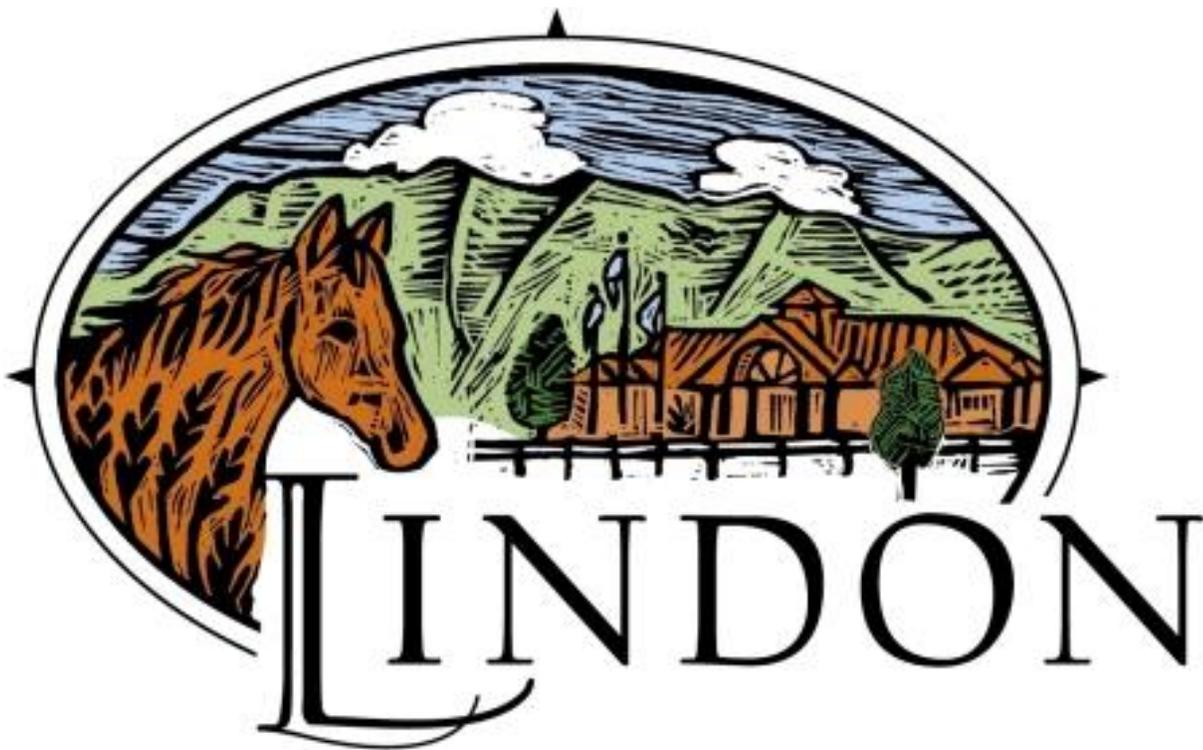


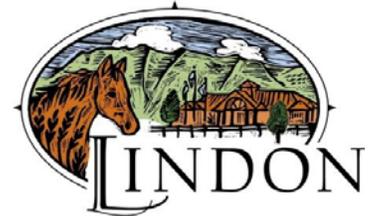
Lindon City Planning Commission Staff Report



December 9, 2014

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 9, 2014** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **8:00 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 from November 25, 2014**
3. **Public Comment**



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

4. **Plat Amendment — Kids Village, ~195 North State Street**
Ann Whittaker of Kids Village private school requests approval of an amendment to Old Station Square Plat B. The proposed amendment will remove a note prohibiting State Street access to lot 12, and relocate a 6' pedestrian trail access easement to align with the site plan approved at the November 25, 2014 Planning Commission meeting.

(10 minutes)

5. **Review and Action — Lindon City 2015 Public Meeting Schedule**
The Commission will review the proposed 2015 Public Meeting Schedule. Recommendations will be made to the City Council at the next available meeting.
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: Jordan Cullimore
Time: ~11:00 am

Date: December 4, 2014
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I: Call to Order

December 9, 2014 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission – Tuesday, November 25, 2014

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **November 25, 2014 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 Invocation: Bob Wily, Commissioner
9 Pledge of Allegiance: Andrew Skinner, Commissioner

10 **PRESENT**

11 Sharon Call, Chairperson
12 Bob Wily, Commissioner
13 Mike Marchbanks, Commissioner
14 Rob Kallas, Commissioner
15 Andrew Skinner, Commissioner
16 Hugh Van Wagenen, Planning Director
17 Jordan Cullimore, Associate Planner
18 Kathy Moosman, City Recorder

10 **ABSENT**

11 Matt McDonald, Commissioner

19 Special Attendee:

20 Matt Bean, Councilmember

- 21
- 22
- 23
- 24 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 25
- 26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of November 11,
27 2014 were reviewed.

28

29 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
30 OF THE REGULAR MEETING OF NOVEMBER 11, 2014 AS WRITTEN.
31 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
32 IN FAVOR. THE MOTION CARRIED.

33 3. **PUBLIC COMMENT** –

34

35 Chairperson Call called for comments from any audience member who wished to
36 address any issue not listed as an agenda item. Val Killian addressed the Commission at
37 this time. Mr. Killian stated he is here to stand for the purpose of launching his objection
38 to the Commission’s approval of the minutes from November 11, 2014 Planning
39 Commission meeting, wherein they have approved the application made by the
40 Reflections Recovery Center. He noted that he realizes this application has been
41 approved but he would like the minutes to reflect that his objection has been made for the
42 purposes of preserving our objections on the record to all administrative remedies and to
43 notify the Commission that he will be appealing this decision. Chairperson Call called for
44 any other public comment. Hearing none she moved on to the next agenda item.

45 **CURRENT BUSINESS** –

2 4. **Conditional Use Permit:** *Planet Power Toys, 165 South State Street.* Lynn Clingo
4 of Planet Power Toys, LLC requests approval of a conditional use permit to operate a
6 licensed dealer for sales and service of automobiles, boats, RVs, adult and youth
ATVs and UTVs, scooters, dirt bikes and motorcycles at 165 South State Street in the
General Commercial (CG-A) zone.

8 Jordan Cullimore, Associate Planner, opened the discussion by giving a brief
overview of this agenda item. He explained this is a request Lynn Clingo of Planet
10 Power Toys, LLC who is requesting approval of a conditional use permit to operate as a
licensed dealer for sales and service of automobiles, boats, RVs, adult and youth ATVs
12 and UTVs, scooters, dirt bikes and motorcycles at 165 South State Street in the General
Commercial (CG-A) zone. He stated that Planet Power Toys has operated in Lindon for a
14 number of years off of 200 South, in the Light Industrial zone, and they are looking to
relocate to 165 South State Street (the vacant Diamond Glass building) located in the
16 General Commercial zone.

18 Mr. Cullimore then gave some background stating the applicant's uses are
classified in Lindon City's Standard Land Use Table as the following:

- 20 a) Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile,
Sales and Service (Conditionally Permitted Use)
- 22 b) Used Cars/Trucks – Used Vehicle Sales Lots (Permitted Use)
- c) Marine Craft & Accessories (Conditionally Permitted Use)

24 Mr. Cullimore then presented the analysis referencing applicable laws and standards
for review as follows:

- 26 • State Code defines a conditional use as "a land use that, because of its unique
28 characteristics or potential impact on the municipality, surrounding neighbors, or
adjacent land uses, may not be compatible in some areas or may be compatible
30 only if certain conditions are required that mitigate or eliminate the detrimental
impacts."
- 32 • 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
34 the reasonably anticipated detrimental effects of the proposed use in accordance
with applicable standards." Once granted, a conditional use permit runs with the
land.
- 36 • State Code further provides that a conditional use permit application may be
denied only if "the reasonably anticipated detrimental effects of a proposed
38 conditional use cannot be substantially mitigated by the proposal or the
imposition of reasonable conditions to achieve compliance with applicable
40 standards." Utah Code § 10-9a-507.
- 42 • Additionally, the Lindon City Code provides that a conditional use may be denied
when:
 - 44 o Under circumstances of the particular case, the proposed use will
be detrimental to the health, safety, or general welfare of persons
residing or working in the vicinity, or injurious to property or
46 improvements in the vicinity, and there is no practical means

available to the applicant to effectively mitigate such detrimental effects;" or,

- o "The applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

Mr. Cullimore noted some items to consider is that the applicant has entered into an agreement with the property owner to the south, the Orval and Vonda Skousen) to use the vacant, undeveloped parcel as additional display area for the business. In March 2007, the owners of the undeveloped parcel entered into an agreement with Lindon City to install the required 20' landscaped strip along the State Street frontage. The landscaping was never installed and stated this requirement should be included as a condition of approval. Mr. Cullimore also noted the sidewalk along the frontage of the lot is in severe disrepair. The sidewalk will need to be replaced now that the site is being developed.

He further noted the applicant is proposing to surface the display area with gravel. The Code does not require display areas to be paved, but the City Engineer has indicated that the surface should not be one that will easily track onto the public right of way because of pollution and safety concerns. He stated the City Engineer recommends, as a condition of approval, that the applicant surface the display area with material that will not track material or debris from the site onto the public right of way. Other than that issue he had no other concerns.

Mr. Cullimore stated the business will have 3-4 employees on site during business hours. He added the code requires the business to provide access to eight parking spaces, one of which must be an accessible space. Currently, the location of parking spaces is difficult to identify on the site. Mr. Cullimore stated the Commission may consider, as a condition of approval, requiring the applicant to repaint lines for the required number of parking spaces. Mr. Cullimore explained that the Commission may also consider inventory storage and display locations because of the size and bulk of the RV's and boats etc. Mr. Cullimore then presented an aerial photo of the site along with additional photographs of the site, the business proposal, proposed site plan and floor plan followed by some general discussion. Mr. Cullimore invited the applicant to address the Commission at this time.

Mr. Clingo, representing Planet Power Toys, addressed the Commission at this time. He explained that Planet Power Toys has been in operation in since 2006 with the last five years being located in Lindon as a licensed dealer for sales and service of automobiles, boats, adult and youth ATV's and UTV's as well as scooters, dirt bikes and motorcycles. Mr. Clingo further stated it is their desire to continue this business at the proposed new location at 165 South State Street in Lindon. He added they have four fulltime employees for sales, service and office duties. He noted the area has been cleaned up and looks considerably better. He stated they will be having more discussion with the Skousen's regarding their agreement regarding use of their yard. There was then some general discussion regarding this agenda item including the parking location and storage of the larger vehicles and parking. Mr. Cullimore reminded the Commission that a Conditional Use Permit runs with the land. Commissioner Kallas mentioned his concerns that this proposal is vague and there are issues with landscaping, with the sidewalk needing repair, no asphalt and issues with a piece of property. He voiced his concerns that they are asking for approval of a Conditional Use Permit with all these

2 pending issues. He noted that he does not have an issue with a Conditional Use Permit on
the use on the north parcel, but he is uneasy giving approval on the other parcel until the
4 sidewalk, landscaping and the other items are taken care of in order to make it a usable
space and to bring the property up to condition. He also mentioned his concerns with the
issues with the lease agreement.

6 Mr. Clingo stated they will not have answers to these issues until they can meet
with the Skousen's for discussion. He commented that he agrees with Commissioner
8 Kallas, but these issues have come as a surprise to them as well; at the same time the area
is an eyesore and they have cleaned it up and they are willing to make the changes, but
10 would ask to do the improvements in the spring due to the weather. Commissioner
Marchbanks suggested moving ahead with the condition that they do the improvements in
12 the spring and if they get it under contract (lease) with the agreement that someone will
be doing the improvements on the south parcel, then perhaps amend it at a later date if
14 needed. Mr. Clingo stated that sounds like a reasonable condition as he does not have
enough information at this time but feels they can come to an agreement with the
16 Skousens.

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

20 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A VEHICLE
22 DEALERSHIP LOCATED AT 165 SOUTH STATE STREET IN THE GENERAL
COMMERCIAL (CG-A) ZONE WITH THE FOLLOWING CONDITIONS: 1. STAFF
24 ENSURES THAT THE LANDSCAPING MEETS THE STANDARDS ON THE
EXISTING BUILDING AND 2. THE SIDEWALKS MEET THE STANDARDS AND
26 3. THE PARKING LOT IS STRIPED TO IDENTIFY THE PROPER NUMBER OF
STALLS (ADA AND REGULAR STALLS) FOR THE OPERATION AND 4. THE
28 SOUTH PARCEL BE ALLOWED TO BE USED AS AN OVERFLOW LOT UNTIL
SUCH TIME AS THEY CAN DETERMINE WHETHER THEY ARE GOING TO USE
30 IT OR NOT, AND IF THAT DETERMINATION IS MADE THEY RETURN BY
APRIL 30, 2015 WITH A REQUEST TO ADD THIS TO THE CONDITIONAL USE
32 PERMIT WITH A PLAN TO SEE THAT THE LANDSCAPING, SIDEWALK AND
ALL OTHER CONDITIONS LISTED BY STAFF BE MET. COMMISSIONER
34 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

36 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
38 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
40 COMMISSIONER SKINNER AYE
THE MOTION CARRIED UNANIMOUSLY.

42 At this time, Commissioner Kallas mentioned another condition he would add to
44 the motion. Chairperson Call called for and amended motion in order to add the
additional condition.

2 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
3 REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A VEHICLE
4 DEALERSHIP LOCATED AT 165 SOUTH STATE STREET IN THE GENERAL
5 COMMERCIAL (CG-A) ZONE WITH THE FOLLOWING CONDITIONS: 1. STAFF
6 ENSURES THAT THE LANDSCAPING MEETS THE STANDARDS ON THE
7 EXISTING BUILDING AND 2. THE SIDEWALKS MEET THE STANDARDS AND
8 3. THE PARKING LOT IS STRIPED TO IDENTIFY THE PROPER NUMBER OF
9 STALLS (ADA AND REGULAR STALLS) FOR THE OPERATION AND 4. THE
10 SOUTH PARCEL BE ALLOWED TO BE USED AS AN OVERFLOW LOT UNTIL
11 SUCH TIME AS THEY CAN DETERMINE WHETHER THEY ARE GOING TO USE
12 IT OR NOT, AND IF THAT DETERMINATION IS MADE THEY RETURN BY
13 APRIL 30, 2015 WITH A REQUEST TO ADD THIS TO THE CONDITIONAL USE
14 PERMIT AND A PLAN TO SEE THAT THE LANDSCAPING, SIDEWALK AND
15 ALL OTHER CONDITIONS LISTED BY STAFF BE MET AND 5. THE LARGER
16 RV'S AND BOATS BE DISPLAYED IN THE REAR PORTION OF THE LOT NO
17 CLOSER TO THE STREET THAN IN THE CURRENT LOCATION IN THE BACK
18 OF THE EXISTING BUILDING. COMMISSIONER MARCHBANKS SECONDED
19 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

20 CHAIRPERSON CALL AYE
21 COMMISSIONER WILY AYE
22 COMMISSIONER KALLAS AYE
23 COMMISSIONER MARCHBANKS AYE
24 COMMISSIONER SKINNER AYE
25 THE MOTION CARRIED UNANIMOUSLY.

26 5. **Public Hearing** – *Ordinance Amendment, LCC 17.72 Care Facility Overlay*. Russ
27 Watts of Watts Enterprises proposes and amendment to Lindon City Code (LCC)
28 17.72, Care Facility Overlay, to allow additional, related occupants in women rooms.
29 The proposed amendment would raise the total allowable occupancy to a large care
30 facility from 90 to 105 residents. Recommendations will be made to the city Council
31 at the next available meeting after Planning Commission review.

32 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC
33 HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
34 VOTED IN FAVOR. THE MOTION CARRIED.

35
36
37 Mr. Cullimore opened this discussion by giving a brief overview of this agenda
38 item. He explained this is a request by Russ Watts of Watts Enterprises who is proposing
39 an amendment to Lindon City Code (LCC) 17.72, Care Facility Overlay, to allow
40 additional, related occupants in women rooms. He noted this proposed amendment
41 would raise the total allowable occupancy to a large care facility from 90 to 105
42 residents. He added that recommendations will be made to the city Council at the next
43 available meeting after Planning Commission review tonight.

44 Mr. Cullimore explained Mr. Watts is requesting an amendment to the definitions
45 section of the Care Facility Overlay Zone. He explained that in the coming months, the
46 applicant will present to the Commission a site plan for approval of an assisted living
47 facility at approximately 700 North and 800 West, which is in the General Commercial

(CG) zone. Currently, the Lindon City Code allows assisted living facilities to accommodate up to 90 residents that require assistance with daily living activities. Mr. Cullimore stated the applicant would like to provide accommodations for up to 15 additional residents who are related to the facility residents, but that do not require care themselves. He noted that currently, the Code does not permit such living arrangements.

He further explained the proposed amendment keeps the maximum number of residents requiring care in a large care facility at 90, but increases the overall allowable occupancy of a large care facility to accommodate up to 15 additional live in residents, as long as they are relatives of, and live with, the care facility patients. Their business model is that they provide care for individuals and also accommodations for spouses or other related family members that will reside in the same room. Mr. Cullimore then presented the proposed amendment, the applicant's submitted request and photos of their Heber City facility followed by some general discussion.

Commissioner Marchbanks asked if the current code has changed and if the intent of the smaller facility (3-16) could be located in a residential area. Mr. Cullimore stated the ordinance does not allow these facilities to be located in a residential area, even the 3-16 person facilities. Commissioner Marchbanks stated that he understood that the ordinance was created to only allow 16 if in a residential area and inquired when it changed. Mr. Cullimore stated he is not too familiar with the history of the ordinance but there are specific requirements between a small facility and a large facility. Mr. Cullimore stated that issue may be something to "clean up" in the ordinance. There was then some additional discussion regarding this issue.

Russ Watts and Ken Berg were in attendance as representatives of this agenda item for discussion. Mr. Watts noted it has been their experience that there are situations where there is a need for family members to reside with their loved ones in assisted care facilities. Mr. Watts noted they are requesting this change to Chapter 17.72- Care Facility Overlay of the Lindon City Code. He noted the proposed amendment would keep the maximum number of rooms in a care facility at ninety (90) but would also allow for some rooms to be double occupied to let married couples or immediate family relatives live together, which is a definite growing need in the community.

Mr. Watts expressed his appreciation for the Commissioners consideration of this code amendment. He re-iterated that the demand for assisted care facility accommodations that allow married couples to live together is growing and will be needed in this proposed Lindon facility. There was then some additional discussion by the Commission regarding this requested amendment. The Commission was in agreement that keeping families together is important and these types of facilities will accommodate that. Staff noted they have no real concerns with this proposed amendment.

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

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

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR AN ORDINANCE AMENDMENT TO 17.72.010 AS PRESENTED AND RECOMMEND APPROVAL TO THE CITY COUNCIL.

COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **Minor Subdivision** – *Spring Gardens, approximately 700 North 800 West.* Russ Watts of Watts Enterprises requests preliminary approval of a one (1) lot commercial subdivision including dedication of public right of way, at approximately 700 North 800 West in the General Commercial (CG) zone.

Mr. Cullimore led this discussion by giving a brief overview of this agenda item. He explained this is also a request by Russ Watts of Watts Enterprises for preliminary approval of a one (1) lot commercial subdivision including dedication of public right-of-way, at approximately 700 North 800 West in the General Commercial (CG) zone. Mr. Cullimore then presented the aerial photo of the proposed subdivision, photographs of the existing site, and the preliminary plan followed by some general discussion.

Mr. Cullimore then gave additional background stating this subdivision does not create any new lots. He noted the primary purpose of the subdivision is to dedicate a portion of the lot to Lindon City for required public right-of-way. Mr. Cullimore explained the minimum lot size in the CG zone is 20,000 square feet (.46 acre). The existing lot is 3.14 acres, and the resulting lot after dedication will be 3.13 acres. He noted that staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards. He added that the City Engineer is currently addressing engineering standards and all engineering issues will be resolved before final approval is granted. Mr. Cullimore stated this application is pretty straightforward and staff has no major concerns. Chairperson Call stated that it appears this subdivision is in compliance with all requirements.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR APPROVAL OF A ONE LOT COMMERCIAL SUBDIVISION WITH NO CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **Major Subdivision** – *Lexington Cove, approximately 650 North Locust Ave.* Jason Brown requests preliminary approval of a nine (9) lot residential subdivision, including dedication of public streets, at approximately 650 north Locust Avenue in the Single Family Residential (R1-20) zone. Recommendations will be made to the City council at the next available meeting after planning commission review.

Mr. Cullimore explained this is a request by Jason Brown who is requesting preliminary approval of a nine (9) lot residential subdivision, including dedication of public streets, at approximately 650 North Locust Avenue in the Single Family Residential (R1-20) zone (known locally as the Fryer piece). He noted that recommendations will be made to the City council at the next available meeting after Planning Commission review tonight.

Mr. Cullimore then gave some background stating this is a request to create nine lots and dedicate a new public street in the Single Family Residential (R1-20) zone. Mr. Cullimore explained the minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). He noted each lot in the proposed subdivision will satisfy the minimum area requirement. He discussed that staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32. He noted there is no need to amend the master plan.

Mr. Cullimore then gave the Commissioners a submitted letter from a property owner (Mr. Fowles) for reference. Mr. Cullimore stated as far as code requirements are concerned this is a master planned street and from a city perspective it preserves access and meets the intent. Staff feels all lots meet frontage and area requirements. He added because this is a downhill subdivision there will be an easement for sewer and storm drainage. Commissioner Marchbanks feels this is a pretty straightforward subdivision. Chairperson Call commented that these appear to be very nice lots in this subdivision.

Mr. Cullimore added the City Engineer is addressing engineering issues with the applicant and all engineering issues will be resolved before final approval is granted. Mr. Cullimore then presented an aerial photo of the proposed subdivision, photographs of the existing site and the preliminary plan followed by some general discussion.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF THE APPLICANT’S REQUEST FOR APPROVAL OF A NINE LOT RESIDENTIAL SUBDIVISION WITH NO CONDITIONS. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY.

8. **Site Plan** – *Kids Village, 200 North State Street*. Ann Whitaker of Kids Village requests site plan approval of a private school on a 1.02 acre site at approximately 200 North State Street in the General Commercial (CG) zone.

Mr. Cullimore led the discussion by giving a brief overview of this agenda item. He explained this is a request by Ann Whitaker of Kids Village who is requesting site plan approval of a private school on a 1.02 acre site at approximately 200 North State Street in the General Commercial (CG) zone (Old Station Square subdivision). Their current location is in Orem off of 1600 North.

Mr. Cullimore then gave some background explaining this is a site plan application for a 21,036 square foot private school that will serve children from Pre-K to third grade. He noted the site is located in the General Commercial (CG) zone. Private primary schools are conditionally permitted in the CG zone. Conditions may be placed on the use if the Commission determines that the use will produce detrimental impacts that need to be mitigated. Mr. Cullimore explained the required parking ratio for K-8 schools is 2 parking stalls per employee. He noted the applicant has indicated that the facility will have 15 employees, which would place the total required number of parking stalls at 30. The site plan proposes 30 stalls to satisfy the parking requirement and two of the stalls will be ADA accessible.

Mr. Cullimore noted that additionally, the Code requires 2 bicycle parking stalls. The site plan currently identifies a concrete bike rack pad, but it does not specify the number of spaces that will be provided. The applicant will need to clarify that at least 2 spaces will be provided.

He then gave a summary of parking requirements as follows:

- Vehicle Spaces Required: 30
- Vehicle Space Provided: 30
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: Likely at least 2 (need clarification)

Mr. Cullimore then referenced the landscaping standards noting subsection 17.48.030(4) requires a 20 foot landscaped berm along public street frontages, of which at least 70% is planted in grass. The Code also requires that trees be planted within the strip every 30 feet on center. The landscaping plan proposes the required landscaped strip, but the proposed materials do not appear to meet the specific Code requirements. Mr. Cullimore stated the Code allows the Planning Commission discretion in approving modifications to the required landscaped strip. The Planning Commission should discuss modifications in light of Subsection 17.48.030(4)(d), which states the following:

Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations [emphasis added]. Other landscaping layouts consistent with the Lindon Commercial Design Guidelines may also be considered by the Planning Commission.

2 Mr. Cullimore further explained the interior landscaping must be provided at 40
4 square feet per required stall. The site has 30 required parking stalls, which will require at
6 least 1,200 square feet of interior landscaping, exclusive of the required landscaped strip
8 along street frontage. He noted that staff has requested a breakdown of landscaping
10 square footage to verify compliance with landscaping requirements. This breakdown was
not provided before distribution of the staff report. Mr. Cullimore noted the Code
requires that a minimum of 20% of the lot be maintained in permanent landscaped open
space. He went on to say compliance with this requirement needs to be verified upon
receipt of the landscaping square footage breakdown.

12 Mr. Cullimore discussed that Lindon's Commercial Design guidelines, which
14 govern architectural treatments in the CG zone, identify masonry building materials, such
16 as brick, stone, and colored decorative concrete block as the preferred primary building
material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber
siding, and timbers as secondary materials. He noted that staff feels this proposal meets
the Commercial Design Guidelines. There was then some additional general discussion
regarding this proposed site plan.

18 Mr. Cullimore mentioned that an architect's rendering of the structure and
20 elevation details are included in the packets. He noted the building materials proposed for
the exterior of the structure include natural stone veneer, cement fiber board, stucco,
22 simulated timber framed members, and cedar shake roofing. He noted it is staff's opinion
that the combination of the proposed materials properly satisfy the building materials
24 requirements of the Commercial Design Guidelines. He commented that the City
Engineer is working through technical issues related to the site and will ensure all
engineering related issues are resolved before final approval is granted. Mr. Cullimore
26 then presented an aerial photo of the site and surrounding area, photographs of the
existing site, site plan documents, architectural rendering and elevations and the
28 landscaping plan followed by additional discussion.

30 The applicant, Ann Whitaker of Kids Village, expressed her appreciation to the
Commission for their consideration of this proposal noting this will be a nice facility and
a good addition to Lindon City. Ms. Whitaker's engineer also gave a brief summary of
32 this site plan and the proposed facility. He also spoke on the architectural rendition and
the landscaping conditions. He noted a key benefit to this project is that it is connected to
34 the public trail where they can also utilize the tunnel to get to the park which is a great
use for this property. There was then some additional discussion regarding the Kids
36 Village school operations. Commissioner Marchbanks commented that he feels this
proposed site plan will be a great use at this location and complemented Kids Village as a
38 great school and a great operation and feels this will be a great addition to the city.

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

42 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
44 REQUEST FOR SITE PLAN APPROVAL OF KIDS VILLAGE PRIVATE SCHOOL
WITH NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE

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

6 9. **Minor Subdivision** – *Pen Subdivision, approximately 400 North Canal Drive.* Pat
Nelson requests preliminary approval of a two (2) lot residential subdivision at
8 approximately 400 North Canal Drive in the Single Family Residential (R1-20) zone.

10 Mr. Cullimore explained that Pat Nelson (who is in attendance along with Roger
Dudley, Engineer) is requesting preliminary approval of a two (2) lot residential
12 subdivision at approximately 400 North Canal Drive in the Single Family Residential
(R1-20) zone. He also gave some background stating this subdivision creates two
14 residential lots out of one currently existing residential lot in the Single Family (R1-20)
zone. He noted there may be some bearing differences between the proposed plat and
16 what is existing on Canal Drive. He noted the City Engineer is currently working with the
applicant to resolve these discrepancies. If discrepancies are identified, the plat may
18 include dedication of public right-of-way, while currently none is proposed.

Mr. Cullimore presented the analysis stating the minimum lot size in the R1-20
20 zone is 20,000 square feet (.46 acre) and the existing lot is 1.06 acres. The subdivision
will create two new lots. Lot 1 will be 23,342 square feet and lot 2 will be 22,907 square
22 feet in area. He noted that curb, gutter, and sidewalk improvements already exist along
street frontage. Mr. Cullimore also covered the other requirements explaining the
24 proposed subdivision identifies an existing shed that, if left in its current position, will not
comply with residential setback requirements. Mr. Cullimore stated that staff
26 recommends, as a condition of approval, that the building be either removed or moved to
comply with existing setback requirements. Mr. Dudley spoke at this time on behalf of
28 the application. He noted that all issues have been worked out with the city engineer.

Mr. Cullimore added that staff has determined that the proposed subdivision
30 complies, or will be able to comply before final approval, with all remaining land use
standards. Mr. Cullimore went on to say the City Engineer is addressing engineering
32 standards and has no concerns. He noted all engineering issues will be resolved before
final approval is granted. Mr. Cullimore then presented an aerial photo of the proposed
34 subdivision, photographs of the existing site and the preliminary plan followed by some
general discussion. Mr. Cullimore noted there are no recommended conditions that need
36 to be included in the motion from staff's perspective

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

40 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR APPROVAL OF A TWO LOT RESIDENTIAL SUBDIVISION WITH
42 NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

44 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
46 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE

2 who live there to promote commercial use as to have a long time visible frontage. He
4 commented that they do recognize this is a complete change of venue from what this
6 piece has been designed for and used in the past. They would like to create a community
8 feel with green space on the west side of State Street that is affordable. They would also
10 possibly incorporate a splash pad with a clubhouse feel to enhance the green space that
12 would draw other community members into the surrounding areas. There was then some
14 additional discussion regarding this concept review.

8 Chairperson Call stated her concerns about possible development on the west side
10 and noted she has concerns of approving any other high density projects until some other
12 particular projects are determined. Mr. Hill stated that he knows of the proposed
14 development and agrees with that statement. He stated this building concept has a lot to
16 consider and if this would be Lindon's needs for affordable housing. They have found
18 there is a need and there is a large issue right now that needs the options of new life and
20 growth and new business potential on the west side. He would propose this concept not to
22 be as condensed as Pleasant Grove's areas but with green and open space. Mr. Mugerian
24 stated if you want to live in Lindon you have to buy a home, they would like to give the
26 opportunities to others to have all the amenities and wonderful things that go in a thriving
28 community for younger families that are affordable without having to buy a home. He
30 noted they are proposing a three story not a four story building. Their hope is also to be
32 considerate to the existing residents in the area. There was then some additional
34 discussion regarding this concept review.

22 Mr. Mugerian stated they are not looking at sheer numbers for the investors but
24 for a community environment. It would be managed professionally as to be accountability
26 which is critical. Mr. Dudley stated the main idea is to get a perception of where Lindon
28 City feels would be a great place for affordable housing in Lindon to allow residents to
30 stay close to families; which opportunity is not here now; which is a challenge.
32 Commissioner Kallas commented the fabric of the city when he moved here 22 years ago
34 was single family housing on a 1/2 acre lot and he feels most residents still embrace that.
36 He noted that he hears and understands the comments made tonight but he stated there are
38 things they may face with this concept. There are a lot of people who are concerned about
40 Lindon approving too many multi housing units especially those that may be rented and
42 be transient housing; the Fieldstone development was an attempt to that type of housing
44 even though it was on smaller lots. He feels there would be resistance.

34 Commissioner Wily agreed that rooftops are needed and helpful in getting a
36 younger demographic in that area of the city. He noted that he is not opposed to some
38 higher density housing for the reasons expressed by the applicants, as there are not any
40 available in the city and to date none have been approved, however there are some in the
42 concept phase. He would say bring in the concept for more discussion. The applicant
44 asked if the pushback would come from the older generation and if that would be a
46 concern and if there is there a common ground that could be met and are there any
potential ideas that could be presented? Commissioner Kallas stated there was a recent
development proposal (DR Horton) that was recently rejected by the City Council.
Commissioner Marchbanks noted he is a lifelong resident and noted the jump from 1/2
acres to 40-50 per acre is a quantum leap. They are open to future needs and aware of the
demand in the city but he is not sure that will pencil out. He would like to see something
in between and not so drastic. Mr. Mugerian stated that is something to consider and they

2 may find some common ground to find some transition. He added that he could see this at
3 90% capacity after being built within 6 months. There was then some additional general
4 discussion by the Commission regarding this concept. Chairperson Call commented that
5 the Commission has given them some feedback and stated that none of the
6 Commissioners is saying not to bring anything back before the Commission; however,
7 she did state that she feels there may be some opposition. Commissioner Marchbanks
8 commented that the property is in high demand for the use that it is already zoned for. He
9 suggested maybe twin homes or town homes may be a buffer and an option. He noted
10 there is currently not a zone for what they are proposing. Mr. Hill stated that they
11 recognize they are treading new waters. At this time, the applicants thanked the
12 Commission for their input and consideration in this matter.

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

15 **11. New Business (Reports by Commissioners) –**

16 Chairperson Call called for any new business or reports from the Commissioners.
17 Chairperson Call questioned the comment at the open session. She also asked about
18 improvements at the recovery facility. Mr. Van Wagenen stated the Reflections facility
19 has obtained a permit for a residential remodel and regardless of what it becomes all of
20 the improvements are valid. Chairperson Call also asked when the appeal will be heard.
21 Mr. Van Wagenen stated it will be on December 16th and they can appeal within 10 days
22 of approval of the minutes. He also noted they need to address specific issues in the
23 appeal.
24

25 **12. Planning Director Report–**

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

- 27 • Mayor's Thanksgiving Dinner – Thursday, Nov. 27 – Contact Kathy
28 Moosman if you'd like to donate.
- 29 • Lindon Tree Lighting – December 1st at 6:00pm
- 30 • CC/PC Joint Work Session with Ivory Homes – December 9th at 6:00pm

31
32 Chairperson Call called for any further comments or discussion. Hearing none she
33 called for a motion to adjourn.
34

35 **ADJOURN –**

36 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
37 MEETING AT 10:25 P.M. COMMISSIONER MARCHBANKS SECONDED THE
38 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.
39

40
41 Approved – December 9, 2014

42
43 _____
44 Sharon Call, Chairperson

45
46 _____
47 Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Plat Amendment — Kids Village, ~195 North State Street

Ann Whittaker of Kids Village private school requests approval of an amendment to Old Station Square Plat B. The proposed amendment will remove a note prohibiting State Street access to lot 12, and relocate a 6' pedestrian trail access easement to align with the site plan approved at the November 25, 2014 Planning Commission meeting. File 14-051-10

<p>Applicant: Ann Whittaker Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial (CG)</p> <p>Property Owners: A Perfect Development, LLC Parcel ID: 48:358:0012</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 proposed amendment to vacate lot 12 of the Old Station Square Subdivision, Plat B and create a 1 lot subdivision named Kids Village Subdivision. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a plat amendment to vacate lot 12 of Old Station Square Plat B, and create Kids Village Subdivision with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
--	--

DISCUSSION & ANALYSIS

1. The site plan for Kid's Village, which will be constructed on lot 12 of the Old Station Square Subdivision, was approved at the November 25, 2014 Planning Commission meeting.
2. Previously, the Utah Department of Transportation (UDOT) prohibited State Street access from lot 12, as indicated on the existing plat. The applicant recently approached UDOT to request permission to establish a vehicle access point from State Street, and permission was granted. This amendment will remove the note prohibiting Street access in accordance with UDOT's approval.
3. The existing plat also identifies a pedestrian access easement along the west boundary line of lot 12 to allow public access between the sidewalk on 200 North and the Lindon Heritage Trail. The Kids Village site plan has moved this access from the west boundary of the lot to a sidewalk running through the site. The plat amendment reflects this change, which still meets the intent of the original easement.

MOTION

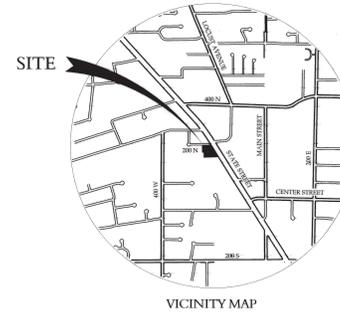
I move to (*approve, deny, continue*) the applicant's request for approval of a plat amendment to vacate lot 12 of Old Station Square Plat B, and create Kids Village Subdivision with the following conditions (if any):

- 1.
- 2.
- 3.

ATTACHMENTS

1. Existing Old Station Square Subdivision Plat B with proposed changes.
2. Proposed Kids Village Subdivision.
3. Approved Kids Village Site Plan.

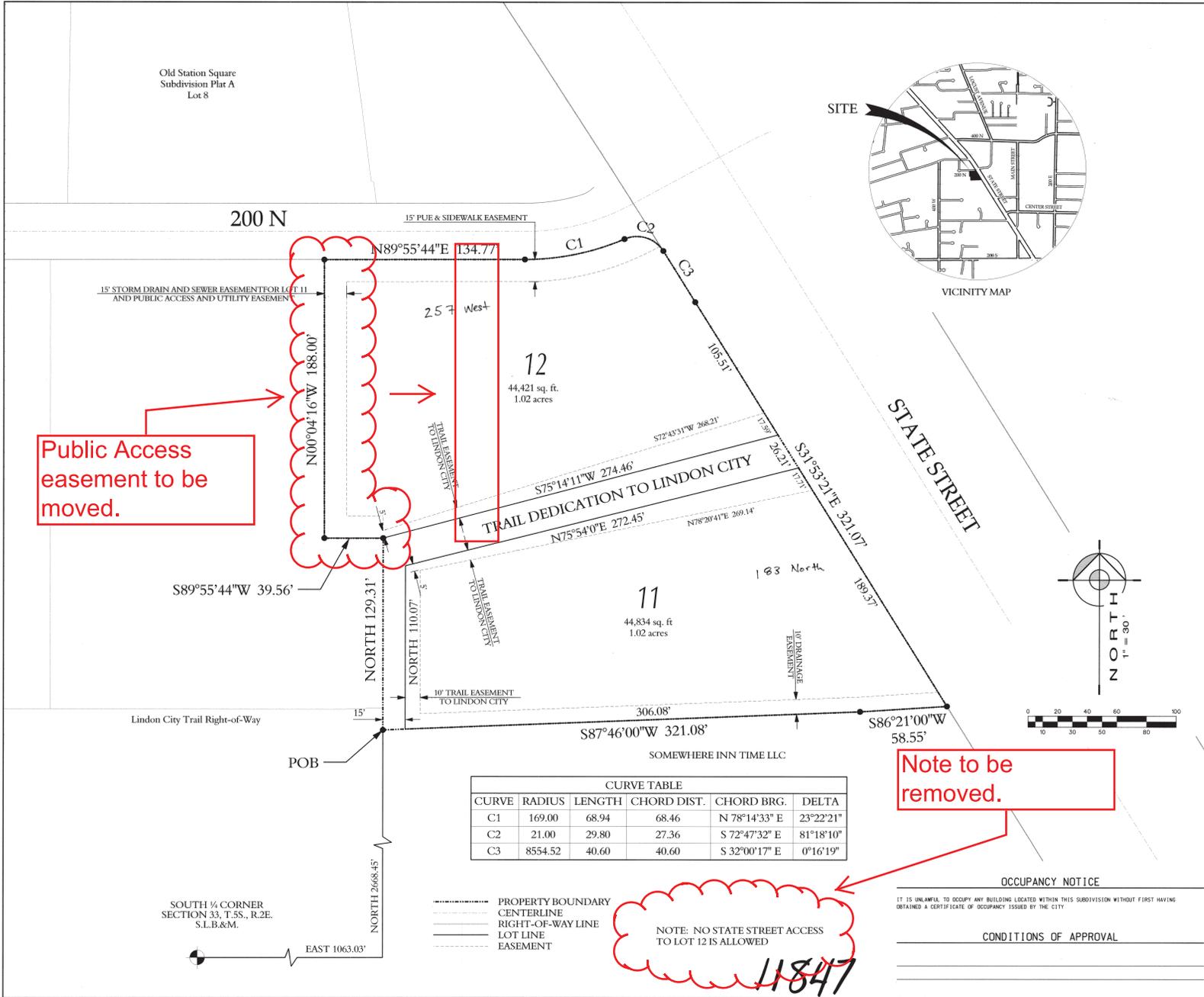
Old Station Square
Subdivision Plat A
Lot 8



Public Access
easement to be
moved.

Note to be
removed.

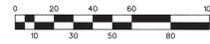
NOTE: NO STATE STREET ACCESS
TO LOT 12 IS ALLOWED
11847



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	169.00	68.94	68.46	N 78°14'33" E	23°22'21"
C2	21.00	29.80	27.36	S 72°47'32" E	81°18'10"
C3	8554.52	40.60	40.60	S 32°00'17" E	0°16'19"

- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT

SOUTH ¼ CORNER
SECTION 33, T.5S., R.2E.
S.L.B.&M.



SURVEYOR'S CERTIFICATE

I, Gary W. Wier, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR...
 HOLDING CERTIFICATE NO. 552086...
 SURVEYOR (SEE SEAL BELOW) Gary W. Wier DATE 4-17-08

BOUNDARY DESCRIPTION

COMMENCING AT A POINT EAST 1063.03 FEET AND NORTH 2668.45 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN...
 NORTH 129.31 FEET TO A POINT ON THE BOUNDARY OF LOT 5 OF OLD STATION SQUARE SUBDIVISION PLAT A...
 CONTAINING 2.24 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 17th day of May, A.D. 2008.
Stephen M. Ashton Manager Redwood #204 LLC
Erigman M. Ashton Jeffrey Mayor
Jeff Ashton Jeff Ashton

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 17th day of May, A.D. 2008, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO FULLY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
Site M. Kowalski 1-20-2008
 NOTARY PUBLIC MY COMMISSION EXPIRES:
 RESIDING IN UTAH COUNTY, STATE OF UTAH

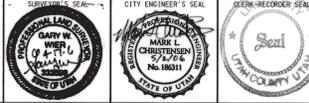
ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 18th day of April, A.D. 2008.
Jeffrey
Brian Carpenter Andrew Boyd
Andy Beck David Speth
 ATTEST: Mark S. Christensen
Mark S. Christensen CITY ENGINEER (SEE SEAL BELOW)
Eric R. Hill CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 26th day of April, A.D. 2008, BY THE LINDON CITY PLANNING COMMISSION.
Anna M. Corie James A. Peterson
 DIRECTOR-SECRETARY CHAIRMAN PLANNING COMMISSION

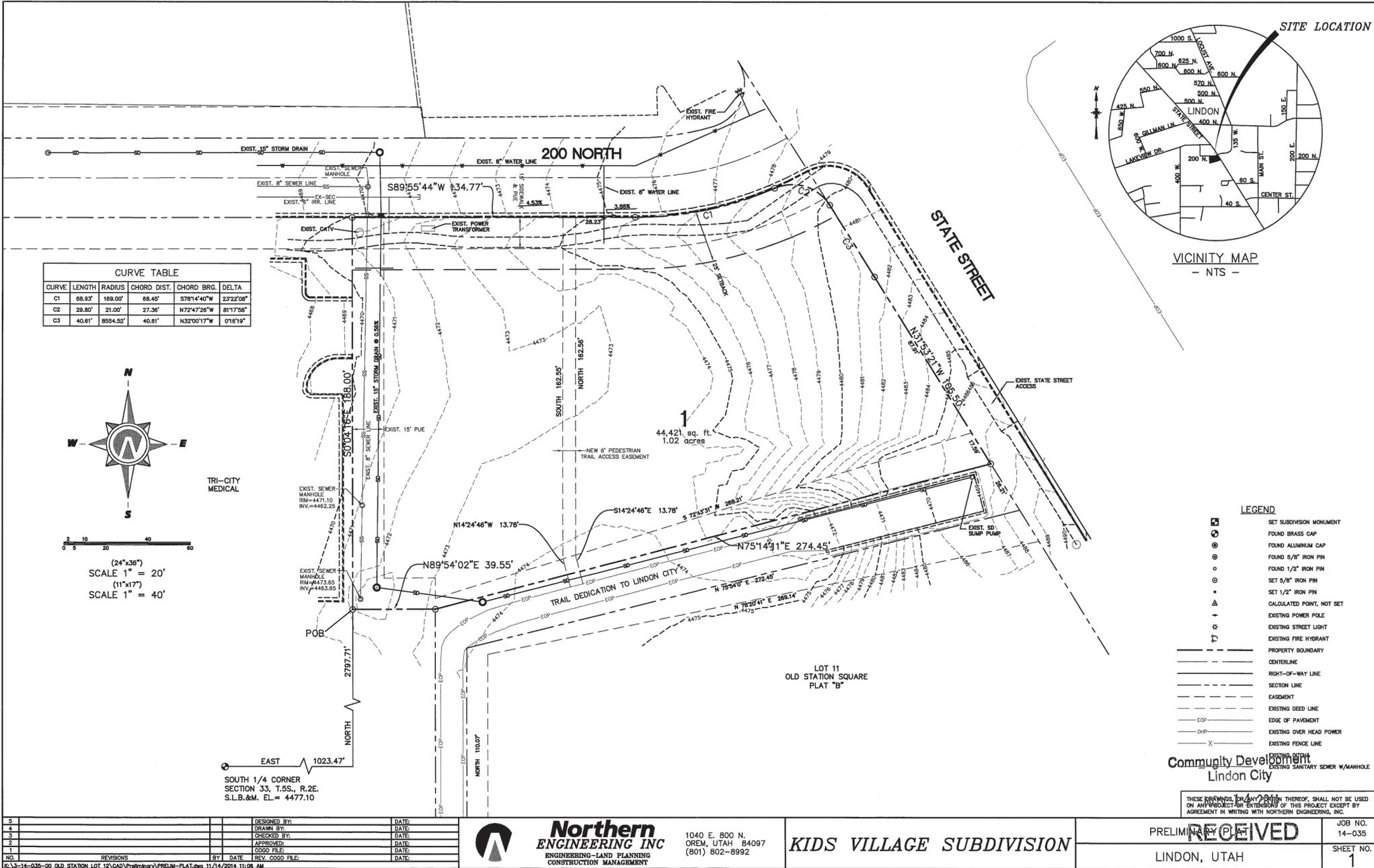
OLD STATION SQUARE PLAT "B"
 BEING A VACATION OF LOTS 6 AND 7
 OF OLD STATION SQUARE SUBDIVISION PLAT "A"
 SUBDIVISION
 LINDON, UTAH COUNTY, UTAH
 SCALE 1" = 30'



OCCUPANCY NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY

CONDITIONS OF APPROVAL



5			DESIGNED BY	DATE
4			DRAWN BY	DATE
3			CHECKED BY	DATE
2			APPROVED	DATE
1			COORD FILE	DATE
NO.	REVISIONS	BY	DATE	REV. COORD FILE

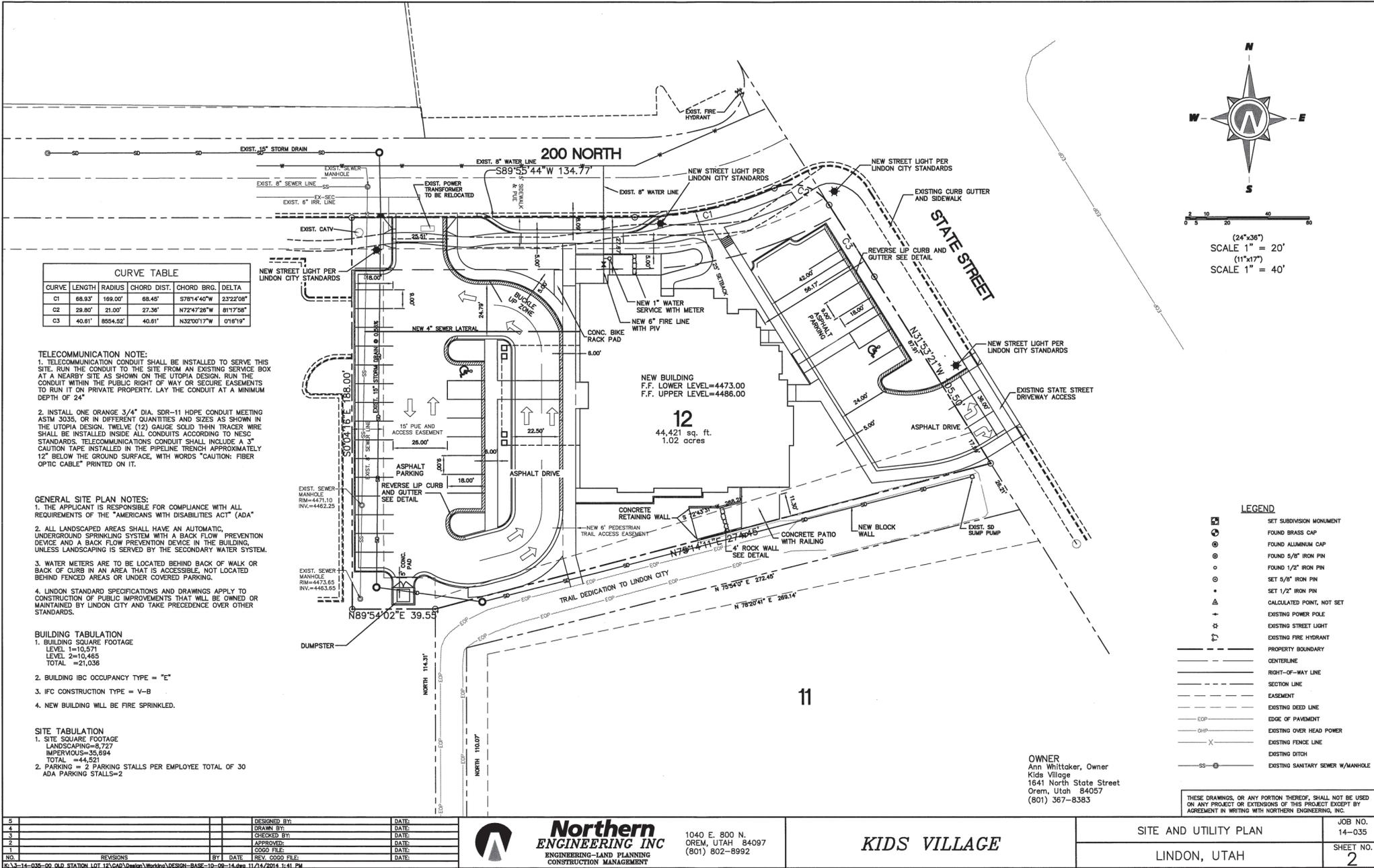
Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

KIDS VILLAGE SUBDIVISION

PRELIMINARY	RECEIVED	JOB NO. 14-035
LONDON, UTAH		SHEET NO. 1

Attachment 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	68.83'	169.00'	68.45'	S78°14'40"W	23°22'08"
C2	28.80'	21.00'	27.38'	N72°47'28"W	81°17'58"
C3	40.81'	8554.52'	40.81'	N32°00'17"W	0°16'19"

TELECOMMUNICATION NOTE:

- TELECOMMUNICATION CONDUIT SHALL BE INSTALLED TO SERVE THIS SITE. RUN THE CONDUIT TO THE SITE FROM AN EXISTING SERVICE BOX AT A NEARBY SITE AS SHOWN ON THE UTOPIA DESIGN. RUN THE CONDUIT WITHIN THE PUBLIC RIGHT OF WAY OR SECURE EASEMENTS TO RUN IT ON PRIVATE PROPERTY. LAY THE CONDUIT AT A MINIMUM DEPTH OF 24".
- INSTALL ONE ORANGE 3/4" DIA. SDR-11 HDPE CONDUIT MEETING ASTM 3035, OR IN DIFFERENT QUANTITIES AND SIZES AS SHOWN IN THE UTOPIA DESIGN. TWELVE (12) GAUGE SOLID THIN TRACER WIRE SHALL BE INSTALLED INSIDE ALL CONDUITS ACCORDING TO NESC STANDARDS. TELECOMMUNICATIONS CONDUIT SHALL INCLUDE A 3" CAUTION TAPE INSTALLED IN THE PIPELINE TRENCH APPROXIMATELY 12" BELOW THE GROUND SURFACE, WITH WORDS "CAUTION: FIBER OPTIC CABLE" PRINTED ON IT.

GENERAL SITE PLAN NOTES:

- THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA)
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACK FLOW PREVENTION DEVICE AND A BACK FLOW PREVENTION DEVICE IN THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
- WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
- LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

BUILDING TABULATION

- BUILDING SQUARE FOOTAGE
LEVEL 1=10,571
LEVEL 2=10,465
TOTAL =21,036
- BUILDING IBC OCCUPANCY TYPE = "E"
- IBC CONSTRUCTION TYPE = V-B
- NEW BUILDING WILL BE FIRE SPRINKLED.

SITE TABULATION

- SITE SQUARE FOOTAGE
LANDSCAPING=8,727
IMPERVIOUS=25,924
TOTAL =44,521
- PARKING = 3 PARKING STALLS PER EMPLOYEE TOTAL OF 30
ADA PARKING STALLS=2

NO.	REVISIONS	BY	DATE	REV. CODE FILE
1				
2				
3				
4				

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-6992

KIDS VILLAGE

SITE AND UTILITY PLAN	JOB NO. 14-035
LINDON, UTAH	SHEET NO. 2

Item 5: Review and Action — Lindon City 2015 Public Meeting Schedule

The Commission will review the proposed 2015 Public Meeting Schedule. Recommendations will be made to the City Council at the next available meeting.

Presenting Staff: *Jordan Cullimore*

SUMMARY

Every year Lindon City needs to review and approve a Public Meeting Schedule for the upcoming calendar year. Planning Commission meetings for 2015 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 2015 Public Meeting Schedule with the following changes (if any):

ATTACHMENTS

1. Proposed 2015 Public Meeting Schedule.

LINDON CITY PUBLIC MEETING SCHEDULE 2015

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 the City Recorder, 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 6, 2015 JANUARY 20, 2015 FEBRUARY 3, 2015 FEBRUARY 17, 2015 MARCH 3, 2015 MARCH 17, 2015 APRIL 7, 2015 APRIL 21, 2015 MAY 5, 2015 MAY 19, 2015 JUNE 2, 2015 JUNE 16, 2015 JULY 7, 2015 JULY 21, 2015 AUGUST 18, 2015 SEPTEMBER 1, 2015 SEPTEMBER 15, 2015 OCTOBER 6, 2015 OCTOBER 20, 2015 NOVEMBER 17, 2015 DECEMBER 1, 2015 DECEMBER 15, 2015	JANUARY 13, 2015 JANUARY 27, 2015 FEBRUARY 10, 2015 FEBRUARY 24, 2015 MARCH 10, 2015 MARCH 24, 2015 APRIL 14, 2015 APRIL 28, 2015 MAY 12, 2015 MAY 26, 2015 JUNE 9, 2015 JUNE 23, 2015 JULY 14, 2015 JULY 28, 2015 AUGUST 11, 2015 AUGUST 25, 2015 SEPTEMBER 8, 2015 SEPTEMBER 22, 2015 OCTOBER 13, 2015 OCTOBER 27, 2015 NOVEMBER 10, 2015 **NOVEMBER 24, 2015 DECEMBER 8, 2015	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 6: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 7: Planning Director Report

1. Employee Christmas Party – December 24 @ 12:00pm

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'	January 2014	City Initiated	Mar. 11	TBD
<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	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</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>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Reasonable Accommodation: Reflections Recovery	Sept. 2014	Ron Wentz	TBD	TBD
<i>Request for a reasonable accommodation from four to sixteen individuals for group living facilities for disabled persons. 145 S 200 E</i>				
Miscellaneous: UIS Detention Basin Upgrade	Sept. 2014	MS Properties	N/A	N/A
<i>Request for staff approval of an upgrade to a detention basin at 433 N 1030 W.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
General Plan Map Amendment: Colmena Group	Oct. 2014	Bryan Stevenson	Oct. 28	Nov. 5
<i>Request for a General Plan Map Change from General Commercial to Light Industrial at ~600 South Geneva Road</i>				
Zone Map Amendment: Colmena Group	Oct. 2014	Bryan Stevenson	Oct. 28	Nov. 5
<i>Request for a Zone Map Change from General Commercial A8 to Light Industrial at ~600 South Geneva Road.</i>				
Conditional Use Permit: Planet Power Toys	Oct. 2014	Lynn A. Clingo	Nov. 11	N/A
<i>Request to operate a personal recreational vehicle dealership in the General Commercial Zone at 165 South State. ATVs, Boats, RVs, Used Cars.</i>				
Ordinance Amendment: LCC 17.72, Care Facility Overlay	Oct. 2014	Russ Watts	Nov. 25	TBD
<i>Request to amend LCC 17.72 to allow additional, related occupants in care facilities.</i>				
Minor Subdivision: Lindon Spring Gardens	Oct. 2014	Russ Watts	Nov. 25	N/A
<i>Request for approval of a 1 lot subdivision at 700 N 800 W.</i>				
Major Subdivision: Lexington Cove	Nov. 2014	Jason Brown	Nov. 25	TBD
<i>Request for approval of a 9 lot subdivision at approx. 650 N Locust Ave.</i>				
Site Plan: Kids Village	Nov. 2014	Ann Whittaker	Nov. 25	N/A
<i>Request for site plan approval of a private school at 200 N. State Street.</i>				
Minor Subdivision: Pen Subdivision	Nov. 2014	Pat Nelson	Nov. 25	N/A
<i>Request for approval of a 2 lot subdivision at approximately 400 North Canal Dr.</i>				
Plat Amendment: Kids Village	Nov. 2014	Ann Whittaker	Dec. 9	N/A
<i>Request for approval of a plat amendment of Old Station Square Plat B to remove language limited access to lot 12 from State Street.</i>				
Concept Review: Lindon Washburn Jewel	Nov. 2014	Jeff Hill	Dec. 9	Dec. 16
<i>Request for feedback on a proposal to construct a planned development at 550 North Geneva Rd.</i>				
Zone Map Amendment	Dec. 2014	Brandon Pierce	Jan. 27	TBD
<i>Request to rezone parcel 14:069:0266 at approximately 53 North State Street from CG to CG-A.</i>				
Plat Amendment: Coulson Cove Plat D	Dec. 2014	Stephen Phelon	Jan. 13	N/A
<i>Request for approval of a plat amendment in Coulson Cove to correct property line issues.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				
PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):				
Stableridge Plat D	Tim Clyde – R2 Project		Old Station Square Lots 11 & 12	
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan		Olsen Industrial Park Sub, Plat A (Sunroc)	
Lindon Gateway II	Freeway Business Park II		Lindon Harbor Industrial Park II	
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A		Lakeside Business Park Plat A	
Craig Olsen Site Plan	Noah's Life Site Plan		Green Valley Subdivision	
LCD Business Center			Noah's Life Subdivision	
Long Orchard Subdivision				
Bishop Corner Plat B				

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 2015 Last Reviewed: 3/14	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 2015 Last Reviewed: 3/14	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 2015 Last Reviewed: 3/14	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
Bikes Belong - Trail construction grant. Requested amount: \$10,000 o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
Land and Water – Trail construction grant. Requested amount: \$200,000 o Status: NOT SELECTED. RE-APPLY IN 2014.	Utah Heritage Foundation — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	EDCUtah 2014 — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 211 New residential units: 50	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses:71	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 55	Lindon Heritage Trail Phase 3		Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 25			