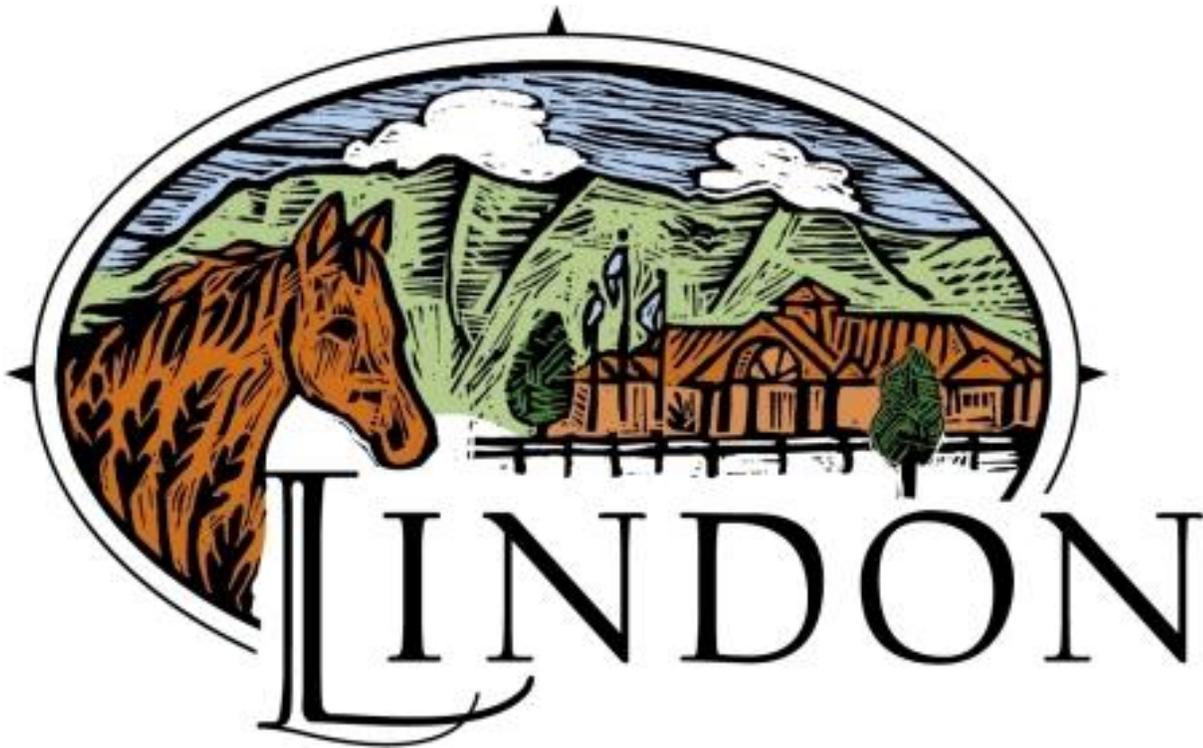


Lindon City Planning Commission Staff Report



September 22, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 22, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

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



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

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

4. **Site Plan — Osmond Assisted Living Phase 2, approx. 175 North State Street**

Jared Osmond requests site plan approval of a 23,400 square foot memory care addition to the Osmond Assisted Living facility located at approximately 175 North State Street in the General Commercial (CG) zone.

(15 minutes)

5. **Public Hearing — Ordinance Amendment — Commercial Design Guidelines**

Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

(1 minute)

6. **Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street** **This item is continued to the next available Planning Commission meeting.**

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

(1 minute)

7. **Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street** **This item is continued to the next available Planning Commission meeting.**

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

(1 minute)

8. **Public Hearing — Ordinance Amendment — Comm. & Ind. Landscaping Standards** **This item is continued to the next available Planning Commission meeting.**

Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options. The Commission will consider the request and make a recommendation to the City Council.

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: September 18, 2015

Time: ~9:00 am

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

Item I: Call to Order

September 22, 2015 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, September 8, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **September 8, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Matt McDonald, Commissioner
10 Pledge of Allegiance: Andrew Skinner, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
13 Sharon Call, Chairperson	13 Mike Marchbanks, Commissioner
14 Bob Wily, Commissioner	
14 Rob Kallas, Commissioner	
16 Matt McDonald, Commissioner	
16 Andrew Skinner, Commissioner	
18 Hugh Van Wagenen, Planning Director	
18 Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of August 25,
25 2015 were reviewed.

26
27 COMMISSIONER SKINNER MOVED TO APPROVE THE MINUTES OF
28 THE REGULAR MEETING OF AUGUST 25, 2015 AS PRESENTED.
29 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
30 FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

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

36 **CURRENT BUSINESS** –

- 38
39 4. **Site Plan** – *Performance Motors, approx. 25 North State Street.* Brandon Pierce
40 requests site plan approval of a 2,136 square foot commercial building with a
41 caretaker dwelling, at approximately 25 North State Street in the General Commercial
42 A (CG-A) zone.

44 Jordan Cullimore, Associate Planner, opened they discussion by passing out an
45 email to the Commissioners received by Sonja Johnson today. He explained that this item
46 was before the Commission several months ago as a zone change item of which the
47 Council has since approved. The applicant is now ready to move forward with site plan
48 approval. He then gave a brief overview explaining Brandon Pierce (who is in

2 attendance) is proposing to construct a 2,136 square foot commercial building on the lot
4 located at approximately 25 North State Street. He noted the structure will be primarily
6 used for used automobile sales, which is a permitted use in the General Commercial A
(CG-A) zone. Mr. Pierce is also requesting approval of a caretaker dwelling on the
second floor of the structure. He added that a caretaker dwelling is a conditionally
permitted use in the CG-A zone.

