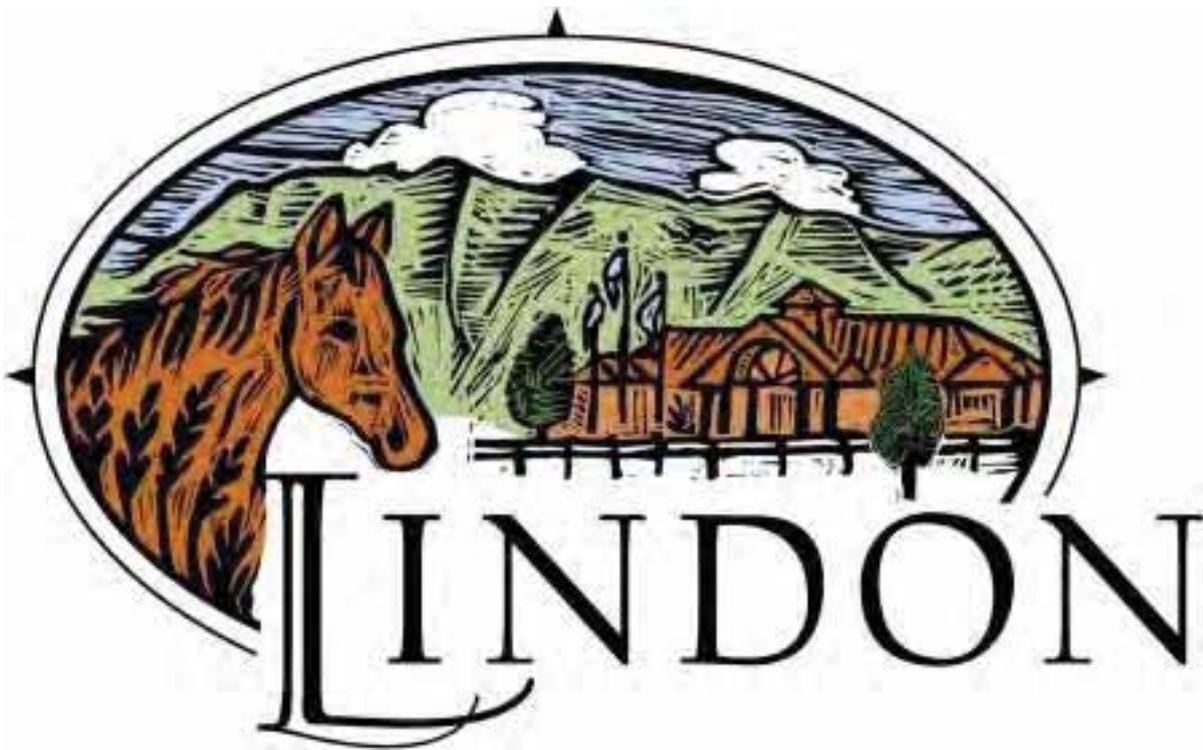


Lindon City Planning Commission Staff Report



November 10, 2015

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



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

*(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.

(10 minutes)

6. Site Plan — Blackcliff Industrial Park Amendment, 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.

(30 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.

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
Time: ~3:00 pm

Date: November 6, 2015
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

2 - Subject _____
Discussion

3 - Subject _____
Discussion

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.

<p>Applicant: Julia Howard Presenting Staff: Hugh Van Wagenen</p> <p>Zone: Single Family Residential (R1-12)</p> <p>Parcel ID: 36:552:0025 Parcel Address: 1124 East 230 North</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether to approve the applicants’ request for a conditional use permit to operate a preschool in her home.</p> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) 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:</p> <ol style="list-style-type: none">1.2.3.
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FINDINGS 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

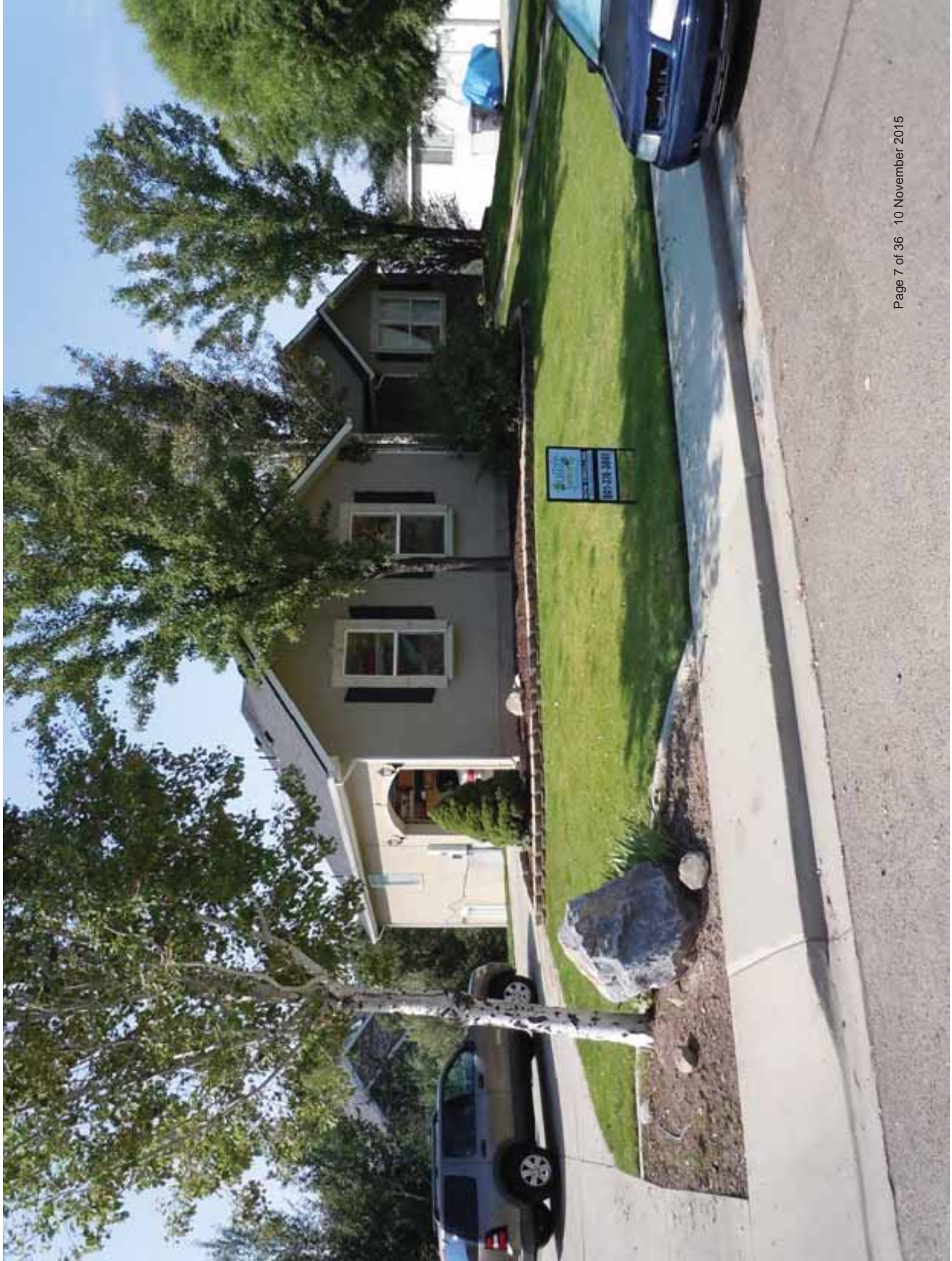
I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to operate a preschool located at 1124 East 230 North in the Single Family Residential (R1-12) zone with the following conditions, if any:

- 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

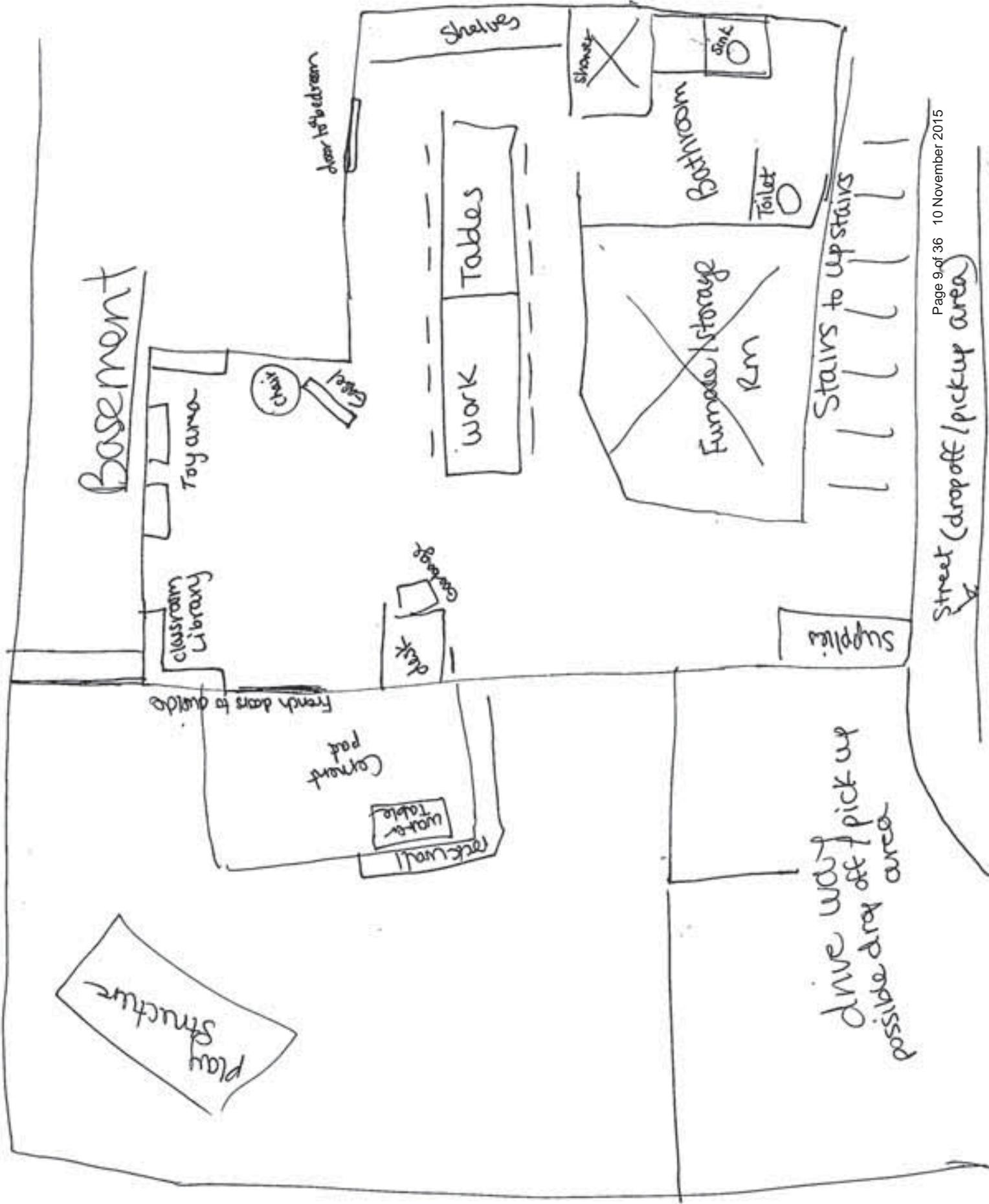
This is my first year that I will be running an in-home preschool out of my basement. I will be educating a maximum of 12, 3-5 year old boys and girls per a class. I have only one class a day this year, but I am hoping to slowly increase it to where I have two classes a day. The preschool will be starting 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.

Floor Plan / Site Plan



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.

<p>Applicant: Jay Carrasco Presenting Staff: Hugh Van Wagenen</p> <p>Zone: Mixed Commercial (MC)</p> <p>Property Owner: MS Business Properties Group 1 Parcel ID: 14:064:0068 Parcel Address: 503 North Geneva Road</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> 1. Whether to approve the 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. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for a conditional use permit to operate a machine shop at the location requested, with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. 2. 3.
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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

