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**

1. Invocation: By Invitation
2. Pledge of Allegiance: By Invitation
3. Call to Order
4. Approval of minutes
5. Public Comment

(Review times are estimates only.)

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.

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.

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.

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.

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](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:** September 18, 2015  
**Time:** 9:00 am  
**Place:** Lindon City Center, Lindon Public Works, Lindon Community Center
Item 1: 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
The Lindon City Planning Commission held a regularly scheduled meeting on Tuesday, September 8, 2015 at 7:00 p.m. at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

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

PRESENT
Sharon Call, Chairperson
Bob Wily, Commissioner
Rob Kallas, Commissioner
Matt McDonald, Commissioner
Andrew Skinner, Commissioner
Hugh Van Wagenen, Planning Director
Jordan Cullimore, Associate Planner
Kathy Moosman, City Recorder

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 August 25, 2015 were reviewed.

COMMISSIONER SKINNER MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 25, 2015 AS PRESENTED. COMMISSIONER WILY 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 –


Jordan Cullimore, Associate Planner, opened they discussion by passing out an email to the Commissioners received by Sonja Johnson today. He explained that this item was before the Commission several months ago as a zone change item of which the Council has since approved. The applicant is now ready to move forward with site plan approval. He then gave a brief overview explaining Brandon Pierce (who is in
The Lindon City Planning Commission (Lindon City Planning Commission) is proposing to construct a 2,136 square foot commercial building on the lot located at approximately 25 North State Street. He noted the structure will be primarily 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.

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 indicated that the facility will have 1,981 square feet of office space with three employees 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 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:*

- Vehicle Spaces Required: 11
- Vehicle Space Provided: 11
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 2

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

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 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 the interior landscaping to meet the Code requirements.

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’ along the strip. Mr. Pierce has proposed a landscape strip adjacent to the parking that will meet this requirement.

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 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 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 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 residential use, so no fence has been proposed along that border.

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 primary building material; and brick, stone, colored decorative concrete block, stucco,
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
building materials proposed for the exterior of the structure include painted CMU block
and corrugated metal siding.

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

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
when considering an application for a conditional use permit:

- State Code defines a conditional use as "a land use that, because of its unique
  characteristics or potential impact on the municipality, surrounding neighbors, or
  adjacent land uses, may not be compatible in some areas or may be compatible
  only if certain conditions are required that mitigate or eliminate the detrimental
  impacts."

- Section 10-9a-507 of the State Code requires municipalities to grant a conditional
  use permit "if reasonable conditions are proposed, or can be imposed, to mitigate
  the reasonably anticipated detrimental effects of the proposed use in accordance
  with applicable standards." Once granted, a conditional use permit runs with the
  land.

- State Code further provides that a conditional use permit application may be
denied only if "the reasonably anticipated detrimental effects of a proposed
conditional use cannot be substantially mitigated by the proposal or the
imposition of reasonable conditions to achieve compliance with applicable
standards." Utah Code § 10-9a-507.

- Additionally, the Lindon City Code provides that a conditional use may be denied when
  o "Under circumstances of the particular case, the proposed use will be
detrimental to the health, safety, or general welfare of persons residing or
working in the vicinity, or injurious to property or improvements in the
vicinity, and there is no practical means available to the applicant to
effectively mitigate such detrimental effects;" or,
  o "The applicant cannot or does not give the Planning Commission reasonable
assurance that conditions imposed incident to issuance of a conditional use
permit will be complied with."

Mr. Cullimore then mentioned 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
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.
Cullimore mentioned that staff is in the process of researching some of these concerns.
Mr. Cullimore then presented an aerial photo of the site, photos of the site, the site plan, 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.

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 attendance addressed the Commission as follows:

**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 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 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.

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 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:

1. A fence along the west line - as the use of their fence has not been approved nor discussed with Mr. Pierce.
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 detriment to Mrs. Johnson as they need to establish pipelines/easements etc.
3. Fencing along the south side which is not proposed right now. They are requesting a 7 ft. wall be put there for security issues.

**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 side.

Ms. Johnson re-iterated they have not had the time to review all of the issues, and 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 family property.

At this time Chairperson Call asked for input from city staff as far as the fencing 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 will have to come to an agreement and extend it or Mr. Pierce may have to construct his own 7 ft. fence on his side of the property. Mr. Cullimore explained that both solutions 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 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 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 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 Director and the City Administrator has also been involved in those conversations as
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
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
issue but that is not discussion that this body can determine.

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.

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
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
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
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.

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
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
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
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.

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
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
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.

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

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.

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
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
the issues presented should hold up the site plan approval.

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
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.
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 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 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 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 continuance and if there is a threat of legal action the city will have the city attorney present to advise.

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 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 they are not able to deny a conditional use unless there are issues that cannot be worked out.

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 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 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 unrelated individuals living there.

Commissioner Kallas asked if compensation has to be paid to be considered as the 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 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 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 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 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 is not the city’s concern. What has been provided with the site plan satisfies the requirement.

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 mentioned the architectural standards appear to meet the requirements but they can put conditions on it.

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 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 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 to meet all requirements. He stated that the Commission has the discretion and the
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 the discussion has been sufficient.

Ms. Perry asked if there will be a public hearing. Chairperson Call stated that 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 described the type of metal to be used on the building. Following discussion the Commission agreed the corrugated metal meets the architectural guidelines.

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

COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT’S REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION: THE APPLICANT CONSTRUCT AN INDEPENDENT FENCE ALONG THE WEST PROPERTY LINE. COMMISSIONER MCDONALD SECONDED THE MOTION.

THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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 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 fees waived. Chairperson Call stated that is not up to the Commission and is up to staff.

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 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:L0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

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

Mr. Cullimore stated this item has been 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.
6. **Public Hearing** – Zone Map Amendment, approx. 115/117/119 South State Street.
   This item has been continued to the next available Planning Commission meeting. Leonard Lee of L.A. 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.

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

Leonard Lee of L.A. 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.

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

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

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.

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

   Mr. Cullimore stated 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. Chairperson Call called for any comments or questions from the Commissioners. Hearing none she called for a motion.

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

- CHAIRPERSON CALL: AYE
- COMMISSIONER KALLAS: AYE
- COMMISSIONER WILY: AYE
- COMMISSIONER MCDONALD: AYE
- COMMISSIONER SKINNER: AYE

The motion carried unanimously with one absent.
Chairperson Call called for any further public questions or comments. Hearing none she called for a motion to close the public hearing.

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

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

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.

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.

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:

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

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

**ADJOURN** –

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.

Approved – September 22, 2015

__________________________________
Sharon Call, Chairperson

_______________________________
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
_________________________________________________________________
_________________________________________________________________
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.

| Applicant: Jared Osmond |
| Presenting Staff: Hugh Van Wagenen |
| General Plan: General Commercial |
| Current Zone: General Commercial (CG) |
| 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 |
| Type of Decision: Administrative |
| Council Action Required: No |

SUMMARY OF KEY ISSUES
1. 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.

MOTION
I move to (approve, deny, continue) 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):
1. 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.
2. Landscaping standards for parking lots be met, including requirements along residential uses.

BACKGROUND
1. This is a site plan application for a 23,400 square foot, 32 room addition to Osmond Senior Living.
2. 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:

1. 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.

2. 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
This page contains information about the Amended Site Plan for Osmond Assisted Living - Phase 2, including the following details:

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

- **Tabulation Table**:
  - **Existing**
    - Total Area: 64,278 sq. ft.
    - Total Landscaped Area: 19,500 sq. ft.
    - Total Building / Pad Area: 18,521 sq. ft.
    - Total Hard Surface Area: 38,021 sq. ft.
    - Total Impervious Area: 26,257 sq. ft.
  - **Phase 2**
    - Total Area: 43,363 sq. ft.
    - Total Landscaped Area: 11,700 sq. ft.
    - Total Building / Pad Area: 18,735 sq. ft.
    - Total Hard Surface Area: 30,435 sq. ft.
    - Total Impervious Area: 12,928 sq. ft.
  - **Combined**
    - Total Area: 107,641 sq. ft.
    - Total Landscaped Area: 31,200 sq. ft.
    - Total Building / Pad Area: 37,256 sq. ft.
    - Total Hard Surface Area: 68,456 sq. ft.
    - Total Impervious Area: 39,185 sq. ft.

- **Notes**:
  - The application is subject to completion and approval by the Planning and Development Review Board at a public hearing.
  - The applicant is responsible for compliance with the requirements of the City and applicable codes.
  - All mechanical, electrical, and plumbing systems shall be installed in accordance with the City's applicable codes.
  - All other permits required by law shall be obtained by the applicant.
  - The applicant is responsible for providing necessary on-site water connections and service lines.

- **Amended Site Plan**:
  - Scale: 1" = 30'
  - By: Orem City, Utah
  - Amended Site Plan
  - Sheet No.: C - 2.0

This document provides a comprehensive overview of the site plan, including details on the proposed buildings, land areas, and parking requirements.
PLANTING SCHEDULE

**Tree Planting - Vertical Stakes**

*Landscaping Notes:*
- All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.
- All areas 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 view onto the street.

<table>
<thead>
<tr>
<th>Total Area</th>
<th>Total Landscaped Area</th>
<th>Total Building / Pad Area</th>
<th>Total Hard Surface Area</th>
<th>Total Impervious Area</th>
<th>Acreage</th>
<th>Percent of total</th>
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</thead>
<tbody>
<tr>
<td>107,641</td>
<td>33,105</td>
<td>34,412</td>
<td>67,518</td>
<td>40,123</td>
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</tbody>
</table>

Tabulation Table - Combined

Page 22 of 32 September 22, 2015
IV. Utah Mountain Desert Color Palette

Utah Mountain Desert Color Palette

Primary Colors
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.

<table>
<thead>
<tr>
<th>Applicant: Lindon City</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
<td>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</td>
</tr>
<tr>
<td>Type of Decision: Legislative</td>
<td>MOTION</td>
</tr>
<tr>
<td>Council Action Required: Yes</td>
<td>I move to recommend (approval, denial, continuation) of the proposed ordinance amendment (as presented, with changes).</td>
</tr>
</tbody>
</table>

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
_________________________________________________________________
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Item 2 – Subject ___________________________________
Discussion
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Item 3 – Subject ___________________________________
Discussion
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_________________________________________________________________
Item 10: Planning Director Report

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>
</tr>
<tr>
<td>Request for site plan approval for senior housing</td>
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<tr>
<td>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</td>
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<tr>
<td>in the LI zone located at 310 North Geneva</td>
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<tr>
<td>Road.</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</td>
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<td>500 N. Staff approved.</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</td>
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<td>Scott's Miracle Gro site located at 347</td>
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<td>South 1250 West in the LI zone.</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</td>
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<td>PC zones to 110 feet.</td>
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<td>Plat Amendment: Public Works</td>
<td>Apr 2015</td>
<td>Staff</td>
<td>TBD</td>
<td>N/A</td>
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<td>Request to amend Public Works Subdivision to</td>
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<tr>
<td>accommodate property exchanges between the</td>
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<tr>
<td>City and Nicholson Construction.</td>
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<td>Ordinance Amendment: Water wise landscaping in</td>
<td>May 2015</td>
<td>Staff</td>
<td>June 9, June 23</td>
<td>TBD</td>
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<td>Commercial zones</td>
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<td>Request to modify commercial landscaping</td>
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<td>requirements to promote water wise</td>
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<tr>
<td>landscaping.</td>
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<tr>
<td>General Plan Amendment: Anderson Farms</td>
<td>June 2015</td>
<td>Ivory Development</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request to amend the General Plan to expand the</td>
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<tr>
<td>High Density Residential area into what is</td>
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<tr>
<td>now planned as Mixed Commercial.</td>
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<tr>
<td>Zoning Map Amendment: Anderson Farms</td>
<td>June 2015</td>
<td>Ivory Development</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request to amend the Zoning Map from Mixed</td>
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<td>Commercial/Light Industrial to Planned Unit</td>
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<td>Development.</td>
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<tr>
<td>Ordinance Amendment: Anderson Farms PUD</td>
<td>June 2015</td>
<td>Ivory Development</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request to create a Planned Unit Development</td>
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<tr>
<td>Ordinance for a master planned community</td>
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<td>concept know as Anderson Farms.</td>
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<tr>
<td>Site Plan: Nicholson Business Park Phase II</td>
<td>July 2015</td>
<td>Mark Clemen</td>
<td>TBD</td>
<td>N/A</td>
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<tr>
<td>Request for site plan approval to construct a</td>
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<tr>
<td>40,000 s.f. office/warehouse building at</td>
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<td>150 North Geneva Road in the LI zone.</td>
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<tr>
<td>Zone Map Amendment: L.A. Lee Enterprises</td>
<td>July 2015</td>
<td>Leonard Lee</td>
<td>August 11</td>
<td>August 18</td>
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<tr>
<td>Request to rezone two parcels at 119 South State</td>
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<td>from CG to MC.</td>
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<td>Ordinance Amendment: Intermountain Precision</td>
<td>July 2015</td>
<td>John Williams</td>
<td>August 11</td>
<td>August 18</td>
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<tr>
<td>Casting</td>
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<td>Request to amend the Industrial zone building</td>
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<td>setbacks to create a &quot;side-yard&quot; setback of</td>
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<td>15 feet.</td>
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<td>Ordinance Amendment: Accessory Building Sq. Ft.</td>
<td>July 2015</td>
<td>Lindon City</td>
<td>August 11</td>
<td>August 18</td>
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<td>Request to modify residential accessory building</td>
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<td>dimensional requirements.</td>
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<td>Major Subdivision: Lindon Self Storage</td>
<td>July 2015</td>
<td>Victor</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request for approval of a condominium subdivision</td>
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<td>at approximately 860 West 200 South.</td>
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<tr>
<td>Site Plan: Lindon Self Storage</td>
<td>July 2015</td>
<td>Victor</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request for site plan approval of storage units</td>
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<tr>
<td>at approx. 860 West 200 South.</td>
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<tr>
<td>Misc. Application: Ace Disposal</td>
<td>July 2015</td>
<td>Spencer Robinson</td>
<td>N/A</td>
<td>N/A</td>
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<td>Request to connect to the City storm drain at</td>
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<td>approximately 1155 West 135 South.</td>
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<td>Misc. Application: WICP West Orem</td>
<td>July 2015</td>
<td>Mark Weldon</td>
<td>N/A</td>
<td>N/A</td>
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<td>Request for approval of off-site sewer design for</td>
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<tr>
<td>an office complex at approximately 2500</td>
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<td>West 600 North.</td>
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<tr>
<td>Site Plan: Performance Motors</td>
<td>August 2015</td>
<td>Brandon Pierce</td>
<td>August 25</td>
<td>N/A</td>
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<td>Request for site plan approval of a used car lot</td>
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<td>at approx. 53 North State Street.</td>
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<tr>
<td>Site Plan: Lindon Fire Station</td>
<td>August 2015</td>
<td>Adam Cowie</td>
<td>TBD</td>
<td>N/A</td>
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<tr>
<td>Request for site plan approval of a fire station</td>
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<tr>
<td>at approximately 100 North State Street.</td>
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<tr>
<td>Misc. Application: Sonic Car Wash</td>
<td>Sept 2015</td>
<td>Curtis Roberts</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Request for site modification to accommodate</td>
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<tr>
<td>vacuums.</td>
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<tr>
<td>Site Plan: Osmond Memory Care Expansion</td>
<td>Sept 2015</td>
<td>Jared Osmond</td>
<td>TBD</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for site plan approval of an addition to</td>
<td></td>
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<tr>
<td>the Osmond Assisted Living Facility.</td>
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<tr>
<td>Minor Subdivision: Denali 65 LLC</td>
<td>Sept 2015</td>
<td>Cameron Tea</td>
<td>TBD</td>
<td>N/A</td>
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<tr>
<td>Request for approval of a 3 lot subdivision at</td>
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<tr>
<td>approximately 65 South Denali Circle.</td>
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</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):

- 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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Application Date</th>
<th>Meeting Date</th>
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### Annual Reviews

<table>
<thead>
<tr>
<th>APPLICATION NAME</th>
<th>APPLICATION DATE</th>
<th>APPLICANT INFORMATION</th>
<th>PLANNING COMM. DATE</th>
<th>CITY COUNCIL DATE</th>
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</thead>
<tbody>
<tr>
<td>Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) <a href="mailto:administrator@lindoncare.com">administrator@lindoncare.com</a></td>
<td>Existing use. Lindon Care Center Manager: Christine Christensen 801-372-1970.</td>
<td>March 2016 Last Reviewed: 3/15</td>
<td>N/A</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>
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</table>

<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>Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) <a href="mailto:lsmith@housinguc.org">lsmith@housinguc.org</a></td>
<td>Existing CUP Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.</td>
<td>March 2016 Last Reviewed: 3/15</td>
<td>N/A</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>
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<thead>
<tr>
<th>APPLICATION NAME</th>
<th>APPLICATION DATE</th>
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<tbody>
<tr>
<td>Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) <a href="mailto:info@heritageyouth.com">info@heritageyouth.com</a> <a href="mailto:info@birdseyertc.com">info@birdseyertc.com</a></td>
<td>Existing CUP HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077</td>
<td>March 2016 Last Reviewed: 3/15</td>
<td>N/A</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>
<td></td>
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</tr>
</tbody>
</table>

### Grant Applications

<table>
<thead>
<tr>
<th>Pending</th>
<th>Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)</td>
<td></td>
</tr>
<tr>
<td>FEMA Hazard Mitigation Grant – (pipe Main Ditch)</td>
<td></td>
</tr>
<tr>
<td>CDBG 2014 Grant – Senior Center Computer Lab ($19,000)</td>
<td></td>
</tr>
<tr>
<td>EDCUtah 2015: 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: 152 New residential units: 23</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 business licenses:85</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: 68</td>
<td>Ivory/Anderson Farms Master Plan</td>
<td></td>
<td>Lindon Historic Preservation Commission: Bi-monthly</td>
</tr>
<tr>
<td>Drug-free zone maps: 8</td>
<td></td>
<td></td>
<td>2015 Utah APA Fall Conference Committee</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>MAG Trails Committee</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rocky Mountain Power Planning Committee</td>
</tr>
</tbody>
</table>

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