8 He noted the required parking ratio for retail automobile sales in one space per
250 square feet of showroom/office space plus one space per employee. Mr. Pierce has
10 indicated that the facility will have 1,981 square feet of office space with three employees
12 on any given shift. This will require 11 parking stalls with at least one ADA stall. The
site plan proposes 11 stalls with one ADA accessible stall to satisfy the parking
14 requirement. The Code also requires two bicycle parking stalls and the site plan proposes
two stalls to meet this requirement

He then referenced the Summary of Parking Requirements as follows:

- 16 • Vehicle Spaces Required: 11
- Vehicle Space Provided: 11
- 18 • Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 2

20 Mr. Cullimore further discussed that Subsection 17.48.030(4) requires a 20 foot
22 landscaped berm along public street frontages, of which at least 70% is planted in grass.
The Code also requires that trees be planted within the strip every 30 feet on center and
24 this landscaping plan complies with these requirements.

26 He went on to say that the interior landscaping must be provided at 40 square feet
per required stall. This site has 11 required parking stalls, which will require at least 440
square feet of interior landscaping, exclusive of the required landscaped strip along street
28 frontage. Additionally, the Code requires one interior tree per 10 required parking stalls.
The landscaping plan proposes 744 square feet of interior landscaping and two trees in
30 the interior landscaping to meet the Code requirements.

32 Mr. Cullimore explained that the Code requires that any parking lot adjacent to a
residential use be screened shall provide a minimum 10' landscaped buffer from the
parking lot to the adjacent residential use, and that trees be planted at least every 10'
34 along the strip. Mr. Pierce has proposed a landscape strip adjacent to the parking that will
meet this requirement.

36 Mr. Cullimore further explained that the Code also requires that a minimum of
20% of the lot be maintained in permanent landscaped open space. The landscaping plan
38 indicates that 25% of the site will be maintained in permanent landscaped open space to
meet the requirement. He noted the Code also requires that a 7' masonry or concrete
40 fence shall be constructed and maintained between a non-residential development and a
residential use or a residential zone. Mr. Pierce is proposing a fence along the west and
42 north property lines to meet this requirement. While the strip of land south of the parcel
belongs to the residential lot to the west, staff has determined that the strip is not a
44 residential use, so no fence has been proposed along that border.

46 Mr. Cullimore commented that the Lindon's Commercial Design guidelines,
which govern architectural treatments in the CG zone, identify masonry building
materials, such as brick, stone, and colored decorative concrete block as the preferred
48 primary building material; and brick, stone, colored decorative concrete block, stucco,

2 wood/cement fiber siding, and timbers as secondary materials. He added that an
architect's rendering of the structure and elevation details are included in the packets. The
4 building materials proposed for the exterior of the structure include painted CMU block
and corrugated metal siding.

6 Mr. Cullimore mentioned that the Commercial Design Guidelines indicate that
earth tones are generally preferred over harsh or loud colors, except where more vibrant
8 colors are used to create a special effect that is harmonious with the adjacent context. Mr.
Cullimore stated the proposed structure meets setback and height requirements of the
10 CG-A zone. He noted 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
12 granted.

14 Mr. Cullimore stated that Mr. Pierce is also proposing a caretaker dwelling in the
portion of the structure. He added that caretaker dwellings are conditionally permitted as
part of a commercial site in the CG-A zone. Mr. Cullimore stated the following applies
16 when considering an application for a conditional use permit:

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

44 Mr. Cullimore then mentioned if the Planning Commission identifies potentially
detrimental impacts associated with the proposed caretaker dwelling, they may impose
reasonable conditions to mitigate the identified impacts. He added that staff has received
46 an email from, and has had subsequent conversations with, Sonja Johnson, who is a
resident in Harcliff Circle. Her email has been included in the staff packets. Mr.
48 Cullimore mentioned that staff is in the process of researching some of these concerns.

2 Mr. Cullimore then presented an aerial photo of the site, photos of the site, the site plan,
4 landscaping plan, elevations and colored rendering, floor plan for the caretaker dwelling
and the earth-tone color palette followed by discussion. He then turned the time over to
the applicant for comment.

6 Mr. Pierce stated that Mr. Cullimore covered the important points and details.
Chairperson Call opened the meeting to public comment at this time. Several residents in
8 attendance addressed the Commission as follows:

10 **Sonja Johnson:** Ms. Johnson stated that she is representing her mother, Els-Marie
Johnson. She commented that they received notification last week and they are asking to
12 delay this meeting for any approval to allow time for her mother (who is in the hospital)
to be a part of the discussion as this will impact her personally. She noted they have not
14 had the opportunity to review all the documents and when she tried to contact the
planning department they were either out of the office or unavailable.

16 Ms. Johnson stated this does not meet the administrative definition of how the
laws are applied because there are at least three areas where there is personal/private
18 property involved that is being used as part of the site development that has not been
discussed or approved by Mrs. Johnson. They include the following:

- 20 1. A fence along the west line - as the use of their fence has not been approved
nor discussed with Mr. Pierce.
- 22 2. Water lines and gas lines that are being requested to be moved and there is
question of who really own them. And if they are being moved there is a
24 detriment to Mrs. Johnson as they need to establish pipelines/easements etc.
- 26 3. Fencing along the south side which is not being proposed right now. They are
requesting a 7 ft. wall be put there for security issues.

28 **Lila Perry:** Mrs. Johnson's daughter. Ms. Perry confirmed they have concerns with
security of their property and would request that fencing be implemented on the south
30 side

Ms. Johnson re-iterated they have not had the time to review all of the issues, and
32 these are just a few out of many, so they are requesting a continuation tonight to allow the
time for Mrs. Johnson to review all items. Ms. Johnson then gave a brief history of the
34 family property.

At this time Chairperson Call asked for input from city staff as far as the fencing
36 and the utilities and the water lines. Mr. Cullimore stated they were not aware that the
fencing had not been discussed and noted that regardless of how it all shakes out, they
38 will have to come to an agreement and extend it or Mr. Peirce may have to construct his
own 7 ft. fence on his side of the property. Mr. Cullimore explained that both solutions
40 would comply with the code and would be acceptable to the city and could be included as
a condition in the motion and could be worked out. Ms. Perry stated that there has never
42 been a dispute between the neighbors as to whose fence this was and the wall is on their
parent's personal piece of property. Ms. Johnson stated they also don't want the fence
44 added onto because it is on an unstable area and her mother wants to control the fence.