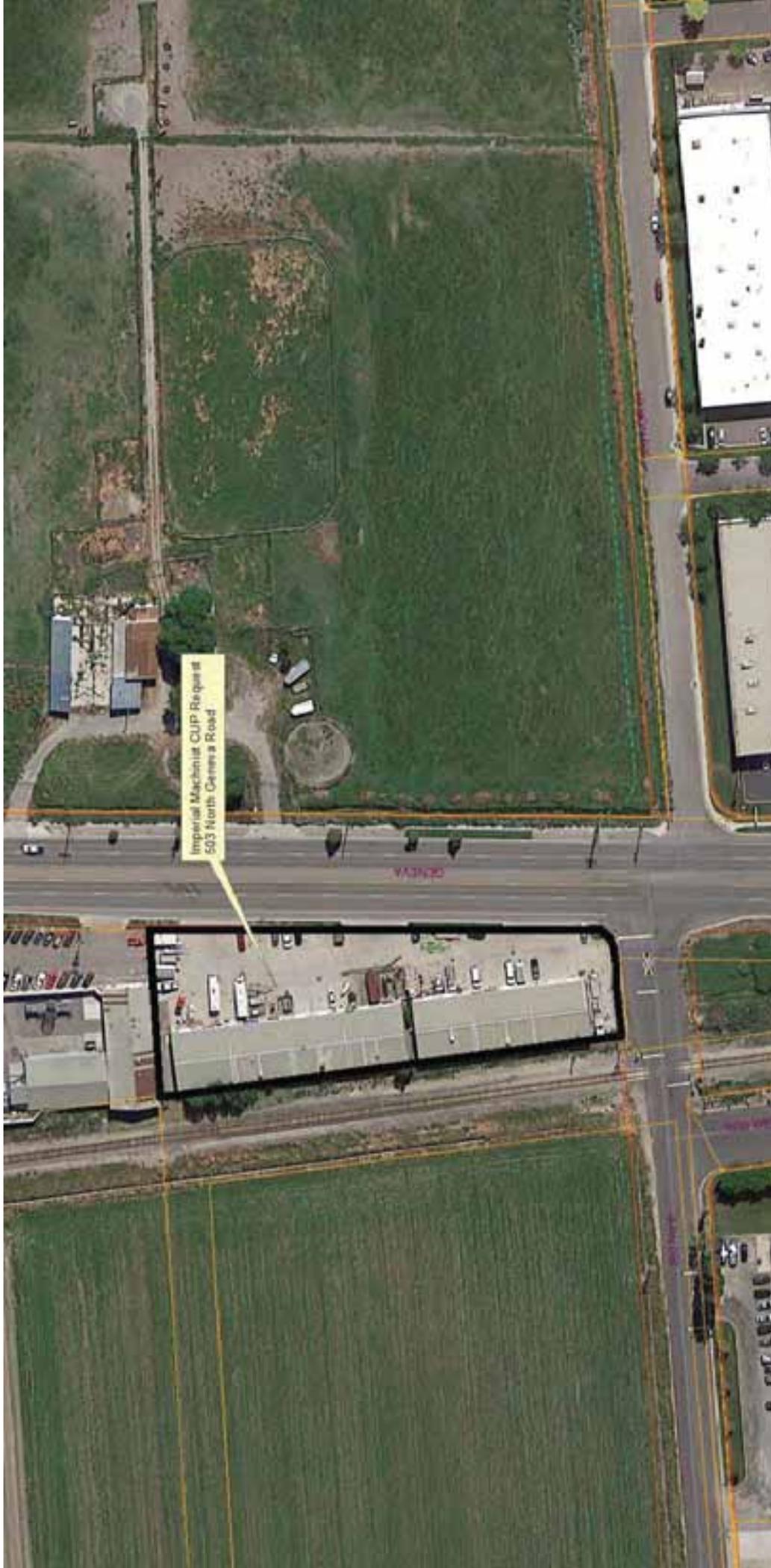
Applicable laws and standards of review

- 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 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."

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.

<p>Applicant: Colmena Group Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owners: Colneva, LLC Address: 1010 West 600 South Parcel ID: 38:468:0001 (current) Lot Size: 4.18 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> 1. Whether to approve the addition to the site plan for a 5,948 square foot office/warehouse building in the Light Industrial zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) 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):</p> <ol style="list-style-type: none"> 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 foot print 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.

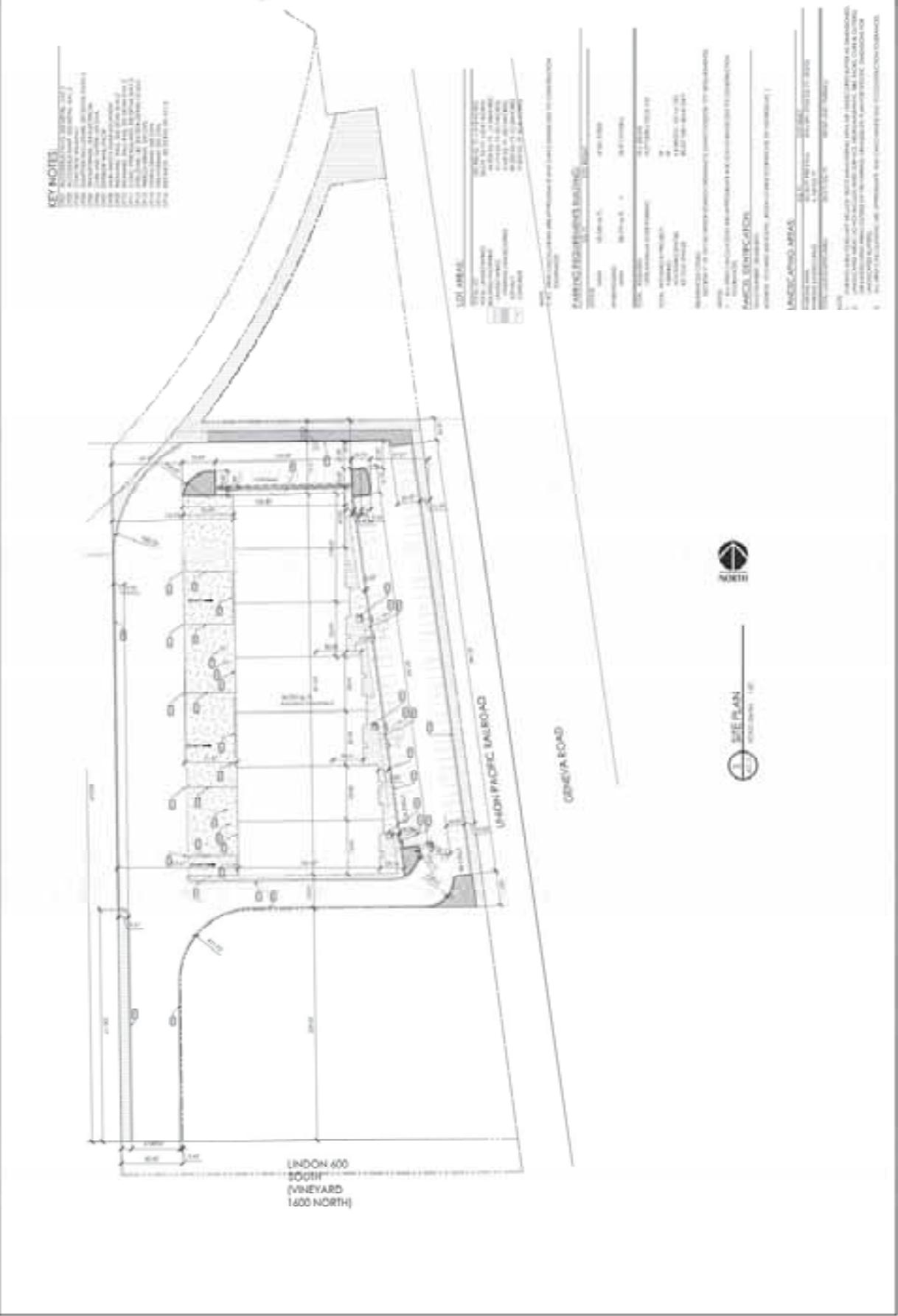
MOTION

See above.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Site Plan
3. Architectural Rendering & Elevations
4. Landscaping Plan



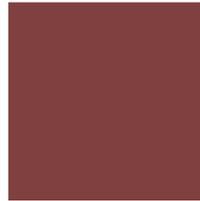


KEY NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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LOT AREA:
TOTAL LOT AREA: 10.00 ACRES
TOTAL LOT AREA: 10.00 ACRES

FABRICATION BUILDING:
TOTAL AREA: 100,000 SQ. FT.
TOTAL AREA: 100,000 SQ. FT.

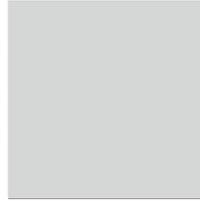
LANDSCAPING AREAS:
TOTAL AREA: 10,000 SQ. FT.
TOTAL AREA: 10,000 SQ. FT.



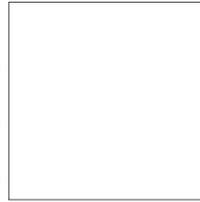
1 PAINTED CONCRETE TILT UP
SHERWIN WILLIAMS CW7592
CRABBY APPLE



2 PAINTED CONCRETE TILT UP
SHERWIN WILLIAMS CW7688
MARCH WIND



3 PAINTED CONCRETE TILT UP
SHERWIN WILLIAMS CW7661
REFLECTION



5



4 METRO TITAN BRICK
COLOR
SMOOTH FINISH



5 STORERONT WINDOW/
CLEAR ANODIZED
ALUMINUM STANDARD
COLOR IS 14
CONCRETE OR APPROVED
EQUAL

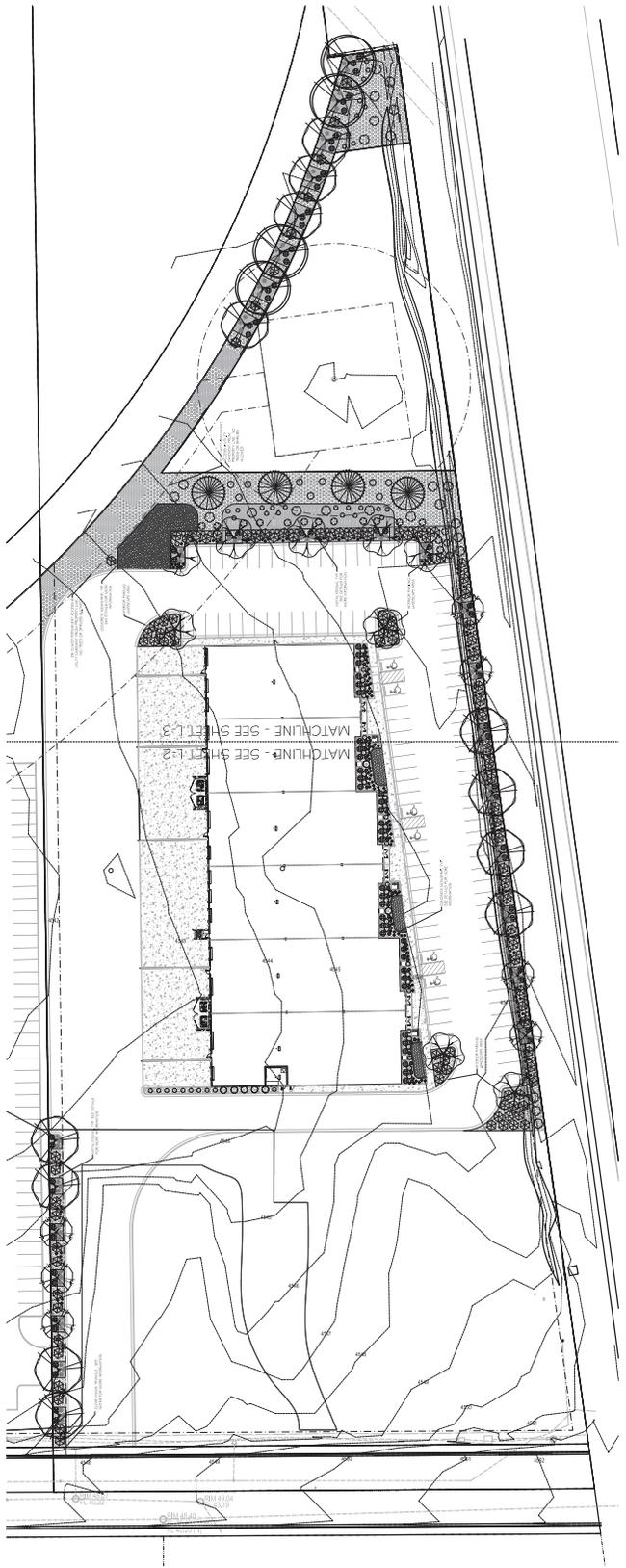


6 METAL TO MATCH
ALUMINUM / ANODIZED
ALUMINUM
PAC-CLAD SILVER OR
EQUAL

4



7 POSANI LENS
RECTANGULAR SILVER UP/
DOWN OUTDOOR WALL
LIGHT



- MATERIALS:**
- CHAMPAGNE FERRIS IMPERIAL BLUE KENTUCKY BLUEGRASS 2,303 S.F.
 - AT DEPTH MINIMUM OF 2" COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER 9,824 S.F.
 - DEWITT PRO'S WEED BARRIER
 - AT DEPTH MINIMUM OF 2" SOUTH TOWN COBBLE ROCK OVER DEWITT PRO'S WEED BARRIER 22,656 S.F.

NOTES:

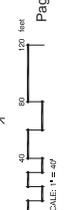
- ALL WORK SHALL BE IN ACCORDANCE WITH THE UTAH PLANTING GUIDE.
- LANDSCAPE MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- DEEDICATED TREES TO BE A MINIMUM OF 6 FEET IN HEIGHT AND 2" CALIPER MEASURED 1.2 METERS ABOVE THE GROUND.
- CLEARANCE AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE PROPERTY LINE.
- LANDSCAPE MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- PLANTING OR REPLACING ANY TREE LOCATED ON PROPERTY OWNED AND MAINTAINED BY LINDON CITY SHALL BE AT THE DISCRETION OF LINDON CITY. LINDON CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY TREE PLANTED BY THE CONTRACTOR.
- THE SPECIES, OPTIMUM PLANTING SEASON AND LOCATION OF EACH TREE SHALL BE DETERMINED BY THE CONTRACTOR IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.
- ANY ADDITIONAL CONDITIONS OR PROTECTIVE MEASURES DEEMED NECESSARY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR TO MEET TO THE DOCUMENT. WHAT YOU SHOULD KNOW ABOUT TREES - LINDON CITY TREE PLANTING GUIDE - THE VALUE OF TREES.

LANDSCAPE CALCULATIONS SUMMARY:

- TOTAL LANDSCAPING PROVIDED (INCLUDING RIGHT-OF-WAY) 91,833 SF
- TOTAL LANDSCAPE AREA IN TURF GRASS 31,180 SF (33.3% OF TOTAL)
- TOTAL AREA IN NON-TURF GRASS LANDSCAPING (INCLUDING ROAD R.O.W.) 60,653 SF
- REQUIRED INTERIOR PARKING LOT TREES 6 STALLS - (85 STALLS)
- PROVIDED INTERIOR PARKING LOT TREES 6 STALLS - (85 STALLS)
- REQUIRED INTERIOR PARKING LOT TREES 6 STALLS - (85 STALLS)
- PROVIDED INTERIOR PARKING LOT TREES 6 STALLS - (85 STALLS)
- PARKING AREA LANDSCAPE PROVIDED = 4,320 SF
- PARKING AREA LANDSCAPE PROVIDED = 4,767 SF
- 75% PLANT COVER PROVIDED = 3,575 SF

PLANT SCHEDULE (CDO)

CONTRACTOR	BOTANICAL NAME / COMMON NAME	QTY	SIZE	COMMENTS
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95	Black Knight / Black Knight	4	6" HIGH MIN.	
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100	Black Knight / Black Knight	4	6" HIGH MIN.	



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.

<p>Applicant: Lindon City Staff Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Public Facilities Current Zone: Public Facilities (PF)</p> <p>Property Owners: Lindon City Corp. Address: ~60 North State Street Parcel ID: 14:069:0045 Lot Size: 0.98 acres Total Site Area: 2.79 acres Type of Decision: Administrative and Legislative (roadway modification) Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve the site plan for the Lindon Public Safety Building which includes a modification of the 60 North public roadway. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) 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):</p> <ol style="list-style-type: none">1. City to combine parcels for City Center Campus prior to a building permit being issued.
--	---

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







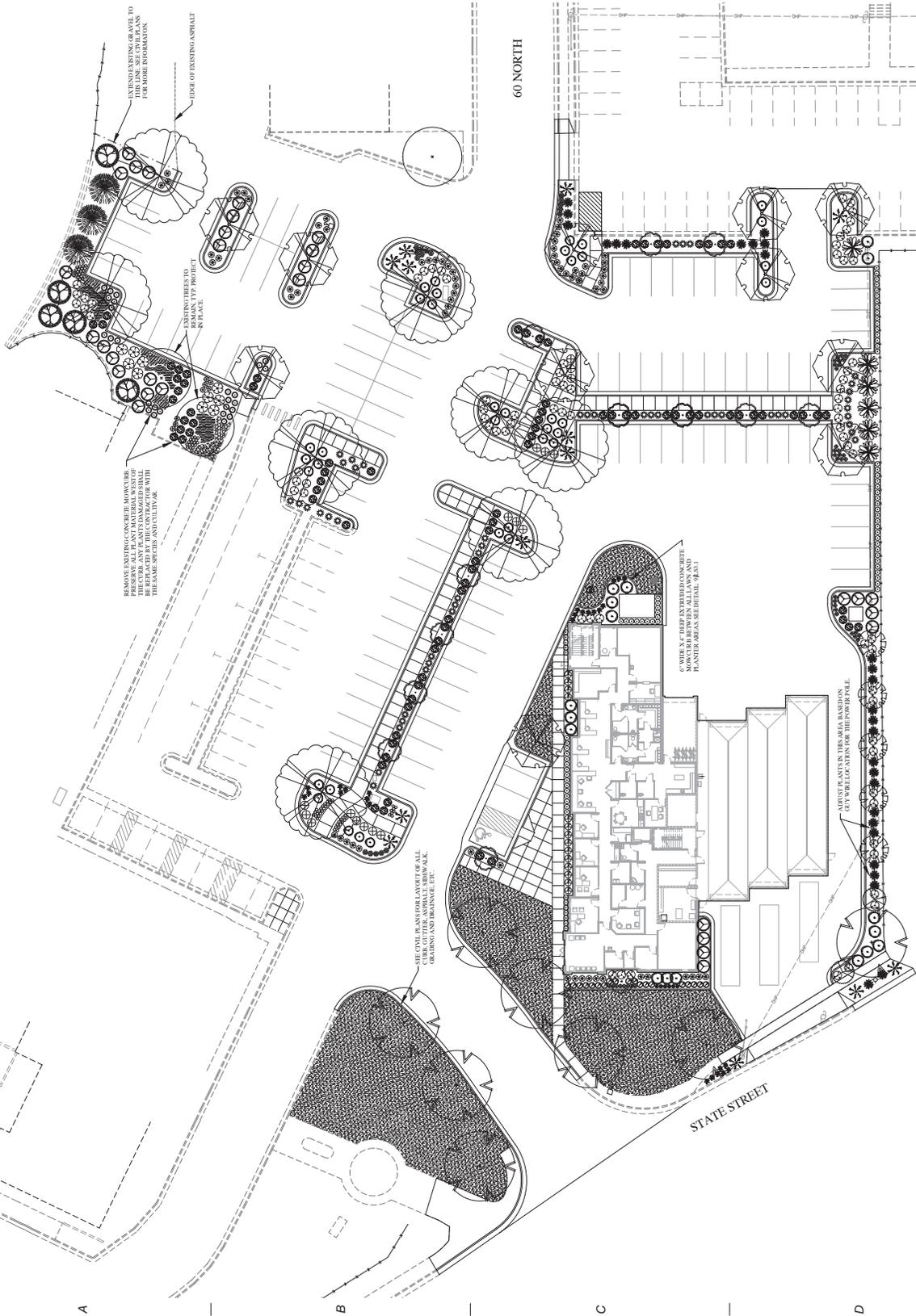




NO.	REVISION	DATE

SHEET NOTES

1 | 2 | 3 | 4 | 5



SCALE: 1"=20'-0" ON 24X36 SHEET

In Site
DESIGN GROUP

11 North 47th West American Fork, Utah 84003
801.750.5103 | www.insitedesigngroup.com

DATE: 3 NOVEMBER 2015
PROJECT: L.A. 15-2450
PROJ. MAN: J.M.
CHECKED BY: C.S.M.

OTIA
CURTIS MINNER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD
PLEASANT GROVE, UTAH 84062
PHONE: (801) 749-3000
WWW.OTIAARCHITECTURE.COM
CITY OF LINDON, UT

PROJECT:
**PUBLIC SAFETY BUILDING
LINDON CITY**
100 NORTH STATE STREET
LINDON, UT 84042

DATE: 3 NOVEMBER 2015
PROJECT: L.A. 15-2450
PROJ. MAN: J.M.
CHECKED BY: C.S.M.

4884614
LINDON CITY
113130

SHEET DESCRIPTION:
PLANTING PLAN

SHEET:
LS1.1

DESIGN DEVELOPMENT #2
NOT FOR CONSTRUCTION

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR LANDSCAPE ARCHITECT IMMEDIATELY.
- INSTALLATION OF ALL LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO BIDDING PLANS FOR SPECIFICATIONS OF ALL LANDSCAPE MATERIALS. REFER TO BIDDING PLANS FOR SPECIFICATIONS OF ALL LANDSCAPE MATERIALS.
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- PLANTER TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL AMENDMENTS AND SHADING. OTHER PAVED AREAS, FINISHED GRADE OF PLANTER AREA SHALL BE APPROX. 1" BELOW TOP OF PLANTER WOOD MESH.
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SOD LAYING NOTES

- LAY SOD WITHIN 3 HOURS OF BEING LIFTED.
- DO NOT ALLOW SOD TO DRY OUT FOR MORE THAN 24 HOURS.
- DO NOT ALLOW SOD TO BE EXPOSED TO DIRECT SUNLIGHT FOR MORE THAN 24 HOURS.
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GENERAL NOTES

- CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS TO THE PLAN AS NECESSARY. IN ADDITION, ALL UTILITIES AND OBSTRUCTIONS ARE TO BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
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PLANT SCHEDULE

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	PROJECT: 233 SOUTH PLEASANT GROVE BLVD LINDON, KY 40242 PHONE: (606) 799-0000 FAX: (606) 799-0001 CURTISMINNER.COM
DATE: 3 NOVEMBER 2015 PROJECT: 233 SOUTH PLEASANT GROVE BLVD LINDON, KY 40242 CURTIS MINNER ARCHITECTURE	CHECKED BY: [Signature] DATE: 3 NOVEMBER 2015
PROJECT: PUBLIC SAFETY BUILDING LINDON CITY 100 NORTH STATE STREET LINDON, KY 40242	SHEET: LS1.2 SHEET DESCRIPTION: PLANT LEGEND & NOTES

**DESIGN DEVELOPMENT #2
NOT FOR CONSTRUCTION**

Post Details

Reported stats may be delayed from what appears on posts

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.



2,243 people reached

Boost Post

47 Likes 6 Comments 1 Share

Like

Comment

Share

2,243 People Reached

72 Likes, Comments & Shares

57 Likes	47 On Post	10 On Shares
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9 Comments	9 On Post	0 On Shares
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6 Shares	3 On Post	3 On Shares
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690 Post Clicks

147 Photo Views	0 Link Clicks	543 Other Clicks
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NEGATIVE FEEDBACK

0 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

Item 8: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 9: Planning Director Report

Adjourn

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 Phase II	Canberra Heights Plat I

Board of Adjustment		
Applicant	Application Date	Meeting Date

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

Grant Applications	
Pending	Awarded
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	EDC Utah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 164 New residential units: 27	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 95 Land Use Applications: 77	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee