Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, November 10, 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

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

4. Conditional Use Permit — Julia's Jamboree Preschool, 1124 East 230 North
   Julia Howard requests a conditional use permit to operate a preschool at the location identified above in the Single Family Residential (R1-12) zone. Ms. Howard would like to have 12 students per class with two classes per day, five days a week. (15 minutes)

5. Conditional Use Permit — Imperial Machinist, 503 North Geneva Road
   Jay Carrasco requests a conditional use permit to operate a machine shop at the location identified above in the Mixed Commercial (MC) zone. (15 minutes)

6. Site Plan — Blackcliff Industrial Park Amendement, 1010 West 600 South
   Bryan Stevenson of Colmena Group requests site plan approval to modify an already approved site plan for an office/warehouse at the location identified above in the Light Industrial (LI) zone. The amendment would add one additional bay to the original site plan. (10 minutes)

7. Public Hearing, Site Plan — Lindon City Public Safety Building, approx. 60 North State Street
   Adam Cowie of Lindon City Staff requests site plan approval of a public safety building intended for Police and Fire operations at the location identified above in the Public Facilities (PF) zone. The request also involves the modification of the 60 North Public Roadway between State Street and Main Street, which requires a public hearing to consider. The Planning Commission will forward their recommendation to the City Council at the next available meeting. (30 minutes)

8. New Business from Commissioners
9. 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: Hugh Van Wagenen  Date: November 6, 2015
Time: ~3:00 pm  Place: Lindon City Center, Lindon Police Station, Lindon Community Center
Item 1:  Call to Order

November 10, 2015 Planning Commission meeting.

Roll Call:

Sharon Call
Rob Kallas
Mike Marchbanks
Matt McDonald
Bob Wily
Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, October 27, 2015
Item 3: Public Comment

1 - Subject ___________________________________
Discussion
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2 - Subject ___________________________________
Discussion
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3 - Subject ___________________________________
Discussion
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Item 4: Conditional Use Permit — Julia’s Jamboree Preschool
1124 East 230 North

Julia Howard requests approval of a conditional use permit to operate a preschool for 3-5 year old children in the Single Family Residential (R1-12) zone. The proposed preschool will serve a maximum of 12 students per session for 2 sessions per day, 5 days per week. File 15-079-1.

Applicant: Julia Howard
Presenting Staff: Hugh Van Wagenen
Zone: Single Family Residential (R1-12)
Parcel ID: 36:552:0025
Parcel Address: 1124 East 230 North
Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES
1. Whether to approve the applicants’ request for a conditional use permit to operate a preschool in her home.

MOTION
I move to (approve, deny, continue) the applicant’s request for a conditional use permit to operate a preschool located at 1124 East 230 North in the Single Family Residential (R1-12) zone with the following conditions, if any:

Finding of Fact
1. The preschool will be located at 1124 East 230 North, which is in the Single Family Residential (R1-12) zone.
2. Child Day Care facilities serving 5 to 16 children are conditionally permitted in the R1 zone.
3. The preschool will educate 3-5 year old children. The applicant will serve up to 12 children per session for two sessions per day, five days a week. Session one will begin at 9:15 am and run until 11:45 am with session two beginning at 12:45 pm and ending at 3:15 pm.
4. Students will be dropped off and picked up during a 15 minute period before and after each class.
5. Consult attachment 2 for a complete explanation of the business.

ANALYSIS
• 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:
"[U]nder 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,

"[T]he 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."

**MOTION**

I move to *(approve, deny, continue)* the applicant’s request for a conditional use permit to operate a preschool located at 1124 East 230 North in the Single Family Residential (R1-12) zone with the following conditions, if any:

1. 
2. 
3. 

**ATTACHMENTS**

1. Aerial photo of the site
2. Photo of the site
3. Business Description
4. Proposed Floor Plan
Conditional Use Permit Business Description

This is my first year that I will be running an in-home preschool out of my basement. I will be educating a maximum of 12, 3-5 year old boys and girls per a class. I have only one class a day this year, but I am hoping to slowly increase it to where I have two classes a day. The preschool will be starting at 9:15am and run until 11:45pm. Students can be dropped off as early as 9am and be picked up as late as 12pm. When and if I add a second class each day it will start at 12:45 and end at 3:15. They will be able to drop off as early as 12:30pm and pick up as late as 3:30pm.