Mr. Cullimore explained the issue with the gas line is between the property owner
46 and Questar gas as the city does not provide services for gas. He noted that regarding the
water line there has been discussion between the property owner and the Public Works
48 Director and the City Administrator has also been involved in those conversations as

2 well, and the determination that has been made is that it is a private water line. The city's
only interest would be to ensure that the service is preserved. There was then some
4 discussion regarding the water line issue. Mr. Cullimore noted the city attorney has been
consulted and there may be some legitimate concerns to work through regarding this
6 issue but that is not discussion that this body can determine.

8 Mr. Van Wagenen commented that the city feels it is not our water line and how it
gets moved is not the city's concern with the only concern being that the service is
maintained; the application is showing that the service will be maintained.

10 Mr. Cullimore explained regarding the fencing along the south border of the
property that through discussions with Ms. Johnson it was identified that it doesn't
12 qualify as a residential use, however, this property was developed as one parcel and there
is precedence there that this area didn't require a buffer that would typically be necessary
14 to separate a residential use. Staff determined that the residential use occurs in the area
and there wouldn't be justification to require the buffer. There was then some additional
16 discussion regarding the zoning/use of the property. Mr. Van Wagenen made it clear that
he has never confirmed the property to be an agricultural use.

18 Chairperson Call observed with the interpretation that city staff has made that
would not be considered a residential use on that one side of the property. Mr. Cullimore
20 stated the zoning is commercial and the current use would be considered vacant. Ms.
Johnson stated they would also request a wall to add the separation between the
22 properties for security issues. Mr. Pierce stated he will add a wall. Chairperson Call
mentioned the other concern with the water line doesn't appear to be something this body
24 can make a decision on and it is something the property owners have to work out with the
movement of those lines and easements etc.

26 Ms. Johnson stated they would like this meeting continued as they only had two
days to review this and they feel the Commission should make accommodations as they
28 did not have the opportunity to review the documents and they have a lot of questions left
unanswered and this is not ready for review and or approval by the Planning
30 Commission. She added that this has been very disruptive as their mother has been in the
hospital and they are here representing her since she is unable to; this is unacceptable.

32 Chairperson Call stated, as a body, the things they have been asked to evaluate
tonight are parking requirements, landscaping, buffer, open space requirements, masonry
34 fence etc. Chairperson Call pointed out that this item is not a public hearing.

36 Ms. Johnson commented that she has written letters to the planning department
and has had zero response and asked how they, as neighbors, are supposed to protect their
property.

38 Chairperson Call stated the items they have been asked to review meets the
criteria. Mr. Cullimore stated regarding the property rights that there are avenues through
40 which they can approach those concerns. He added the city has been advised by the city
attorney that the planning commission is not the body to advise on this issue and none of
42 the issues presented should hold up the site plan approval.

44 Ms. Johnson stated they have also contacted an attorney and was advised to let the
city know that either they continue this item in order to allow the time to allow their
mother to be part of the conversation or they will put a restraining order on any further
46 building and will sue Lindon City and/or Mr. Pierce. That is not their goal but they will
do it as they feel they are not being heard.

2 Mr. Van Wagenen then mentioned two points 1. The corrugated metal on the
building and 2. The fence along the Johnson property. He noted that Mr. Pierce knew all
4 along, unless there was cooperation with Ms. Johnson, that he would have to build his
own fence and certainly this could be put as a condition in the motion. He further noted
6 with the condition and as far as requirements on the site plan, and if it meet approval,
staff feels this has met those conditions/requirements in that regard. He stated if the city
8 is being threatened with legal action he would suggest to the Commission to finish this
conversation and move on to what they feel is appropriate as far as approval or
10 continuance and if there is a threat of legal action the city will have the city attorney
present to advise.

12 Chairperson Call commented that the Commission has tried to be fair and allowed
public comment even though this is not a public hearing. Mr. Johnson pointed out that
14 there has not been any discussion about the caretaker apartment. Chairperson Call stated
that she understands that it can be a conditional use and unless there is reason to deny that
16 they are not able to deny a conditional use unless there are issues that cannot be worked
out.

18 Ms. Johnson inquired how many people can live there and if it can be rented out
to other parties. Mr. Cullimore stated it is treated as a single family residence as long as
20 one person is acting as the caretaker. Chairperson Call asked Mr. Pierce what his
intentions are for the caretaker apartment and who will live there. Mr. Pierce stated that
22 he and his wife will live there and act as caretakers. Chairperson Call stated that could
change as long as the person is considered a caretaker and there is not more than four
24 unrelated individuals living there.

Commissioner Kallas asked if compensation has to be paid to be considered as the
26 caretaker. Mr. Cullimore stated there is not any city requirement for that and it is not
specifically defined. Ms. Johnson reiterated that they did not have proper notice. They
28 received it on Monday and had no opportunity to work things out. Mr. Van Wagenen
pointed out that the issues to work out are not relevant to the site plan. Chairperson Call
30 stated as far as the decision the Planning Commission can make tonight is that it appears
to meet the code and the conditions on the apartment. Commissioner Kallas commented
32 that he feels the water line and gas line issues needs to be resolved, but that does not
mean this cannot be approved or not tonight. Mr. Van Wagenen made it clear that the
34 water line is the only thing the city will deal with because we provide water services, and
the requirement is that the service be maintained through to the lot and how it gets there
36 is not the city's concern. What has been provided with the site plan satisfies the
requirement.

38 Chairperson Call observed that what staff has presented, as far as the decisions
they have to make tonight, this appears to meet to all codes and ordinances. She also
40 mentioned the architectural standards appear to meet the requirements but they can put
conditions on it.

42 Commissioner Wily pointed out that this building is different from other buildings
in the area, but there are no requirements that state the buildings all have to look alike and
44 it certainly meets the architectural commercial guidelines. He added that Mr. Pierce is
willing to put in considerable effort and to spend the money to make it right. He
46 commented that the Commission relies on the advice of the city attorney and staff and
they have a discreet list to consider as a Planning Commission, and the site plan appears
48 to meet all requirements. He stated that the Commission has the discretion and the

2 obligation to approve the site plan and it is within their jurisdiction, and this plan should
be voted on tonight. He feels the Commission has the obligation to approve it and feels
4 the discussion has been sufficient.

Ms. Perry asked if there will be a public hearing. Chairperson Call stated that
6 there will not be a public hearing with a site plan. Chairperson Call also asked if the
corrugated metal on the building should be a condition in the motion. Mr. Pierce then
8 described the type of metal to be used on the building. Following discussion the
Commission agreed the corrugated metal meets the architectural guidelines.

10 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

12
14 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:
16 THE APPLICANT CONSTRUCT AN INDEPENDENT FENCE ALONG THE WEST
PROPERTY LINE. COMMISSIONER MCDONALD SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

18 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
20 COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE
22 COMMISSIONER SKINNER AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

24
26 Ms. Johnson expressed that they feel this was not fair and they were not supplied
with sufficient time to address this issue and access city personnel. They feel that have
28 been pushed out of the process and they want any future correspondence in writing. She
stressed they are very unhappy and disappointed and re-iterated that they want any future
30 fees waived. Chairperson Call stated that is not up to the Commission and is up to staff.

32 5. **Public Hearing:** *General Plan Map Amendment, approx. 115/117/119/ South State*
Street. This item has been continued to the next available Planning Commission
34 meeting. Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan
map amendment to change the General Plan designation of property located at
36 115/117/119 South State Street (Utah County Tax IDs 14:070L0204 & 14:070:0306)
from Commercial to Mixed Commercial. The Commission will consider the request
and make a recommendation to the City Council.

38
40 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER SKINNER SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42
44 **Mr. Cullimore stated this item has been continued to the next available
Planning Commission meeting.**

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

2
4 6. **Public Hearing** – *Zone Map Amendment, approx. 115/117/119 South State Street.*
4 This item has been continued to the next available Planning Commission meeting.
6 Leonard Lee of L.A. Enterprises requests approval of a Zone Map Amendment to
6 rezone property located at 115/117/119 South State Street (Utah County Tax IDs
14:070:0204 & 14:070:0306 from General Commercial (CG) to Mixed Commercial
8 (MC). The Commission will consider the request and make a recommendation to the
8 City Council.

10
12 **Mr. Cullimore stated this item has been continued to the next available
12 Planning Commission meeting.**

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

18
20 7. **Public Hearing** – *Ordinance Amendment, Commercial Design Guidelines.* This item
20 has been continued to the next available Planning Commission meeting.

22 **Mr. Cullimore stated this item has been continued to the next available
22 Planning Commission meeting.**

24 Lindon City requests approval of amendments to Lindon City Code (LCC) Titles
24 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design
26 Guidelines to Design Standards. The Commission will consider the request and make a
26 recommendation to the City Council.

28
30 8. **Public Hearing** – *Ordinance Amendment, Commercial and Industrial Landscaping
30 Standards.* This item has been continued to the next available Planning Commission
32 meeting.

34 **Mr. Cullimore stated this item has been continued to the next available
34 Planning Commission meeting.**

36 Lindon City requests approval of an Ordinance Amendment to LCC chapters
36 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones,
and 17.50 Mixed Commercial to allow more water wise landscaping options.

38 Chairperson Call called for any comments or questions from the Commissioners.
40 Hearing none she called for a motion.

42 COMMISSIONER KALLAS MOVED TO CONTINUE AGENDA ITEMS 5, 6,
42 7 AND 8 TO A FUTURE MEETING DATE. COMMISSIONER SKINNER
44 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

2

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

4

6

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

8

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

12

Chairperson Call called for any new business or reports by the Commissioners. Chairperson Call mentioned a resident brought up a report that showed Lindon being named as number three as having the highest taxation in a number of cities in the state. Mr. Van Wagenen mentioned the “State of the City” report generated by Mr. Cowie addresses some of those concerns and he advised the Commission to share the report if anyone asks about the financial state of the city. Mr. Van Wagenen stated the information came from the Utah Taxpayer’s Association and it was measuring the amount of revenue coming from taxes per resident, so some of the numbers were skewed and some were not appropriate. He added that the State of the City report is a great overview of revenue sources etc. and it is more transparent.

14

16

18

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22

Councilmember Bean mentioned the city spending may seem higher than other cities but we provide more amenities and some decisions were made by other councils, not that they were necessarily bad decisions.

24

26

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

28

10. Planning Director Report–

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

30

- Fire station site plan is coming along.
- American Planning Association Fall Conference at Thanksgiving Point in Lehi, October 1-3.

32

34

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

36

ADJOURN –

38

COMMISSIONER SKINNER MADE A MOTION TO ADJOURN THE MEETING AT 8:45 P.M. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40

42

Approved – September 22, 2015

44

Sharon Call, Chairperson

46

48

Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan — Osmond Senior Living Phase II ~175 North State Street

Jared Osmond of Osmond Senior Living requests site plan approval of a two-story, 23,400 square foot addition to the existing Osmond Senior Living site on a 0.81 acre site at approximately 175 North State Street in the General Commercial (CG) zone.

<p>Applicant: Jared Osmond Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: 93 South Main LLC and Osmond Development LC Address: ~175 North State Street Parcel ID: 14:069:0291 and 14:069:0292 (current) Lot Size: 0.81 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 to approve the site plan for a two-story, 23,400 square foot, 32 room addition to the Osmond Senior Living Facility located in the CG zone. <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) the applicant’s request for site plan approval of a two-story, 23,400 square foot addition to Osmond Senior Living with the following conditions (if any):</p> <ol style="list-style-type: none"> An amended plat be recorded so the building is not built over property lines except where allowed by fire and building codes, prior to issuing a building permit. Landscaping standards for parking lots be met, including requirements along residential uses.
--	--

BACKGROUND

- This is a site plan application for a 23,400 square foot, 32 room addition to Osmond Senior Living.
- Mr. Osmond was originally approved for a 90 bed facility with Phase I, but was not able to achieve that number on the first phase. In total, the new phase will bring the facility to 85 rooms with a capacity for 105 residents or beds; up 15 of those residents may be “non-qualifying” individuals per City Code and no more than 90 may be “qualifying” residents.

DISCUSSION & ANALYSIS

Requirements

Large care facilities are *conditionally* permitted in the General Commercial zone and have to meet the following site requirements:

- Facility Separation Requirement.** Large facilities shall not be within one-thousand five-hundred (1500) feet of any other approved small or large care facility, group home for the elderly, group home for persons with a disability, juvenile group home, or transitional/treatment group home as defined by the Lindon City Code.
Requirement met; see attached map.
- Lot Size Requirement.** Lot size shall be according to the zone where proposed.

There are some existing property lines that need to be cleaned up in order for the site to be approved. Mr. Osmond has indicated that an amended plat has been prepared and will presently be submitted to the City for review. It is recommended that a condition of approval be that an amended plat be recorded that satisfies City requirements before a building permit is issued for Phase II.

3. Project Site and Design Requirements. Large facilities shall be subject to the architectural, site plan, height and setback requirements of the commercial zone were proposed.

Setbacks met on frontage (20 feet) and along residential use (40 feet); height verified at time of building permit approval, but appears to be about 33 feet which is well below the 48 foot limit.

4. Landscaping. A minimum of thirty (30) percent of the lot shall be maintained in permanent landscaped open space. Also, a 20 foot landscape strip with a 3 foot high berm along frontages is required with turf grass and trees every 30 feet on center.

In conjunction with the existing site, the requirement is met; 36% in landscaping. The required 20 foot landscape strip with a berm and trees every 30 feet on center is shown.

5. Parking. Off-street parking shall be provided to accommodate staff and one (1) visitor per three (3) residents. If at such time parking is deemed insufficient by the Lindon City Planning Commission and/or City Council, facility operators may be required to increase the number of parking stalls on their site or reduce the number of residents in their facility.

Requirement met for whole site; 56 stalls provided, 35 for visitors and 21 for staff. There are 16 new stalls being added to the site which will require two additional trees in the parking lot landscaping requirement.

6. Facility Size. Large facilities shall provide a minimum of four-hundred (400) square feet of floor area per resident.

Requirement met for Phase II; over 25,000 total square feet provided or about 640 s.f. per resident.

7. Architectural Design. The architectural design of care centers shall comply with architectural design guidelines as established in the respective commercial zone where the facility is proposed.

See elevations. The new phase will match the existing structure; photographs attached.

8. The Code requires that any off-street parking lot adjacent to a residential use or residential zone shall provide a minimum 10' landscaped buffer from the parking lot to the adjacent residential use or zone. Trees shall be planted at least every 10' along the landscaped strip adjacent to the residential use or residential zone. Trees must be a minimum of 2" caliper measured one foot off the ground and at least 6' tall when planted. In addition to any required fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to provide a visual barrier between the non-residential use and the residential use.

The landscape strip is provided, but the trees are not shown adjacent to the parking stalls located on the southwest corner of the lot. A recommended condition of approval is that this requirement be satisfied. Lindon City Code states: *The Planning Commission has flexibility to grant exceptions to this landscape screening standard if existing vegetation or other existing screening is found to meet the intent of the screening requirements found in this section.*

8. Bike parking is required at 8% of the total number of parking stalls.
Seven total bike stalls are provided and five are required.

Engineering Standards

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

MOTION

See above.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Buffer distance map to other facilities.
3. Photographs of the existing site.
4. Site Plan
5. Architectural Rendering & Elevations
6. Landscaping Plan
7. Color Palette











NORTH
1" = 30'

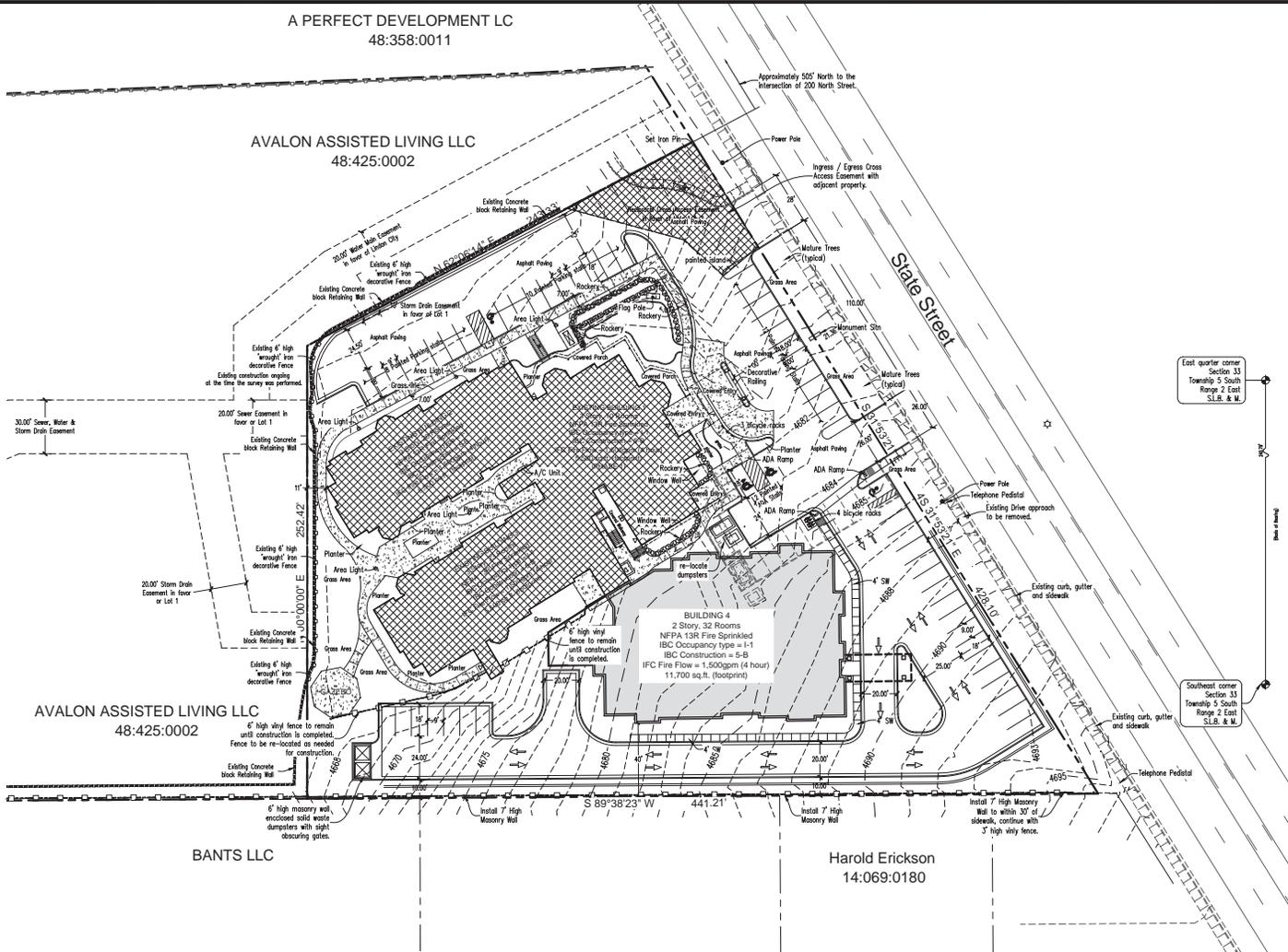
A PERFECT DEVELOPMENT LC
48:358:0011

AVALON ASSISTED LIVING LLC
48:425:0002

AVALON ASSISTED LIVING LLC
48:425:0002

BANTS LLC

Harold Erickson
14:069:0180



East quarter corner
Section 33
Township 5 South
Range 2 East
S.8, R.4, W.

Southeast corner
Section 33
Township 5 South
Range 2 East
S.8, R.4, W.

	Square Footage	Acreage	Percent of total
Total Area	64,278	1.48	100
Total Building / Pad Area	19,500	0.45	30
Total Hard Surface Area	18,521	0.43	29
Total Impervious Area	38,021	0.87	59
Total Landscaped Area	26,257	0.60	41

Tabulation Table - Existing

	Square Footage	Acreage	Percent of total
Total Area	43,363	0.81	100
Total Building / Pad Area	11,700	0.27	33
Total Hard Surface Area	18,735	0.43	53
Total Impervious Area	30,435	0.70	86
Total Landscaped Area	12,928	0.11	14

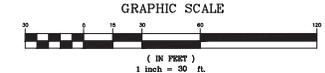
Tabulation Table - Phase 2

	Square Footage	Acreage	Percent of total
Total Area	107,641	2.47	100
Total Building / Pad Area	31,200	0.72	29
Total Hard Surface Area	37,256	0.86	35
Total Impervious Area	68,456	1.58	64
Total Landscaped Area	39,185	0.89	36

Tabulation Table - Combined

Site Data:

Zone = Senior Housing Overlay Zone
 Total Area = 107,641 sq. ft. 2.47 acres
 Total number of beds = 90 (qualifying residents)
 15 (non-qualifying residents)
 Parking Requirements = 1 space/3 beds
 Spaces required = 35
 Spaces provided = 49 (5 VAN accessible)



CAUTION! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Notes:

1. Telecommunication conduit shall be installed to serve this site. Run the conduit to the site from an existing service box at a nearby site as shown in the UTOPA design. Run the conduit within the public right-of-way or secure easements to run it on private property. Lay the conduit at a minimum depth of cover of 24".
2. Install one orange 3/4" diameter SR-11 HDPE conduit meeting ASTM 3035, or in different quantities and sizes as shown in the UTOPA design. A twelve (12) gauge solid THHN tracer wire shall be installed inside all conduits according to NEC standards. Telecommunications conduit shall include a 3" caution tape installed in the piped line trench approximately 12" below the ground surface, with the words "CAUTION: FIBER OPTIC CABLE" printed on it.
3. The applicant is responsible for compliance with all requirements of the "American with Disabilities Act" (ADA).
4. All landscaped areas shall have an automatic, underground sprinkling system with a backflow prevention device and a backflow prevention device to the building, unless landscaping is served by the secondary water system.
5. Water Meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fenced areas or under covered parking.
6. Linden Standard Specifications and Drawings apply to construction of public improvements that will be owned or maintained by Linden City and take precedence over other standards.

Notes:

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Project Benchmark is the South quarter corner of Section 33, Township 5 South, Range 2 East, with an elevation of 4546.42.

Know what's below. 811

Call 811 before you dig.

BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-642-4111


DUDLEY AND ASSOCIATES
 ENGINEERS/PLANNERS/SURVEYORS
 363 EAST 1200 SOUTH, OREM, UTAH
 801-224-1252

Osmond Assisted Living - Phase 2
Amended Site Plan
 Utah
 Orem City

REVISIONS	DATE	DESCRIPTION
1-1-14 (BNA update)		

Date: 8-25-2016
 Scale: 1"=30'
 By: [Signature]
 TD
 Tracing No. L

Sheet No.
C-2.0



NORTH
1" = 20'

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
PAINT ALL CUTS OVER 1" DIA.

2 STRAND TRISTED 1/2 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

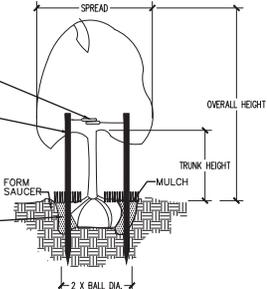
(2) GREEN STEEL 1" POST DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

REMOVE BURLAP OR PULL BACK AWAY FROM TOP OF BALL ROOT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

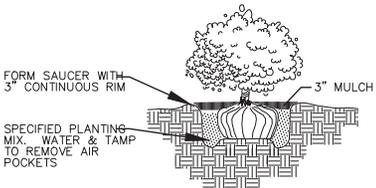
NOTE:
STAKING AS REQUIRED



TREE PLANTING - VERTICAL STAKES

SCALE: NOT TO SCALE

Landscaping along Western Boundary line to remain undisturbed until adjacent property develops, at which time the retaining wall and landscaping will be completed.



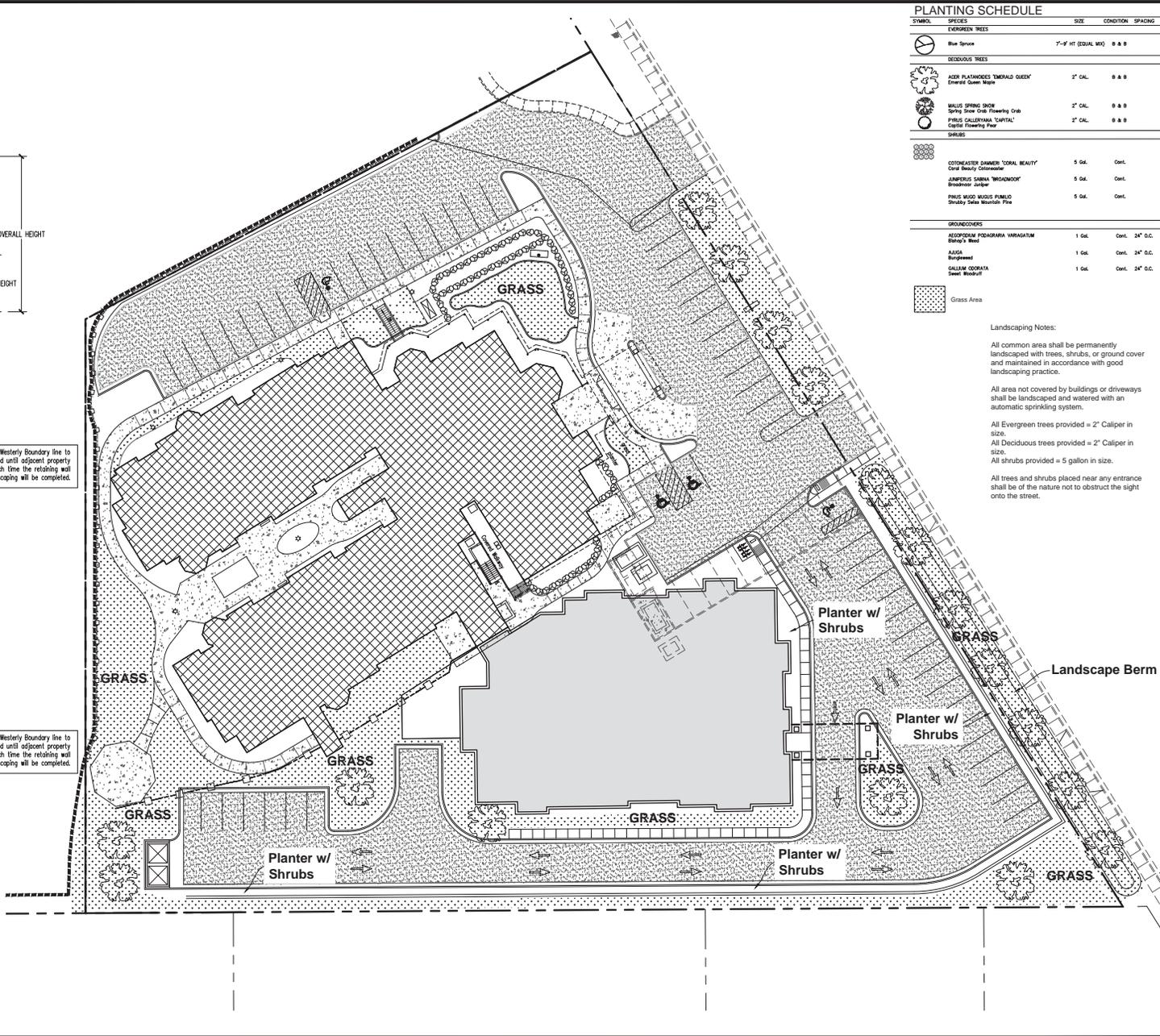
SHRUB PLANTING

SCALE: NOT TO SCALE

Landscaping along Western Boundary line to remain undisturbed until adjacent property develops, at which time the retaining wall and landscaping will be completed.

	Square Footage	Acreage	Percent of total
Total Area	107,641	2.47	100
Total Building / Pad Area	33,105	0.76	33
Total Hard Surface Area	34,412	0.79	30
Total Impervious Area	67,518	1.55	63
Total Landscaped Area	40,123	0.92	37

Tabulation Table - Combined



PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
EVERGREEN TREES				
	Blue Spruce	7"-9" HT (EQUAL WDG)	8" x 8"	
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	8" x 8"	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	8" x 8"	
	PRUNUS CALIFORNICA 'CAPITAL' Capital Flowering Pear	2" CAL.	8" x 8"	
SHRUBS				
	CORNICEASTER JAMNER 'CORAL BEAUTY' Coral Beauty Corniceaster	5 Gal.	Cont.	
	JAPANEIS SABINA 'WIGANMOOY' Shrubbery Juniper	5 Gal.	Cont.	
	FICUS MICRO CAROLINENSIS Shrubbery Ficus	5 Gal.	Cont.	
GROUNDCOVERS				
	AEGOPodium PODOPHYLLUM VIBICATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Reinhold	1 Gal.	Cont.	24" O.C.
	SAXIFRAGA OBOVATA Rock Saxifrage	1 Gal.	Cont.	24" O.C.
	Grass Area			

Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

All Evergreen trees provided = 2" Caliper in size.
All Deciduous trees provided = 2" Caliper in size.
All shrubs provided = 5 gallon in size.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
3653 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Osmond Assisted Living - Phase 2
Landscape Plan

Revisions

Date: 8-26-2015
Scale: 1"=20'
By: TD
Tracing No. L

Sheet No.
C - 6



1
A201
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2
A201
EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

PROGRESS SET /
NOT FOR
CONSTRUCTION

PRINTED DATE

08.27.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS



2005 East 2700 South, Suite 200 | Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

LINDON
ASSISTED LIVING
MEMORY CARE
175 North State Street
Lindon, Utah

PRINTED DATE

PRINTED DATE

15.079

PRINTED DATE

CWL

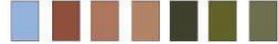
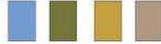
PRINTED DATE

EXTERIOR
ELEVATIONS

PRINTED DATE

A201

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



Primary Color
Light Blue
Medium Blue
Dark Blue
Light Grey
Medium Grey
Dark Grey
Light Brown
Medium Brown
Dark Brown
Light Green
Medium Green
Dark Green
Light Yellow
Medium Yellow
Dark Yellow

Item 5: Public Hearing — Ordinance Amendment — Commercial Design Guidelines

Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of the proposed ordinance amendment (<i>as presented, with changes</i>).</p>
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DISCUSSION

The City Council and Planning Commission recently attended a work session in which a consultant, Brent Overson, gave a presentation about Design Standards for Commercial zones. After the presentation, members of the City Council directed staff to initiate an ordinance amendment to change the Lindon City Design Guidelines to Design Standards. The Planning Commission subsequently provided feedback to staff regarding how to proceed. A proposed draft of the Commercial Design Standards will be distributed to the Planning Commission prior to the Planning Commission meeting for review.

**Item 6: Public Hearing — General Plan Map Amendment,
approx. 115/117/119 South State Street**

This item is continued to the next available Planning Commission meeting.

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

**Item 7: Public Hearing — Zone Map Amendment, approx.
115/117/119 South State Street**

This item is continued to the next available Planning Commission meeting.

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

**Item 8: Public Hearing — Ordinance Amendment —
Commercial & Industrial Landscaping**

This item has been continued to the next available Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 10: Planning Director Report

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>				
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>				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
Site Plan: Nicholson Business Park Phase II	July 2015	Mark Clemen	TBD	N/A
<i>Request for site plan approval to construct a 40,000 s.f. office/warehouse building at 150 North Geneva Road in the LI zone.</i>				
Zone Map Amendment: L.A. Lee Enterprises	July 2015	Leonard Lee	August 11	August 18
<i>Request to rezone two parcels at 119 South State from CG to MC.</i>				
Ordinance Amendment: Intermountain Precision Casting	July 2015	John Williams	August 11	August 18
<i>Request to amend the Industrial zone building setbacks to create a "side-yard" setback of 15 feet.</i>				
Ordinance Amendment: Accessory Building Sq. Ft.	July 2015	Lindon City	August 11	August 18
<i>Request to modify residential accessory building dimensional requirements.</i>				
Major Subdivision: Lindon Self Storage	July 2015	Victor	TBD	TBD
<i>Request for approval of a condominium subdivision at approximately 860 West 200 South.</i>				
Site Plan: Lindon Self Storage	July 2015	Victor	TDB	TBD
<i>Request for site plan approval of storage units at approx. 860 West 200 South.</i>				
Misc. Application: Ace Disposal	July 2015	Spencer Robinsion	N/A	N/A
<i>Request to connect to the City storm drain at approximately 1155 West 135 South.</i>				
Misc. Application: WICP West Orem	July 2015	Mark Weldon	N/A	N/A
<i>Request for approval of off-site sewer design for an office complex at approximately 2500 West 600 North.</i>				
Site Plan: Performance Motors	August 2015	Brandon Pierce	August 25	N/A
<i>Request for site plan approval of a used car lot at approx. 53 North State Street.</i>				
Site Plan: Lindon Fire Station	August 2015	Adam Cowie	TBD	N/A
<i>Request for site plan approval of a fire station at approximately 100 North State Street.</i>				
Misc. Application: Sonic Car Wash	Sept 2015	Curtis Roberts	N/A	N/A
<i>Request for site modification to accommodate vacuums.</i>				
Site Plan: Osmond Memory Care Expansion	Sept 2015	Jared Osmond	TBD	N/A
<i>Request for site plan approval of an addition to the Osmond Assisted Living Facility.</i>				
Minor Subdivision: Denali 65 LLC	Sept 2015	Cameron Tea	TBD	N/A
<i>Request for approval of a 3 lot subdivision at approximately 65 South Denali Circle.</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):		
Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Timpview Business Park Site Plan	Keetch Estates Plat A	Lindon Harbor Industrial Park II
Honeysuckle Estates Subdivision	Pen Minor Subdivision	Green Valley Subdivision
NuStar Site Plan	Joyner Business Park Site Plan	Blackcliff Industrial Park
Murdock Hyundai Plat Amendment	Prodigy Promos Site Plan	Eastlake at Geneva North Plat B
Torgersen Heights Subdivision	WICP West Orem Site Plan	Mitchell X Nonconforming Use Alteration
Ferrin Property Line Adjustment		

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 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@birdseyertc.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
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	EDC Utah 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: 152 New residential units: 23	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 85 Land Use Applications: 68	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee