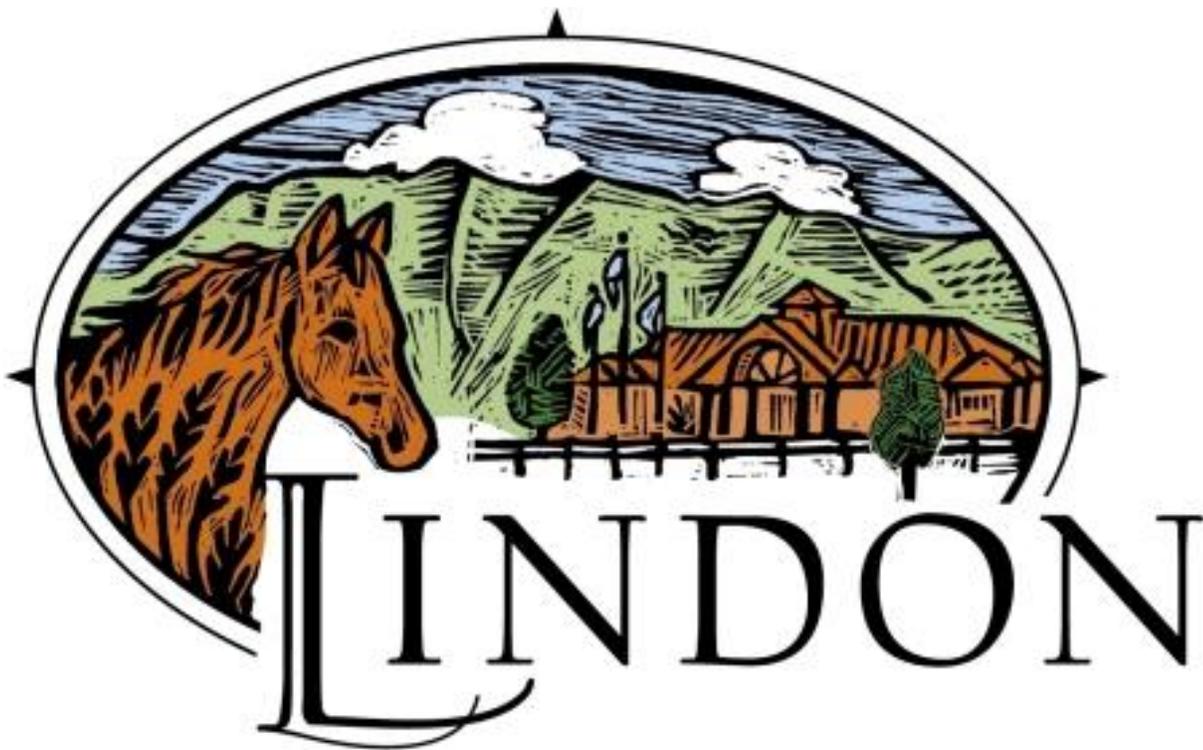


Lindon City Planning Commission Staff Report



November 26, 2013

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, November 26, 2013** 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. The agenda will consist of the following:

AGENDA

Invocation: By Invitation
Pledge of Allegiance: By Invitation



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

1. **Call to Order**
2. **Approval of minutes from November 12, 2013**
3. **Public Comment**

(Review times are estimates only.)

4. **Review and Action — Lindon City 2014 Public Meeting Schedule** *(10 minutes)*
The Commission will review the proposed Public Meeting Schedule for 2014. Recommendations will be made to the City Council at the next available meeting.
5. **Training — Industrial Zone Architectural Standards** *(30 minutes)*
The Commission will review the architectural standards for buildings in the Light Industrial (LI) zone as defined in 17.49.070. No changes to the code will be made.
6. **New Business (Reports by Commissioners)**
7. **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 21, 2013
Time: ~3:30 pm **Place:** Lindon City Center, Lindon Public Works, Lindon Community Center

Item I – Call to Order

November 26, 2013 Planning Commission meeting.

Roll Call:

Ron Anderson
Sharon Call
DelRay Gunnell
Rob Kallas
Carolyn Lundberg
Mike Marchbanks

Item 2 – Approval of Minutes

Planning Commission – Tuesday, November 12, 2013.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 12, 2013 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

7 Conducting: Sharon Call, Chairperson
8 Pledge of Allegiance: Carolyn Lundberg, Commissioner
9 Invocation: Rob Kallas, Commissioner

10 **PRESENT**

ABSENT

12 Sharon Call, Chairperson
13 Ron Anderson, Commissioner
14 Del Ray Gunnell, Commissioner
15 Carolyn Lundberg, Commissioner
16 Rob Kallas, Commissioner
17 Mike Marchbanks, Commissioner
18 Hugh Van Wagenen, Planning Director
19 Kathryn Moosman, City Recorder
20 Special Attendee: Councilmember Bean

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m.
24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of October
25 22, 2013 were reviewed.

26 COMMISSIONER GUNNELL MOVED TO APPROVE THE MINUTES OF
28 THE REGULAR MEETING OF OCTOBER 22, 2013. COMMISSIONER KALLAS
29 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
30 CARRIED.

- 32 3. **PUBLIC COMMENT** –

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

36 **CURRENT BUSINESS** –

- 38 4. **PLAT AMENDMENT**: *Canberra Heights Plat H, 71 South Kings Peak Drive.*
40 This is a request by the Erin Shelley for a one (1) lot plat amendment located in
41 the Residential Single Family (R1-12) zone. Recommendations will be made to
42 the City Council at the next available meeting.

44 Hugh Van Wagenen, Planning Director, gave a brief summary of this agenda
45 item. He explained this is a request by Erin Shelley (who was in attendance) for a one lot
46 plat amendment located in the Residential Single Family (R1-12) zone. Mr. Van
47 Wagenen explained that the Shelley's own the current Lot 32 in Canberra Heights Plat A
48 in addition to a parcel behind that lot. He added that this action will essentially erase the

property line dividing the two pieces of property and combine them into one new subdivision lot to be known as Canberra Heights Plat H. He further explained that the proposed amendment meets the Lindon City Code for subdivision lots in this zone. Recommendations will be made to the City Council at the next available meeting.

Mr. Van Wagenen stated that this plat amendment is pretty straightforward. Chairperson Call questioned if the purpose is to make it all one lot and what is the advantage of having one lot as opposed to separate lots. Ms. Shelley replied that the purpose is to clearly define the setback lines and easements for the back parcel. Mr. Van Wagenen confirmed that statement. Commissioner Marchbanks commented that approval of this amendment only makes sense for tax purposes. Following some additional general discussion Chairperson Call called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE ONE LOT PLAT AMENDMENT TO BE KNOWN AS CANBERRA HEIGHTS PLAT H AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER LUNDBERG SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **MINOR SUBDIVISION**: *Maxine Meadows, 425 East 400 North*. This is a request by John Davis for a three (3) lot subdivision located in the Residential Single Family (R1-20) zone. Recommendations will be made to the City Council at the next available meeting.

Mr. Van Wagenen opened the discussion by giving a brief overview of this agenda item and noted this is a request by John Davis (who was in attendance) for a three (3) lot subdivision located in the Residential Single Family (R1-20) zone. Mr. Van Wagenen stated, as is noted on the plat, several of the out buildings will be removed as the process moves forward. He noted that the proposed lots do meet frontage and minimum acreage requirements of 20,000 square feet for the zone. He added that recommendations will be made to the City Council at the next available meeting.

Mr. Van Wagenen noted one condition mentioned in the staff report to possibly include in the motion. He stated the preliminary plat shows a jog between Lot 1 and Lot 2, and the jog encroaches on the 30 foot rear yard setback of Lot 1 and therefore needs to be shifted to the west so that no point of the existing house on Lot 1 is within 30 feet of any point of Lot 2. Mr. Van Wagenen noted that staff does not see any problems with this issue. At this time Chairperson Call took a comment from an audience member who lives directly east of the proposed subdivision. She questioned if the proposed lots will face 400 East and if the entrance of lot one will stay on 400 North or be moved. She also commented that this proposed subdivision is not an ideal situation for them as property owners. Mr. Davis stated the entrance of the existing house will remain where it is and the other two will be on 400 East. He added that there are no plans to remove the

existing home on lot one. Commissioner Anderson commented that this request meets all of the city ordinances and requirements. Mr. Van Wagenen stated that it also meets all setback requirements. There was then some general discussion regarding this agenda item. Chairperson Call reiterated that this does meet all requirements and city ordinances.

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

COMMISSIONER ANDERSON MOVED TO APPROVE THE THREE (3) LOT SUBDIVISION TO BE KNOWN AS MAXINE MEADOWS WITH THE CONDITION THAT THE LINE BETWEEN LOT ONE AND LOT TWO WILL BE DRAWN TO SHOW THE SETBACKS FROM THE HOMES AT THE PROPER DISTANCE AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER GUNNELL	AYE
COMMISSIONER LUNDBERG	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **SITE PLAN:** *Osmond Senior Living, 175 North State Street.* This is a request by Jared Osmond for approval of a 90 bed assisted living facility located in the General Commercial (CG)/Senior Housing Facility Overlay (SHFO) zone. Recommendations will be made to the City Council at the next available meeting.

Mr. Van Wagenen opened the discussion by explaining this is a request by Jared Osmond (who was in attendance) for approval of a 90 bed (maximum allowed by city code) assisted living facility located in the General Commercial (CG)/Senior Housing Facility Overlay (SHFO) zone. Mr. Van Wagenen noted this site will consist of remodeling the former “Somewhere Inn Time” building and also an expansion consisting of two additional wings to be done in phases. He further noted that the Planning Commission may add conditions to the site approval as is necessary for the health, welfare, and safety of the public. Mr. Van Wagenen stated recommendations will be made to the City Council at the next available meeting.

Mr. Van Wagenen explained that 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; map attached.**
2. Lot Size Requirement. Lot size shall be according to the zone where proposed. **Requirement met.**
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; height verified at time of building permit approval.**

4. Landscaping. A minimum of thirty (30) percent of the lot shall be maintained in permanent landscaped open space. Requirement met; 48% in landscaping.
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; 39 stalls provided, 30 for visitors and 9 for staff.
6. Facility Size. Large facilities shall provide a minimum of four-hundred (400) square feet of floor area per resident. Requirement met; over 40,000 total square feet provided or 444 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. Elevations provided.

There was then some general discussion following review of the site requirements listed above.

Chairperson Call asked what the timing of the development phases will be. Mr. Osmond stated that everything is approved and funded and they are just waiting to submit plans. He added they should be on target after they meet with the City Council and they are ready to move forward. He noted they will be phasing one of the two wings first (50 rooms), with the idea to build both wings as soon as possible. They will also finish all landscaping before getting the occupancy permit.

Chairperson Call inquired how this facility will function, on a day to day basis, in the city. Mr. Osmond commented that this is a compassionate business taking care of elderly people as they struggle with memory loss and daily functions. He added that Assisted Living has taken the place of the skilled nursing facilities (which are government funded) and they will ensure that they have the proper amount of staff. Mr. Osmond stated that Assisted Living in Utah is classified as a Type I or a Type II facility. A Type II facility is where you can have a resident live there, with the proper amount of care, through the end of their lives, which is a peaceful thought for family members who don't want to continue to move them around. Mr. Osmond stated they are dedicated to keeping the same model that they currently have and to do this right.