I have a website juliasjamboree.com. My website includes all the updated information about the preschool. My school will be following the Alpine School District calendar. The only difference is that the preschool will end a week or two earlier than the school district in May.

There will be a small increase in traffic during drop off and pick up times. We also have a small outdoor recess during the warm months for only 10 minutes where the kids will play on the play structure and at the water/sand table.

There will be little 'process water' discharge to the city when the students wash their hands and go to the bathroom.
**Item 5: Conditional Use Permit — Imperial Machinist**

**503 North Geneva Road**

Jay Carrasco request approval to operate a machine shop located at 503 North Geneva Road in the Mixed Commercial (MC) zone.

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Jay Carrasco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff</td>
<td>Hugh Van Wagenen</td>
</tr>
<tr>
<td>Zone:</td>
<td>Mixed Commercial (MC)</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>MS Business Properties Group 1</td>
</tr>
<tr>
<td>Parcel ID:</td>
<td>14:064:0068</td>
</tr>
<tr>
<td>Parcel Address:</td>
<td>503 North Geneva Road</td>
</tr>
<tr>
<td>Type of Decision</td>
<td>Administrative</td>
</tr>
<tr>
<td>Council Action Required:</td>
<td>No</td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY ISSUES**

1. Whether to approve the applicant’s request for a conditional use permit to operate machine shop at the location identified.
2. Whether to impose reasonable conditions to mitigate potential detrimental impacts.

**MOTION**

I move to (approve, deny, continue) the applicant’s request for a conditional use permit to operate a machine shop at the location requested, with the following conditions (if any):

1. 
2. 
3. 

**BACKGROUND**

1. The applicant’s proposes to operate a machine shop at the location identified above. This use is classified under “Fabricated Metal Products – Indoor Storage and Production Only” in Lindon’s Standard Land Use Table.
2. “Fabricated Metal Products – Indoor Storage and Production Only” is conditionally permitted in the Mixed Commercial (MC) zone.
3. The applicant’s business description is included in attachment 3.

**ANALYSIS**

**Applicable laws and standards of review**

- 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 to 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:
  - "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 "[T]he 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."

**ATTACHMENTS**
  1. Aerial photo of the site
  2. Photographs of the site
  3. Business Description
Business Description:

Imperial Machinist is deeply committed to the improvement of commercial factories in Lindon, UT. I have provided high quality computer numerical control products to various institutions, including mills, clothing factories, food production facilities, and automotive factories. I have been in this industry for years, and even though the tasks accomplished by my clients’ machines vary immensely, the movements they conduct are very similar. I develop solutions applicable to any environment.

After receiving my professional education in the field, I began working in the industry employed by various organizations. I gained tremendous experience during this phase of my life, but I soon discovered that aside from my technical knowledge, I could also approach customers with a welcoming demeanor. I made clients comfortable and confident in my work, and I found the same type of fulfillment from witnessing that as I do when I develop the perfect machine part.

It was not long after that realization that Imperial Machinist came to fruition. Since then, I have been giving customers advanced laser cutting and machine fabrication services. Imperial Machinist applies a personal and down-to-earth demeanor to the most advanced technical service in the industry. I understand that there is commonly a considerable gap of knowledge between myself and my customers. I work to close that gap by informing clients on metal cutting and computer programming applications to machinery.

Whether you need thick pieces of metal cut, or want to make your machines more precise and intuitive, Imperial Machinist is the company to trust. Come get to know me and the services I provide. Reach out to me today.
Item 6: Site Plan — Blackcliff Industrial Park Amendment
~1010 West 600 South

Bryan Stevenson requests site plan approval of a 5,948 square foot addition to the office/warehouse project that was approved on a 4.18 acre site at approximately 1010 West 600 South in the Light Industrial (LI) zone.

**Applicant:** Colmena Group  
**Presenting Staff:** Hugh Van Wagenen  
**General Plan:** Light Industrial  
**Current Zone:** Light Industrial (LI)

**Property Owners:** Colneva, LLC  
**Address:** 1010 West 600 South  
**Parcel ID:** 38:468:0001 (current)  
**Lot Size:** 4.18 acres

**Type of Decision:** Administrative  
**Council Action Required:** No

**SUMMARY OF KEY ISSUES**

1. Whether to approve the addition to the site plan for a 5,948 square foot office/warehouse building in the Light Industrial zone.

**MOTION**

I move to (approve, deny, continue) the applicant’s request for site plan approval of a 5,948 square foot addition to the commercial building to be known as Blackcliff Industrial Park with the following conditions (if any):

1.

**BACKGROUND**

1. The site plan application for a 40,957 square foot commercial building with an intended use as an office/warehouse with several bays was approved earlier this year.

2. The applicant would like to add 5,948 square feet to the original footprint of the building bringing the total square footage to 46,905 square feet.

3. The site is located in the Light Industrial (LI) zone. This parcel and the surrounding area were recently rezoned to LI to accommodate an office/warehouse building and a convenience store site.

4.

**DISCUSSION & ANALYSIS**

**Parking Standards**

Requirements:

- General Office requires 1 space for every 350 square feet (20,648/350=59 required for this project).
- Warehousing requires 1 space for every 1,000 square feet (26257/1000=26 required for this project).
- Total required vehicle spaces is **85**.
- Bike parking in the LI zone requires two stalls for the first 50 spaces and 1 stall for every 50 spaces thereafter (**3** required for this project)

Provided:

- Total provided vehicle spaces is **99**.
- Bike parking: **9** stalls are being provided.
**Landscaping Standards**

*Interior Landscaping*

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 99 stalls, that equates to 3,960 square feet and 10 trees required; 4,160 square feet and 16 trees are provided.

**Architectural Standards**

For the LI zone the architectural design requirement states that: Precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet the architectural treatment requirement in subsection 1 above, subject to the following standards:

a. Bare concrete exteriors are permitted if the concrete color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

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

All colors should meet the color palette in the Design Guidelines (attachment six). Please see the attached elevations in attachment four which indicate that painted concrete will be the exterior finish of the building with Crabby Apple, March Wind, and Reflection being the colors. Also, there is a thin brick façade that is being provided on the walls above the entryways. Metal awnings and outdoor wall lights are also being provided.

The building is within the 48 foot height limit in the LI zone, the highest point of the parapet wall being 40 feet.

**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. Site Plan
3. Architectural Rendering & Elevations
4. Landscaping Plan
Item 7: Site Plan — Lindon City Public Safety Building
60 North State Street

Adam Cowie requests site plan approval for an ~12,000 square foot Public Safety Building to house Police and Fire operations. In addition, there is a request to modify the public roadway known as 60 North to accommodate the new site.

<table>
<thead>
<tr>
<th>Applicant: Lindon City Staff</th>
<th>SUMMARY OF KEY ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Hugh Van Wagenen</td>
<td>1. Whether to approve the site plan for the Lindon Public Safety Building which includes a modification of the 60 North public roadway.</td>
</tr>
<tr>
<td>General Plan: Public Facilities</td>
<td>MOTION</td>
</tr>
<tr>
<td>Current Zone: Public Facilities (PF)</td>
<td>I move to (approve, deny, continue) the applicant’s request for site plan approval the Lindon Public Safety Building and 60 North public roadway modification with the following conditions (if any):</td>
</tr>
<tr>
<td>Property Owners: Lindon City Corp.</td>
<td>1. City to combine parcels for City Center Campus prior to a building permit being issued.</td>
</tr>
<tr>
<td>Address: ~60 North State Street</td>
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<tr>
<td>Parcel ID: 14:069:0045</td>
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<tr>
<td>Lot Size: 0.98 acres</td>
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<tr>
<td>Total Site Area: 2.79 acres</td>
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<tr>
<td>Type of Decision: Administrative and Legislative (roadway modification)</td>
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<tr>
<td>Council Action Required: Yes</td>
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</tbody>
</table>

BACKGROUND
1. Lindon City has a contract with Orem City, whom provides Fire and EMS services to Lindon, to build a new fire station by 2018.
2. After much study and review, it has been determined that it would be most cost and operationally effective to build a combined fire/police station.
3. The site plan would require a modification of 60 North, essentially making it a parking area between the City Center and Public Safety Building. The parking lot would serve all City functions in the area.
4. The Public Facilities Zone does not have any development standards regarding setbacks, parking, landscaping, etc. However, every effort has been made to meet General Commercial zone standards.

DISCUSSION & ANALYSIS
Parking
There are 132 parking stalls on the existing site, which includes Aquatic Center and City Center parking. At minimum, the new site would provide 125 stalls with a possibility of 136 stalls being the final count. There will be seven ADA stalls provided under either scenario. There will also be a new bike rack installed in front of the Public Safety Building.

Landscaping
Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 136 stalls, that equates to 5,440 square feet and 14 trees required; 8,483 square feet and over 50 trees are provided.
Approximately 21.7% of the 121,730 square foot site is in landscaping for a total of 26,451 square feet.

**Architectural Standards**

**Building Materials**

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.

An architect’s rendering of the structure and elevation details are included in attachment 3 for the Planning Commission’s consideration.

**Building Color**

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. The Design Guidelines include a color palette for reference in determining compliance with this requirement. The color palette has been included as attachment 5 for your reference. A rendering that illustrates the building colors is included in attachment 3 for review.

**MOTION**

See above.

**ATTACHMENTS**

1. Aerial photo of the site and surrounding area.
2. Site Plan
3. Architectural Rendering
4. Landscaping Plan
5. Color Palette
6. Facebook poll results
Engaging Post

**Lindon City** added 5 new photos.

*Published by Adam Cowie · Yesterday at 4:35pm ·*

Attached are DRAFT building elevations and DRAFT site plan drawings for the proposed Lindon Public Safety building. Please tell us what you think!

This will be a combined Fire/EMS & Police facility that includes police department on the lower level and fire department living quarters upstairs. Several areas and uses in the building will be shared between police & fire departments. The current 60 North roadway between State Street and Main Street will be closed to through-traffic and reconfigured into a campus-like parking area to better serve the Aquatics Center and accommodate the new Public Safety building. This site plan will go before the Planning Commission next Tuesday, Nov 10th, and the City Council will review it on November 17th.

The City anticipates being able to construct the facility beginning early next year. Payment for the proposed building is able to be covered within Lindon's current budget without raising taxes. The new Public Safety Building is being designed for a minimum 50-year life and will accommodate Lindon's Fire/EMS & Police facility needs through build-out of the City.
Item 8: 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 9: Planning Director Report

Adjourn
As of October 14, 2015

<table>
<thead>
<tr>
<th>APPLICATION NAME</th>
<th>APPLICATION DATE</th>
<th>APPLICANT INFORMATION</th>
<th>PLANNING COMM. DATE</th>
<th>CITY COUNCIL DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan: Lindon Senior Apartments</td>
<td>Sept. 2013</td>
<td>Matt Gneiting</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request for site plan approval for senior housing apartments on State &amp; Main</td>
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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>
</tr>
<tr>
<td>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</td>
<td></td>
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<tr>
<td>Property Line Adjustment</td>
<td>Oct. 2014</td>
<td>Steven Merrill</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Request for a property line adjustment at 455 E 500 N. Staff approved.</td>
<td></td>
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<tr>
<td>Site Plan: Scott’s Provo GM</td>
<td>Jan. 2015</td>
<td>Mandy Ogaz</td>
<td>Feb. 10 (cont.)</td>
<td>N/A</td>
</tr>
<tr>
<td>Request to add a small office building to the Scott’s Miracle Gro site located at 347 South 1250 West in the LI zone.</td>
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<tr>
<td>Ordinance Amendment</td>
<td>Mar. 2015</td>
<td>Staff</td>
<td>Mar. 24, Apr. 14</td>
<td>TBD</td>
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<tr>
<td>Request to increase maximum building height in PC zones to 110 feet.</td>
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<tr>
<td>Ordinance Amendment: Water wise landscaping in Commercial zones</td>
<td>May 2015</td>
<td>Staff</td>
<td>June 9, June 23</td>
<td>TBD</td>
</tr>
<tr>
<td>Request to modify commercial landscaping requirements to promote water wise 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>
</tr>
<tr>
<td>Request to amend the General Plan to expand the High Density Residential area into what is 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 Commercial/Light Industrial to Planned Unit 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>
</tr>
<tr>
<td>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</td>
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<tr>
<td>Request to rezone two parcels at 119 South State from CG to MC.</td>
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<tr>
<td>Major Subdivision: Lindon Self Storage</td>
<td>July 2015</td>
<td>Victor Hansen</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Request for approval of a condominium subdivision 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 Hansen</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Request for site plan approval of storage units at approx. 860 West 200 South.</td>
<td></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>
</tr>
<tr>
<td>Request for site plan approval of a fire station at approximately 100 North State Street.</td>
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<tr>
<td>Site Plan: Lakeview Townhomes</td>
<td>Sep. 2015</td>
<td>Chris Knapp</td>
<td>TBD</td>
<td>N/A</td>
</tr>
<tr>
<td>Request for site plan approval of 5 townhome units in the PRD zone; 520 South 400 West</td>
<td></td>
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<tr>
<td>Major Subdivision: Lakeview Townhomes</td>
<td>Sep. 2015</td>
<td>Chris Knapp</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Request for a 5 lot Planned Residential Development in the PRD zone; 520 South 400 West</td>
<td></td>
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</tr>
<tr>
<td>Minor Subdivision: Homesteads @ Coulson Cove Plat E</td>
<td>Oct. 2015</td>
<td>Jeff Wilson</td>
<td>Oct. 27</td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** This Project Tracking List is for reference purposes only. All application review dates are subject to change.
PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):

- Lindon Gateway II Freeway Business Park II Old Station Square Lots 11 & 12
- Honeysuckle Estates Subdivision Pen Minor Subdivision Green Valley Subdivision
- Murdock Hyundai Plat Amendment Joyner Business Park Site Plan Lindon Harbor Industrial Park II
- Torgersen Heights Subdivision WICP West Orem Site Plan Blackcliff Industrial Park
- Ferrin Property Line Adjustment Public Works Plat C Nicolson Business Park Phase II
- Performance Motors Site Plan Osmond Plat II Canberra Heights Plat I

Board of Adjustment

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Application Date</th>
<th>Meeting Date</th>
</tr>
</thead>
</table>

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>
</tr>
</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.</td>
<td>Lindon Care Center Manager: Christine Christensen 801-372-1970.</td>
<td>March 2016 Last Reviewed: 3/15</td>
<td>N/A</td>
</tr>
<tr>
<td>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</td>
<td></td>
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</tr>
<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</td>
<td>Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.</td>
<td>March 2016 Last Reviewed: 3/15</td>
<td>N/A</td>
</tr>
<tr>
<td>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</td>
<td></td>
<td></td>
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<td></td>
</tr>
<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</td>
<td>HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077</td>
<td>March 2016 Last Reviewed: 3/15</td>
<td>N/A</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>CDBG 2014 Grant – Senior Center Computer Lab ($19,000)</td>
</tr>
<tr>
<td>FEMA Hazard Mitigation Grant – (pipe Main Ditch)</td>
<td>EDCUtah 2015: Economic Development Study on 700 North ($3,000)</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: 164</td>
<td>2010-15 General Plan implementation (zoning, Ag land inventory, etc.)</td>
<td>700 North CDA</td>
<td>Utah Lake Commission Technical Committee: Bi-Monthly</td>
</tr>
<tr>
<td>New residential units: 27</td>
<td>Lindon Heritage Trail Phase 3</td>
<td>Lindon Bicycle Master Plan</td>
<td>MAG Technical Advisory Committee: Monthly</td>
</tr>
<tr>
<td>New business licenses: 95</td>
<td>Ivory/Anderson Farms Master Plan</td>
<td></td>
<td>Lindon Historic Preservation Commission: Bi-Monthly</td>
</tr>
<tr>
<td>Land Use Applications: 77</td>
<td></td>
<td>2015 Utah APA Fall Conference Committee</td>
<td></td>
</tr>
<tr>
<td>Drug-free zone maps: 8</td>
<td></td>
<td>MAG Trails Committee</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rocky Mountain Power Planning Committee</td>
<td></td>
</tr>
</tbody>
</table>