uses may be located.” Commercial zones include the CG, CG-A, CG-A8, CG-S, PC-1, and PC-2 zones.

Mr. Cullimore then referenced an aerial photo and photographs of the proposed lots to be reclassified and the conceptual site plan and conceptual renderings followed by 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 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 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 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 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 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 enclosed with a 6 ft. high (maximum) fence.

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

COMMISSIONER MCDONALD MOVED TO RECOMMEND APPROVAL TO THE CITY COUNCIL APPROVAL OF ORDINANCE 2015-12-O APPLY THE 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 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
COMMISSIONER KALLAS AYE
COMMISSIONER MCDONALD AYE
COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.
At this time Chairperson Call returned to agenda item #8 to call for an amendment to the previously recorded motion.

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

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

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
  - The proposed amendment is in accord with the master plan of Lindon City;
  - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”

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

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

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

- CHAIRPERSON CALL: AYE
- COMMISSIONER WILY: AYE
- COMMISSIONER KALLAS: AYE
- COMMISSIONER MCDONALD: AYE
- COMMISSIONER MARCHBANKS: AYE
THE MOTION CARRIED UNANIMOUSLY.


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.

Mr. Van Wagenen led this discussion by giving a brief overview of this agenda 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. 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 development that has occurred over the last 40 years. He noted this is basically a housekeeping item and will bring this into conformance.

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 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 and the Hunting Zone Map from 1979 followed by some general discussion.

Commissioner Marchbanks questioned if there is a provision that allows slaughter 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 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 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 with Chief Cullimore on this issue also.

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

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

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

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

- Chairperson Call: AYE
- Commissioner Wily: AYE
- Commissioner Kallas: AYE
- Commissioner McDonald: AYE
- Commissioner Marchbanks: AYE

**THE MOTION CARRIED UNANIMOUSLY.**
9. New Business: Reports by Commissioners –

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

Chairperson Call inquired what the city code is regarding parking a large trailer on the side of the road without reflectors. She asked if the trailer was reported and the owners moved the trailer onto their lawn from the road is that allowed. Mr. Van 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.

10. Planning Director Report –

Mr. Van Wagenen reported on the following items followed by discussion:
• Ivory work session May 26th at 6:00 pm.
• 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.

ADJOURN –

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

Approved – May 26, 2015

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Sharon Call, Chairperson

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Hugh Van Wagenen, Planning Director
Item 3: Public Comment

1 - Subject ________________________________
Discussion
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2 - Subject ________________________________
Discussion
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3 - Subject ________________________________
Discussion
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**Item 4: 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.

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<thead>
<tr>
<th>Applicant: Steven Cherrington</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
<td>1. Whether to approve the proposed plat amendment.</td>
</tr>
</tbody>
</table>

| General Plan: General Commercial | MOTION |
| Current Zone: General Commercial (CG) | I move to (approve, deny, continue) 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 (if any): |

| Property Owners: Lindon View LLC | 1. |

| Type of Decision: Administrative | 3. |
| Council Action Required: No | |

**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 View Plat A Subdivision
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.

| Applicant: Steven Cherrington | SUMMARY OF KEY ISSUES  
1. Whether the request for site plan approval of a 0.5 acre parking lot expansion meets all site plan requirements. |
| Presenting Staff: Hugh Van Wagenen | MOTION  
I move to (approve, deny, continue) the applicant’s request for site plan approval with the following conditions (if any):  
1. Lindon View Plat A be approved and recorded.  
2. Provide 14 bike stalls and one ADA stall. |
| General Plan: General Commercial |  
| Current Zone: General Commercial (CG) |  
| Property Owner: Lindon View LLC |  
| Address: ~275 West 200 North |  
| Site Size: 0.5 acres |  
| Type of Decision: Administrative |  
| Council Action Required: No |  

BACKGROUND
1. The Tri-City Medical Building has achieved full occupancy with several high parking demand uses.  
2. 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.  
3. 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: 14
- 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
CONIFEROUS TREE PLANTING DETAIL

SCALE: 1" = 5' 1"

LANDSCAPE NOTES:
1. ALL INTERIOR PLANTS SHOUL be APPLIED AND PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
2. ALL PLANTS TO BE PLANTED’T TREATMENT WITH A 6" DEEP TREATED WITH WOOD PRESERVATIVE.
3. PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
4. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
5. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
6. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
7. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
8. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
9. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.
10. ALL PLANTS TO BE PLANTED WITH 12" DEEP TREATED WITH WOOD PRESERVATIVE.

DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 5' 1"

PLANT LEGEND

<table>
<thead>
<tr>
<th>KEY</th>
<th>COMMON SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>REMARKS</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CONIFEROUS TREE</td>
<td>CEDAR</td>
<td>6&quot;</td>
<td>YES</td>
<td>DEC</td>
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<tr>
<td>2</td>
<td>CONIFEROUS TREE</td>
<td>PINE</td>
<td>6&quot;</td>
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<td>DEC</td>
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<tr>
<td>3</td>
<td>CONIFEROUS TREE</td>
<td>SPRUCE</td>
<td>6&quot;</td>
<td>YES</td>
<td>DEC</td>
</tr>
<tr>
<td>4</td>
<td>CONIFEROUS TREE</td>
<td>FIR</td>
<td>6&quot;</td>
<td>YES</td>
<td>DEC</td>
</tr>
<tr>
<td>5</td>
<td>CONIFEROUS TREE</td>
<td>ASH</td>
<td>6&quot;</td>
<td>YES</td>
<td>DEC</td>
</tr>
<tr>
<td>6</td>
<td>CONIFEROUS TREE</td>
<td>BIRCH</td>
<td>6&quot;</td>
<td>YES</td>
<td>DEC</td>
</tr>
</tbody>
</table>

SHRUB PLANTING DETAIL

SCALE: 1" = 5' 1"

SEEDLNG LAWN AREAS

PERENNIAL BEDS

SELECTED BY OWNERS

LINDONVIEW PARKING ADDITION

LANDSCAPE DETAILS/LEGEND

ADDITION 1

LINDON, UTAH

Page 27 of 40 26 May 2015
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.

<table>
<thead>
<tr>
<th>Applicant: Lindon City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
</tr>
<tr>
<td>Address: City-wide Impact</td>
</tr>
<tr>
<td>Type of Decision: Legislative</td>
</tr>
<tr>
<td>Council Action Required: Yes</td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY ISSUES**

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

**MOTION**

I move to recommend (approval, denial, continuation) of ordinance amendment 2015-14-O (as presented, with changes).

**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
ORDINANCE NO. 2015-14-O

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

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

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

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

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

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

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

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

Chapter 8.24

PHEASANT–HUNTING WITHIN CITY LIMITS

Sections:

8.24.010  Lawful--When.
8.24.020  Compliance with state statutes and regulations required.
8.24.030  Children of ages twelve through fourteen.
8.24.040  Children of ages fourteen through sixteen.
8.24.050  Unlawful when in vicinity of building or enclosure.
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 pheasants with the city limits of the city during the season established by the State of Utah for the hunting and shooting of pheasants 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 pheasants
shall be complied with by all persons hunting or shooting pheasants 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 pheasants 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 pheasants 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 pheasants 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 pheasants 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 pheasants 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.

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.)
Section 9.24.020 Firearms-Discharge prohibited.

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

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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this __________day of ________________________, 2015.

_____________________________
Jeff Acerson, Mayor

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, R1-12, 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.
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
<table>
<thead>
<tr>
<th>Application Name</th>
<th>Application Date</th>
<th>Applicant Information</th>
<th>Planning Comm. Date</th>
<th>City Council Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan: Lindon Senior Apartments</td>
<td>Sept. 2013</td>
<td>Matt Gneiting</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request for site plan approval for senior housing apartments on State &amp; Main</td>
<td></td>
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<tr>
<td>Amended Site Plan: Wasatch Ornamental Iron</td>
<td>June 2014</td>
<td>Melvin Radmall</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</td>
<td></td>
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<tr>
<td>Property Line Adjustment</td>
<td>Oct. 2014</td>
<td>Steven Merrill</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Request for a property line adjustment at 455 E 500 N. Staff approved.</td>
<td></td>
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<tr>
<td>Site Plan: Scott’s Provo GM</td>
<td>Jan. 2015</td>
<td>Mandy Ogaz</td>
<td>Feb. 10 (cont.)</td>
<td>N/A</td>
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<tr>
<td>Request to add a small office building to the Scott’s Miracle Gro site located at 347 South 1250 West in the LI zone.</td>
<td></td>
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<tr>
<td>Property Line Adjustment</td>
<td>Mar. 2015</td>
<td>James Ferrin</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Request for property line adjustment at 596 East 200 North.</td>
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<tr>
<td>Ordinance Amendment</td>
<td>Mar. 2015</td>
<td>Staff</td>
<td>Mar. 24, Apr. 14</td>
<td>TBD</td>
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<tr>
<td>Request to increase maximum building height in PC zones to 110 feet.</td>
<td></td>
<td></td>
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<tr>
<td>Plat Amendment: Public Works</td>
<td>Apr. 2015</td>
<td>Staff</td>
<td>TBD</td>
<td>N/A</td>
</tr>
<tr>
<td>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</td>
<td></td>
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<tr>
<td>Plat Amendment: Lindon View Plat A</td>
<td>Apr. 2015</td>
<td>Steven Cherrington</td>
<td>TBD</td>
<td>N/A</td>
</tr>
<tr>
<td>Request to combine lots in what is currently Old Station Square Plats B/C. Located at 275 West 200 North.</td>
<td></td>
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<tr>
<td>Site Plan: Lindon View Parking Lot</td>
<td>Apr. 2015</td>
<td>Steven Cherrington</td>
<td>TBD</td>
<td>N/A</td>
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<tr>
<td>Request to build a parking lot adjacent to the Tri-City Medical building. 275 West 200 North.</td>
<td></td>
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<tr>
<td>Ordinance Amendment: Hillside Overlay</td>
<td>Apr. 2015</td>
<td>Brandon Jones</td>
<td>May 26</td>
<td>TBD</td>
</tr>
<tr>
<td>Request to create a minimum area required to apply the Hillside Overlay Zone and its development requirements.</td>
<td></td>
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<tr>
<td>Ordinance Amendment: LCC Hunting Ordinance</td>
<td>May 2015</td>
<td>Staff</td>
<td>May 26</td>
<td>TBD</td>
</tr>
<tr>
<td>Request to update hunting area within city limits.</td>
<td></td>
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<tr>
<td>Site Plan: Olsen Properties</td>
<td>May 2015</td>
<td>Buck Robinson</td>
<td>May 26</td>
<td>N/A</td>
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<tr>
<td>Request for site plan approval of an industrial building on Center Street in the LI zone.</td>
<td></td>
<td></td>
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<tr>
<td>Site Plan: Blackcliff Industrial Park</td>
<td>May 2015</td>
<td>Jared Anzures</td>
<td>TBD</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for site plan approval of a concrete tilt-up office/warehouse building at 1010 West 600 South in the LI zone.</td>
<td></td>
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<tr>
<td>Plat Amendment: Blackcliff Industrial Park</td>
<td>May 2015</td>
<td>Jared Anzures</td>
<td>TBD</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for approval of a plat amendment at 1010 West 600 South in the LI Zone.</td>
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<tr>
<td>Temporary Site Plan: Lani’s Shaved Ice</td>
<td>May 2015</td>
<td>Derek Whetten</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for approval of a temporary site plan to operate a shaved ice stand at 410 North State Street in the CG zone.</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Applicant/Owner</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stableridge Plat D</td>
<td>Tim Clyde – R2 Project</td>
<td>Old Station Square Lots 11 &amp; 12</td>
</tr>
<tr>
<td>AM Bank – Site Plan</td>
<td>Joyner Business Park, Lot 9 Site Plan</td>
<td>Lindon Harbor Industrial Park II</td>
</tr>
<tr>
<td>Lindon Gateway II</td>
<td>Freeway Business Park II</td>
<td>Lakeside Business Park Plat A</td>
</tr>
<tr>
<td>West Meadows Industrial Sub (Williamson Subdivision Plat A)</td>
<td>Keeleth Estates Plat A</td>
<td>Green Valley Subdivision</td>
</tr>
<tr>
<td>Bishop Corner Plat B</td>
<td>Lexington Cove Major Subdivision</td>
<td>Lindon Springs Garden Minor Subdivision</td>
</tr>
<tr>
<td>Zyto/Tams Office Buildings Site Plan</td>
<td>Pen Minor Subdivision</td>
<td>Coulson Cove Plat D</td>
</tr>
<tr>
<td>Lindon Tech Center Site Plan</td>
<td>Spring Gardens Senior Community</td>
<td>Lindon Tech Center Subdivision</td>
</tr>
<tr>
<td>Happy Valley Derby Darlins CUP</td>
<td>Joyner Business Park Site Plan</td>
<td>Ruf Subdivision</td>
</tr>
<tr>
<td>Timpview Business Park Site Plan</td>
<td>Prodigy Promos Site Plan</td>
<td>Utah Valley Mortuary Site Plan</td>
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<tr>
<td>Interstate Grating Office Addition</td>
<td>Intermountain Precision Site Plan</td>
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</table>

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## Board of Adjustment

<table>
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<tr>
<th>Applicant</th>
<th>Application Date</th>
<th>Meeting Date</th>
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<tbody>
<tr>
<td>BOA Training</td>
<td>May 27, 2015</td>
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## Annual Reviews

<table>
<thead>
<tr>
<th>APPLICATION NAME</th>
<th>APPLICATION DATE</th>
<th>APPLICANT INFORMATION</th>
<th>PLANNING COMM.</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual review - Lindon Care Center</td>
<td>Existing use.</td>
<td>Lindon Care Center Manager: Christine Christensen</td>
<td>March 2016</td>
<td>N/A</td>
</tr>
<tr>
<td>680 North State Street (File # 05.0383.8)</td>
<td></td>
<td>801-372-1970</td>
<td>Last Reviewed: 3/15</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1)</td>
<td>Existing CUP</td>
<td>Housing Auth. Of Utah County Director: Lynell Smith</td>
<td>March 2016</td>
<td>N/A</td>
</tr>
<tr>
<td><a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a></td>
<td></td>
<td>801-373-8333</td>
<td>Last Reviewed: 3/15</td>
<td></td>
</tr>
<tr>
<td>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345)</td>
<td>Existing CUP</td>
<td>HYS: Corbin Linde, Lynn Loftin</td>
<td>March 2016</td>
<td>N/A</td>
</tr>
<tr>
<td><a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a>  <a href="mailto:info@birdseyertc.com">info@birdseyertc.com</a></td>
<td></td>
<td>801-798-8949 or 798-9077</td>
<td>Last Reviewed: 3/15</td>
<td></td>
</tr>
<tr>
<td>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</td>
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</tbody>
</table>

## Grant Applications

<table>
<thead>
<tr>
<th>Pending</th>
<th>Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EDCUtah</strong> — Economic Development Study on 700 North; $5,000</td>
<td><strong>MAG Bicycle Master Plan Study</strong> Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.</td>
</tr>
<tr>
<td><strong>Hazard Mitigation Grant / MAG Disaster Relief Funds</strong>- (pipe main ditch)</td>
<td><strong>EDCUtah 2014</strong> — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.</td>
</tr>
<tr>
<td><strong>FEMA Hazard Mitigation Grant</strong> – (pipe Main Ditch)</td>
<td><strong>CDBG 2014 Grant</strong> – Senior Center Computer Lab ($19,000)</td>
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<tr>
<td><strong>EDCUtah 2015</strong>: Economic Development Study on 700 North ($3,000)</td>
<td></td>
</tr>
</tbody>
</table>

## Planning Dept - Projects and Committees

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