Mr. Van Wagenen then asked Mr. Osmond to speak about the exterior finishes. Mr. Osmond stated that the vinyl siding on the building will be changed to hardy board. He noted the colors may change a little, maybe even the roof color, but it will all be made very uniform and nice. The front of the building will be changed for bus access. The wrap around porch will stay and will include a gathering place with connections between the wings with everything retrofitted. Mr. Osmond noted that as far as the materials go, the brick will match and there will be areas of stucco and also the hardy board in place of the vinyl siding.

Chairperson Call stated that this meets the separation and lot size requirements, architectural design, site plan, height and setback requirements, landscaping, parking, and facility size. She added with this meeting all of the parts of the ordinance the only question left is the height limit and to stay within the height limits. Mr. Osmond stated that they have looked at the height issues extensively to ensure they stay within the limits, and they feel confident that they will be in conformance.

2 Mr. Van Wagenen mentioned the issue of fencing and asked what they are
3 proposing for fencing in the area. Mr. Osmond commented that he will be coordinating
4 with the group that bought the back piece (Jeff Southard) on the fencing. He added that
5 they will find a fence that will look great (perhaps an ornamental iron fence). As far as
6 privacy fencing goes, they are open to suggestions. Commissioner Kallas questioned
7 with the approval of the Ivory subdivision and the development to the south, would the
8 code require a 7 ft. high masonry fence. Mr. Van Wagenen confirmed that a 7 ft. high
9 masonry fence (or other fencing as approved by the Planning Commission) is required
10 between commercial and residential use.

11 Commissioner Kallas asked Mr. Osmond to speak about the demand in the market
12 for these types of facilities. Mr. Osmond commented that the demand is there because of
13 the aging demographic and the overall demographic in Utah with the increase in
14 population. He added that there are other facilities like this currently being built, but like
15 any business the demand will be there and it will depend on how it is done; quality will
16 drive the demand. Commissioner Kallas voiced his concerns that if the second building is
17 built and they do not finish it, the code would only require that it could be used as an
18 assisted living facility. Mr. Osmond commented that the State would not allow it, as they
19 cannot be mixed and it would have to be self-contained. Mr. Osmond commented that he
20 feels confident that they will develop something great here and the 90 beds will fill.
21 There was then some additional general discussion by the Commissioners.

22 Chairperson Call asked if there were further discussion or comments. Hearing
23 none she called for a motion.

24 COMMISSIONER LUNDBERG MOVED TO APPROVE THE REQUEST FOR
25 A 90 BED ASSISTED LIVING FACILITY TO BE KNOWN AS OSMOND SENIOR
26 LIVING LOCATED AT 175 NORTH STATE STREET AND RECOMMEND
27 APPROVAL TO THE CITY COUNCIL. COMMISSIONER MARCHBANKS
28 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

29 CHAIRPERSON CALL	AYE
30 COMMISSIONER ANDERSON	AYE
31 COMMISSIONER GUNNELL	AYE
32 COMMISSIONER LUNDBERG	AYE
33 COMMISSIONER KALLAS	AYE
34 COMMISSIONER MARCHBANKS	AYE

35 THE MOTION CARRIED UNANIMOUSLY.

- 36
37 8. **PUBLIC HEARING:** *Ordinance Amendment, LCC 17.48 Commercial Zones*
38 *and LCC Standard Land Use Table.* This is a request by Creig Fryer to amend
39 LCC 17.48 to create the General Commercial Storage (CG-S) zone and reflect
40 said zone in the SLU table. Permitted uses in the CG-S would include self-
41 storage units as well as permitted and conditional uses in the General Commercial
42 (CG) zone. Recommendations will be made to the City Council at the next
43 available meeting.

44
45 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
46 COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

2 Mr. Van Wagenen opened the discussion by giving a summary of this agenda
item. He noted that this is a request by Creig and Brad Fryer (who are in attendance) to
4 amend LCC 17.48 to create the General Commercial Storage (CG-S) zone and reflect the
zone in the SLU table. Mr. Van Wagenen noted that permitted uses in the CG-S would
6 include mini-storage units as well as existing permitted and conditional uses in the
General Commercial (CG) zone. He added that recommendations will be made to the
City Council at the next available meeting.

8 Mr. Van Wagenen then referenced the changes made to the ordinance draft since
the last meeting. Mr. Van Wagenen also referenced the benefits. He noted there are
10 several properties located in the CG zone that do not have frontage along major traffic
corridors. Properties without frontage do not have the same appeal as lots with frontage
12 for traditional commercial uses. Mr. Van Wagenen noted that creating the CG-S zone
allows one additional use of mini-storage units to optimize the use of properties not along
14 major corridors. A new zone also allows for the regulated development of mini-storage
developments, as any request for a zone change comes before the Planning Commission
16 and City Council.

18 Mr. Van Wagenen noted that before the Commission tonight is the newly created
zone (Chapter 17.48) which references commercial zones. He added that in these
different sections anything underlined is new, but nothing was stricken from the last
20 draft, essentially they are just adding CGS to the other zones. He went on to say there is
also a new column that references setbacks, lot size, height of building etc.
22 Commissioner Lundberg asked for a more clearly defined definition of mini storage. Mr.
Van Wagenen stated that the language comes from the Standard Land Use Table and it is
24 defined as any type of self storage. Commissioner Anderson asked if this will include
outdoor storage. Mr. Van Wagenen replied that it may be permitted if it is orderly and
26 not posing a nuisance. He added if the Commission has other feelings the language could
be amended to say indoor storage only. There was then some lengthy discussion
28 regarding this issue.

30 Chairperson Call asked if a temporary conditional use permit would go with the
property or expire. Mr. Van Wagenen stated that temporary CUP's are good for a year or
two and designed for people in a transitional period which would allow them to operate
32 and get their business going while phasing into a permitted use and meeting all of the
requirements. Commissioner Marchbanks asked if the expiration date is determined by
34 the planning commission and city council. Mr. Van Wagenen stated that it is determined
in the code, and there may be a provision for an extension but fixed upon approval.

36 Chairperson Call commented that right now we are not looking at approval of the
property; we are just approving the zone and the ordinance language. Commissioner
38 Kallas voiced his concerns if storage units could be built on a commercial corridor on
State Street and be permitted to have outdoor storage, there could be some residential
40 individuals that may be impacted. Chairperson Call called for any public comment from
any audience members at this time.

42 Lindsey Bayless, resident in attendance, had several comments. Ms. Bayless
commented that changing the use and allowing this type of use on State Street is not a
44 good option. She voiced her concerns that by developing properties behind State Street it
will have an impact on the residential areas, and particularly with the size of Gillman
46 Lane. She further stated that this type of development does not generate sales tax revenue
which cuts into the State Street businesses.

2 Commissioner Lundberg mentioned that in Bloomington, Minnesota they have in
their ordinance that states outdoor storage can not be more that 25% of the ground floor
4 space storage and require that there be 10% space allotted for vehicles. Chairperson Call
expressed her feelings of putting a cap on the amount of outdoor storage or it should be
6 considered a temporary conditional use permit. Chairperson Call stated the specific site
will be addressed on the next agenda item. Mr. Van Wagenen noted that sales tax does
8 not benefit the city as a whole and so looking at off parcels is why this idea has been
entertained. Commissioner Kallas noted that he has concerns of too many storage units
going in (like car lots) on State Street, and suggested adding language to protect it.

10 Mr. Van Wagenen then showed the aerial photo of the property in question and
referenced the master plan. Mr. Van Wagenen stated that the only thing this zone
12 creation does is create a new permitted use of vault security mini storage and all of the
other commercial ordinance requirements apply to this, so there are no changes specific
14 to this permitted use. Chairperson Call asked what the feeling is of limiting the outdoor
storage to 25% or putting a cap on it. Mr. Van Wagenen stated that language could be
16 included. Commissioner Anderson asked if it would it be easier to make the whole thing
a Conditional Use Permit. Mr. Van Wagenen stated unless there is something specific,
18 beyond the site plan they come in with, and there would be a higher charge. There was
then some discussion regarding this issue.

20 Chairperson Call commented that we need to have outdoor storage as part of the
ordinance itself rather than a conditional use permit. Commission Anderson suggested
22 defining what can be stored outdoors unless specified in the ordinance and commercial
vs. residential. Commissioner Kallas agreed to have a certain percentage and limiting the
24 outdoor storage and defining it. Commissioner Lundberg then shared some other cities
definitions that were added into their code. She noted that she feels the definition needs
26 to be more clearly defined. She then read the definition again. The Commission was in
agreement that they liked the language Commissioner Lundberg read. Mr. Van
28 Wagenen also liked the definition and asked Commissioner Lundberg to send her the
language. Mr. Van Wagenen then revised the ordinance with the suggested definition.

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

32
34 CHAIRPERSON CALL MOVED TO APPROVE THE ORDINANCE
AMENDMENT TO LCC 17.48 SPECIFICALLY MODIFYING, AMENDING, AND
36 REVISING 17.48.010, 17.48.020, 17.48.030, 17.48.040, 17.48.080, AND TABLE
17.48.020 AND THE STANDARD LAND USE TABLE WITH ADDITIONS AS
38 AMENDED AS PRESENTED WITH THE NEW CG-S COLUMN WITH NO
CONDITIONS. COMMISSIONER ANDERSON SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL AYE
COMMISSIONER ANDERSON AYE
42 COMMISSIONER GUNNELL AYE
COMMISSIONER LUNDBERG AYE
44 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
46 THE MOTION CARRIED UNANIMOUSLY.

2 9. **PUBLIC HEARING:** *Zoning Map Amendment, 439 West Gillman Lane.* This is
a request by Creig Fryer to rezone property currently split zoned Residential
4 Single Family (R1-20) and General Commercial (CG) to the General Commercial
– Storage (CG-S) zone. Recommendations will be made to the City Council at
6 the next available meeting.

8 Mr. Van Wagenen opened the discussion by explaining this is a request by Creig
and Brad Fryer (who were in attendance) to rezone property currently split zoned
10 Residential Single Family (R1- 20) and General Commercial (CG) to the General
Commercial Storage (CG-S) zone. He noted this change would permit mini-storage units
12 as a permitted use on the property. He added that recommendations will be made to the
City Council at the next available meeting.

14 Mr. Van Wagenen further explained this action will be contingent upon creation
of the CG-S zone. The CG-S zone will only exist upon approval of the ordinance
16 amendment that creates the CG-S zone. Mr. Van Wagenen noted there are several
properties located in the CG zone that do not have frontage along major traffic corridors,
18 and the Fryer property is one of them. Mr. Van Wagenen noted that rezoning this
property allows an additional permitted use on the property mini-storage units that allows
20 the owners to realize a viable use of the property and a nice transitional use. Mr. Van
Wagenen went on to say the applicant has provided a concept sketch and several pictures
of existing storage facilities that he hopes to mimic.

22 Mr. Van Wagenen commented that the City received a letter from the Bayless
family. He then read the letter from the Bayless family. There was then some general
24 discussion regarding fencing, lighting, security issues, flood plane, increased traffic, and
the narrowness of Gillman Lane at the location. Chairperson Call noted that this property
26 does meet the new zone they have created. She added that it sounds like there would be
minimal traffic implications.

28 Chairperson Call asked if there were any public questions or comments. Hearing
no further comments she called for a motion to close the public hearing.
30

32 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.
34

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

38 COMMISSIONER LUNDBERG MOVED TO APPROVE THE ZONING MAP
AMENDMENT FROM GENERAL COMMERCIAL/SINGLE FAMILY
40 RESIDENTIAL TO CG-S ON THE PROPERTY LOCATED AT 439 WEST GILLMAN
LANE CONDITIONED UPON APPROVAL OF THE CREATION OF THE CG-S
42 ZONE WITH THE CONDITION THAT THE APPLICANTS WILL MEET THE
FENCING REQUIREMENTS AND RECOMMEND APPROVAL TO THE CITY
44 COUNCIL. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER ANDERSON	AYE
48 COMMISSIONER GUNNELL	AYE

COMMISSIONER LUNDBERG AYE
2 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
4 THE MOTION CARRIED UNANIMOUSLY.

6 10. **CONCEPT REVIEW:** *Timpview RTC, 200 North 1400 West.* This is a request
by Lynn Loftin to review the possible expansion of a non-conforming group home
8 use located in the Heavy Industrial (HI) zone.

10 Mr. Van Wagenen opened the discussion by explaining that the Timpview
Residential Treatment Center, run by Heritage Youth Services, is in need of some major
12 repairs. With the expense of the repairs, Mr. Loftin is exploring the idea of a more
extensive remodel that would accommodate additional clients and staff at the facility.
14 Currently, the site houses more clients than allowed by Lindon City Code and is therefore
a nonconforming use. Mr. Loftin would like to get some feedback from the Commission
16 on whether or not to pursue permission to expand the existing nonconforming use which
would allow the facility to make some significant upgrades and improvements. Mr. Van
18 Wagenen stated that no motion is necessary for a concept review.

Lynn Loftin, Christy Barker were in attendance to address the commission. Mr.
20 Loftin commented that they have been operating their residential treatment center for
boys since 2006 on Anderson Lane. He stated that after the initial purchase in 2006 they
22 had to clean up mold, replace sheet rock in the basement and replaced doors and painted
the entire house. Mr. Loftin stated they also replaced carpet, shingles; siding painted the
24 brick and closed in the garage.

Mr. Loftin referenced their current needs as follows:

- 26 1. Septic System needs to be replaced.
- 27 2. Basement has plumbing problems that need to be addressed
- 28 3. Electrical problems with the heating system.
- 30 4. State of Utah changed requirements of supervision of youth from 1 to 4 ratio to
1 to 6 staff to youth ratio.

Mr. Loftin then mentioned their proposed solutions as follows:

- 32 1. Removing the bathroom water heater and water softener system from the
basement to the upstairs would eliminate the need to pump sewage from the
34 basement out of the house.
- 35 2. Replace the existing septic system.
- 36 3. Replace the existing electric heating system with a forced air propane furnace.
- 38 4. Building an addition to the house to move the resident's bedrooms and bathrooms
from the basement to the main floor and add an additional staff to increase
supervision.

40 Mr. Loftin stated to get to their objectives they need to be allowed to increase
42 their capacity from 12 to 16 youths. He noted by increasing 4 youths would allow them
to have 3 staff per shift instead of 2 per shift as well as hiring a part time therapist. He
44 went on to say that the additional building improvements create a hardship for their
business. Their estimate of the costs of the improvements will be between \$200,000 and
46 \$250,000 dollars. The additional youth are needed to pay for the expense of payroll for
extra staff and the construction costs. Mr. Loftin then referenced the applicable Lindon
48 City Code, Section 17.16.030.

In conclusion, Mr. Loftin presented the Pros and Cons as follows:

Pro's

- Provides an opportunity for 4 more local kids and families to get help.
- Fixes the continual plumbing, electrical, and heating problems.
- Creates a few new jobs for the community.
- The program has a proven track record of operating safely in the community since 2006.

Con's

- Traffic flow on Anderson Lane: Estimate that there will be 2 ½ additional trips per day due to staff.
- Worry about the additional youth in the community.
- The non-conforming use permit is in a heavy industrial area. The program is in an isolated area of the city surrounded by open fields.

Following some general discussion Chairperson Call directed Mr. Loftin to work with staff regarding the suggested changes. Mr. Loftin then thanked the commission for their consideration in this matter and for their continued support.

Chairperson Call asked if there were any further questions or comments from the Commission. Hearing none she moved on to the next agenda item.

- PUBLIC HEARING:** *Ordinance Amendment, LCC 17.09 Table #1.* This is a city initiated request to amend the Land Use and Appeal Authorities for certain land use applications as specified in LCC 17.09 Table #1. Recommendations will be made to the City Council at the next available meeting.

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

Mr. Van Wagenen opened the discussion by explaining in an effort to streamline the approval process for land use applications within the City and to make the most efficient use of public meeting time, the City is considering changes to LCC 17.09 Table #1. This table designates what body is the final land use authority and appeal authority for specific land use applications.

Mr. Van Wagenen noted the proposed changes are adding a major subdivision category with the City Council as the Final Authority and Board of Adjustment as the Appeal Authority; adding a minor subdivision category with the Planning Commission as the Final Authority and City Council as Appeal Authority; allowing the Planning Commission to be the Final Authority on Plat Amendments with the City Council acting as the Appeal Authority.

Mr. Van Wagenen noted that all of the changes are shown below:

LCC 17.09, Table #1		
Land Use Application	Land Use Authority	Appeal Authority
General Plan Amendment	City Council	None
Zone Change & Zoning Ordinance Amendments	City Council	None
Major Subdivisions	City Council	Board of Adjustment

Minor Subdivisions*	Planning Commission	City Council
Plat Amendment*	City Council Planning Commission	Board of Adjustment City Council
Alteration of Non-Conforming Use	City Council	Board of Adjustment
Reimbursement Agreement	City Council	Board of Adjustment
Property Line Adjustment*	City Staff	Planning Commission
Building Permit*	City Staff	Planning Commission
Temporary Site Plan*	City Staff	Planning Commission
Site Plan*	Planning Commission	City Council
Conditional Use Permit*	Planning Commission	City Council
Temporary Conditional Use Permit*	Planning Commission	City Council
Variances	Board of Adjustment	None
Other Administrative actions as listed in code or performed through department policy*	City Staff, Planning Commission, City Council	Board of Adjustment
Other Legislative actions	City Council	None

*In cases where the City Council implements LCC 17.08.090 and becomes the land use authority, the appeal authority becomes the Board of Adjustment.

There was then some general discussion regarding the changes to the table as listed above. Chairperson Call asked if there were any 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 LUNDBERG SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE ORDINANCE AMENDMENT TO LCC 17.09, TABLE #1 AS SHOWN WITH NO CONDITIONS. COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
COMMISSIONER ANDERSON AYE
COMMISSIONER GUNNELL AYE
COMMISSIONER LUNDBERG AYE
COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

6. **NEW BUSINESS** – Reports by Commissioners.

Chairperson Call called for any new business or reports from the Commissioners. Commissioner Kallas mentioned that Orem City's meetings start at 5:00 and thought it may be an option for Lindon City meetings to start at an earlier time. There was then some general discussion regarding this issue. Chairperson Call called for any other comments or reports from the Commissioners. Hearing none she moved on to the next agenda item.

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7. **PLANNING DIRECTOR'S REPORT** –

Mr. Van Wagenen reported on City Council updates as follows:

- Elections:
 - Jeff Acerson, Mayor; Jacob Hoyt, Councilmember;
Van Broderick, Councilmember
 - Term begins in January
 - Council will appoint new member after applications are received
- Signatures needed
- Planner job opening
- City Events
 - Mayor's Thanksgiving Dinner; volunteers welcome

Chairperson Call asked if there were any other comments or discussion from the Commissioners. Hearing none she called for a motion to adjourn.

ADJOURN –

COMMISSIONER LUNDBERG MADE A MOTION TO ADJOURN THE MEETING AT 10:55 P.M. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – November 26, 2013

Sharon Call, Chairperson

Hugh Van Wagenen, Planning Director

Item 3 – Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Review and Action

Lindon City 2014 Public Meeting Schedule

Presenting Staff: *Hugh Van Wagenen*

Summary

Every year Lindon City needs to review and approve a Public Meeting Schedule for the upcoming calendar year. Planning Commission meetings for 2014 are schedule for the 2nd and 4th Tuesdays of each month. December is the only month that will only have one Planning Commission meeting scheduled.

Recommendations will be made to the City Council at the next available meeting.

Motion: I move to (approve, continue, deny) the Lindon City 2014 Public Meeting Schedule with the following changes (if any):

LINDON CITY PUBLIC MEETING SCHEDULE 2014

ALL MEETINGS TO BE HELD AT THE LINDON CITY CENTER, 100 NORTH STATE STREET, LINDON UNLESS POSTED OTHERWISE

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. "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 801-785-5043, giving at least 24 hours notice."

Applications can be filed at any time. The application will be reviewed for completeness and conformance with City standards. When the application is considered complete and major issues have been addressed, it will then be scheduled for the next available meeting. Typical time frame for processing applications is 6 to 8 weeks. It is the applicant's responsibility to contact the City and inquire as to the status of the application and when it will be scheduled for a particular meeting.

Business requiring Planning Commission, City Council and/or Board of Adjustment review will be heard on the dates listed below.

CITY COUNCIL	PLANNING COMMISSION	BOARD OF ADJUSTMENT
7:00 P.M. 1 st & 3 rd Tuesday	7:00 P.M. 2 nd & 4 th Tuesday	
JANUARY 7, 2013 JANUARY 21, 2013 FEBRUARY 4, 2013 FEBRUARY 18, 2013 MARCH 4, 2013 MARCH 18, 2013 APRIL 1, 2013 APRIL 15, 2013 MAY 6, 2013 MAY 20, 2013 JUNE 3, 2013 JUNE 17, 2013 JULY 1, 2013 JULY 15, 2013 AUGUST 19, 2013 SEPTEMBER 2, 2013 SEPTEMBER 16, 2013 OCTOBER 7, 2013 OCTOBER 21, 2013 **NOVEMBER 5, 2013 (Wednesday Meeting) NOVEMBER 18, 2013 DECEMBER 2, 2013 DECEMBER 16, 2013	JANUARY 14, 2013 JANUARY 28, 2013 FEBRUARY 11, 2013 FEBRUARY 25, 2013 MARCH 11, 2013 MARCH 25, 2013 APRIL 8, 2013 APRIL 22, 2013 MAY 13, 2013 MAY 27, 2013 JUNE 10, 2013 JUNE 24, 2013 JULY 8, 2013 JULY 22, 2013 AUGUST 12, 2013 AUGUST 26, 2013 SEPTEMBER 9, 2013 SEPTEMBER 23, 2013 OCTOBER 14, 2013 OCTOBER 28, 2013 NOVEMBER 11, 2013 **NOVEMBER 25, 2013 DECEMBER 9, 2013	Board of Adjustment meets on an as needed basis.

The City Council will meet as the Redevelopment Agency and Municipal Building Authority on an as needed basis on the same date as its regularly scheduled meetings.

NOTE: The Board of Adjustment will meet on an as needed basis. Meeting times and dates are subject to change.

NOTE: Meeting dates may be canceled at the discretion of the City Council and Planning Commission due to holidays, municipal elections, or other unforeseen conflicts.

NOTE: Special meetings, as needed to serve the public needs, may be added throughout the year for any of the above groups - with a minimum 24 hours public notice.

** Meeting is subject to cancellation

Item 5: Training — Industrial Zone Architectural Standards

Presenting Staff: *Hugh Van Wagenen*

Summary

The Planning Commission has recently reviewed a number of site plan applications for projects located in the Light Industrial zone. This zone requires certain architectural treatments as outlined in LCC 17.49.070. This will be a visual review of the treatments that are described in the code.

LCC 17.49.070

1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.40.070(2)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Colored pre-cast concrete or colored tilt-up buildings also meet the architectural treatment requirement. (These architectural treatment standards are not applicable in the HI zone).

a. With the consent of the property owner, the Planning Commission may allow some or all of the required architectural treatment on a proposed building or addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure, which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss of treatment should occur. When considering a transfer of the architectural treatment, the Planning Commission should be conscious of visual site lines of adjacent buildings and properties to determine if they would be negatively impacted by a Planning Commission decision to allow transfer of the architectural treatment on the proposed structures.

2. All exterior building materials in the LI, HI and T zones shall be earth-tone colors. A sample color palette of acceptable earth-tone colors is found in the Appendix of the Lindon City Commercial Design Guidelines.

3. The Planning Commission may approve ribless, metal, flat-faced, stucco embossed, metal sandwich panel buildings when the Planning Commission finds that the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that achieved by 17.49.070(1). The exterior appearance of such buildings shall primarily be of earth tone colors. Applicants desiring to apply for this type of construction may consider the Lindon City Public Works building located at 946 West Center Street and the building located at 375 North 700 West in Pleasant Grove as examples of structures in compliance with this architectural design standard.

Avoid



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Decorative Block



ALEXANDER'S
PRINT ADVANTAGE



Split
Faced
Block

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KIDS
UNIVERSE

Welcome
Gymnasts

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Stucco





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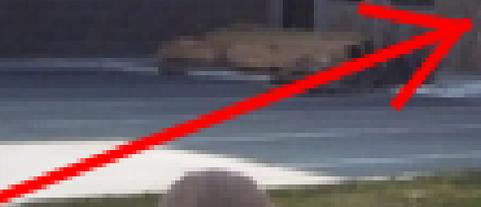
Stone



Ribless



Stone



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drink life in



WAREHOUSE

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Concrete
Tilt-Up

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Transfer





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The image shows the exterior of a building with a light-colored metal sandwich panel facade. On the left, there is a window with a white frame divided into four panes. To the right, there is a large door, possibly a roll-up door, with a window section at the bottom. The building is set against a clear blue sky. A red-bordered box contains text describing the building's construction.

Ribless, flat-
faced, metal
sandwich
building

Item 6: New Business (Planning Commissioners Reports)

Item 1 –Subject _____
Discussion

Item 2 - Subject _____
Discussion

Item 3 - Subject _____
Discussion

Item 10: Planning Director Report

- Commission Headshots
- City Events
 - Mayor's Thanksgiving Dinner, Thursday 11 am to 2 pm
 - Christmas Tree Lighting, December 2 @ 6:30 pm
- Mini-storage definition feedback

Adjourn

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Ordinance changes: LCC 17.38 'Bonds for Completion of Improvements to Real Property'	Sept. 2009	City Initiated	?	?
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Zone Change: Old Town Square	Feb 1, 2012	Scott Larsen	Feb. 14, continued	Pending
<i>Request for approval of a zone change for two parcels located at 873 West Center Street from R1-20 (Residential Low) to LI (Light Industrial).</i>				
Property Line Adjustment: LBA Rentals	Mar 12, 2012	Lois Bown-Atheling	N/A	N/A
<i>Request for approval of a property line adjustment to clean up existing parcels lines for five parcels in the CG zone at 162 & 140 South Main Street. This project is in conjunction with the Castle Park project.</i>				
Ordinance changes: LCC 17.32, 17.58, 17.66.020 'Subdivisions'	Nov. 2012	City Initiated	Nov. 13, Dec. 11, Jan. 8, Jan. 22	Feb. 5
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Site Plan: Osmond Senior Living	July 2013	Jared Osmond	Nov. 12	Nov. 19
<i>Request for an conditional use site plan to operate a assisted living facility at 175 North State Street.</i>				
Plat Amendment: Canberra Heights Plat A Lot 32	August 2013	Erin Shelley	Nov. 12	Nov. 19
<i>Request for a one lot plat amendment located at 71 South Kings Peak Drive.</i>				
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Ordinance Amendment: 17.09 Table #1	Nov. 2013	City	Nov. 12	Dec. 3
<i>City request to amend final land use authority and appeal authority on some land use applications.</i>				
Zone Map Amendment: Creig Fryer	Nov. 2013	Creig Fryer	Nov. 12	Dec. 3
<i>Request for zone change from CG to CG-S on 439 West Gillman Lane.</i>				
Ordinance Amendment: Creig Fryer	Sept. 2013	Craig Fryer	Oct. 22, Nov. 12	Dec. 3
<i>Request to for a new zone to allow mini-storage in commercial areas; new zone is CG-S.</i>				
Subdivision: Maxine Meadows	Sept. 2013	John Davis	Nov. 12	Nov. 19
<i>Request for a 3 lot subdivision at 425 East 400 North.</i>				
Minor Subdivision: Homesteads @ Coulson Cove	Nov. 2013	Steve Phelon	Nov. 26	Dec. 3
<i>Request for three lot subdivision near 700 North Coulson Drive.</i>				
Property Line Adjustment: Lindon Senior Apartments	Nov. 2013	Matt Gneiting	N/A	N/A
<i>Property line adjustment near 75 South Main Street</i>				
Major Subdivision: Old Rail Estates	Nov. 2013	Scott Farrer	TBD	TBD
<i>Request for a 15 lot subdivision at about 280 West 40 South.</i>				
Concept Review: Timpview RTC	Nov. 2013	Lynn Loftin	Nov. 12	Dec. 3
<i>Discuss concept of expanding nonconforming use of group care facility at 200 North Anderson Lane.</i>				
Major Subdivision: Green Valley	Nov. 2013	Alan Colledge	TBD	TBD
<i>Request for a 4 lot subdivision at approximately 600 North Main Street.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				
<u>PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):</u>				
<i>Stableridge Plat D (Vaughn Heath)</i>	<i>Highlands at Bald Mountain</i>		<i>Tim Clyde – R2 Project</i>	
<i>BMA / Old Station Sq – site plan Lots 11 & 12</i>	<i>AM Bank – site plan</i>		<i>Joyner Business Park, Lot 9 site plan</i>	
<i>Double A Estates Subdivision</i>	<i>Old Station Square Plat D</i>		<i>Castle Park Amended Site Plan</i>	
<i>Southcreek Subdivision</i>	<i>Olsen Industrial Park Sub., Plat A (Sunroc)</i>		<i>Homesteads at Coulson Cove Plats C</i>	
<i>West Meadows Indus. Sub (Williamson Subdivision Plat A)</i>	<i>Keetch Estates, Plat A</i>		<i>Lindon Gateway II</i>	
<i>Osmond Senior Subdivision</i>	<i>Lindon Harbor Industrial Park II</i>		<i>Meine Plat A</i>	
<i>Freeway Business Park II</i>	<i>Questar Gas Site Plan/Subdivision</i>		<i>Craig Olsen Site Plan</i>	
<i>Valdez Painting Site Plan</i>	<i>Murdock Hyundai Site Plan</i>		<i>Maverik Site Plan</i>	
<i>Cullimore Court Subdivision</i>	<i>LCD Business Center</i>		<i>Sam White Office/Warehouse Site Plan</i>	
<i>Eastlake at Geneva North Sub.</i>	<i>Lindon Business Park Plat C</i>		<i>Lindon Business Park Bldg 4 Site Plan</i>	
<i>Avalon Senior Living Site Plan</i>	<i>Intermountain Turbine Site Plan</i>		<i>Murdock Hyundai Plat Amendment</i>	

Board of Adjustment		
Applicant	Application Date	Meeting Date
Scott Farrer: Minimum Distance between offset roads	September 2013	Oct. 30; continued TBD

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 2013 Last Reviewed: 02/28/12	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 2013 Last Reviewed: 2/28/12	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 2013 Last Reviewed: 2/28/12	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 not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
CDBG 2013 Grant – Senior Center Van (\$50,000). <ul style="list-style-type: none"> Status: Awarded! Funds to be dispersed as reimbursement of van purchase. 	Heritage Trail Phase 2 – Trail construction grant. Awarded amount \$3,037,433 <ul style="list-style-type: none"> Status – <ul style="list-style-type: none"> Construction beginning March 25, 2013 To be completed by June 12, 2013
Bikes Belong - Trail construction grant. Requested amount: \$10,000 <ul style="list-style-type: none"> Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2013. 	EPA STAG Grant – Lindon Hollow Creek Ditch relocation. Awarded \$500,000 <ul style="list-style-type: none"> Van Con awarded bid. Construction has started.
Land and Water – Trail construction grant. Requested amount: \$200,000 <ul style="list-style-type: none"> Status: NOT SELECTED. RE-APPLY IN 2013. 	Utah State Parks 2011 – Non-motorized Trail grant: Awarded \$100,000 <ul style="list-style-type: none"> Status – Environmental docs have been submitted to State Pending property dedication by PacifiCorp <ul style="list-style-type: none"> Intend to use funds towards completion of additional trail near power plant
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	EDCUtah 2012 – Awarded \$2,000 matching grant for 700 North CDA consultant reimbursement. <ul style="list-style-type: none"> Proposed study / CDA creation in fall 2012. Estimated costs ~\$20,000.
	State History Grant 2012 – New historical markers. Awarded \$800.00 (w/ 50% match from historical commission funds for total project cost of \$1,600).
	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
	Utah Heritage Foundation — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
	CDBG 2013 Grant – Senior Center Van (\$50,000). Funds dispersed July 2013

Planning Dept - Projects and Committees			
On-going activities (2013 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 143 New residential units: 30	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	State Street widening 2012-13	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 50	Lindon Hollow Creek-Corps of Eng., ditch relocation	700 North CDA	MAG Technical Advisory Committee: Monthly
Land Use Applications: 58 Drug-free zone maps: 25	Lindon Heritage Trail Phase 2 Gateway RDA improvements	Lindon Bicycle Master Plan	Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee