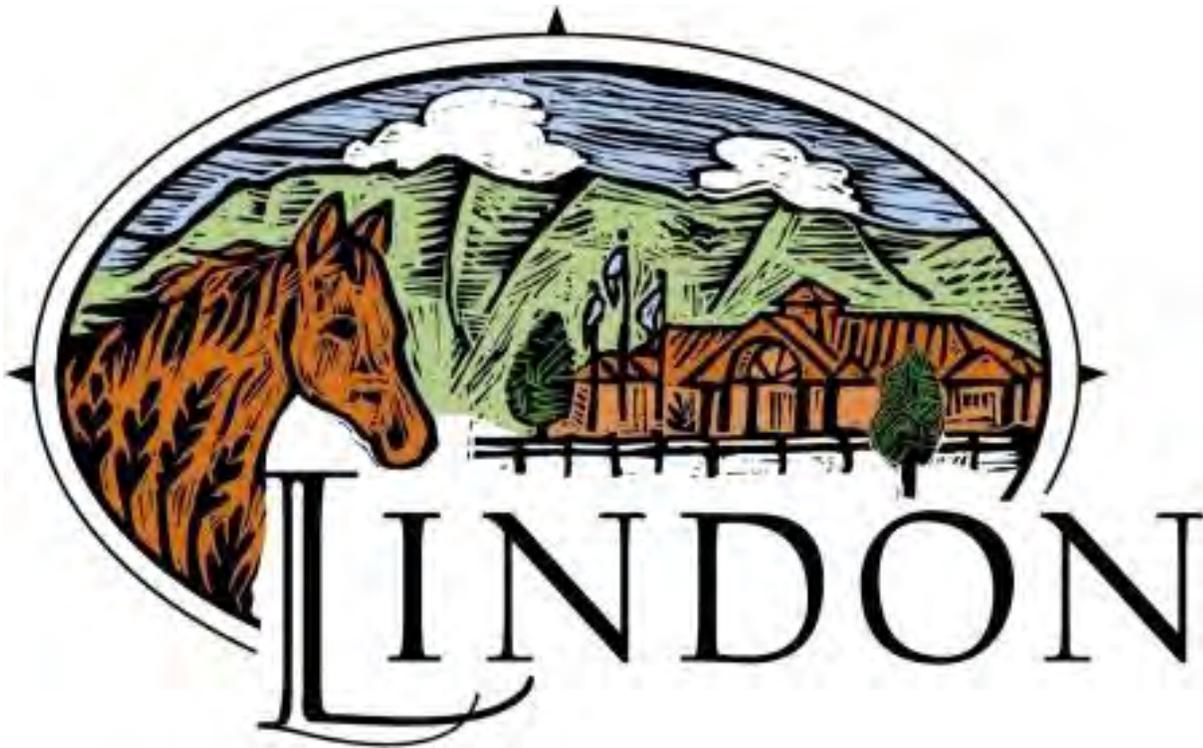


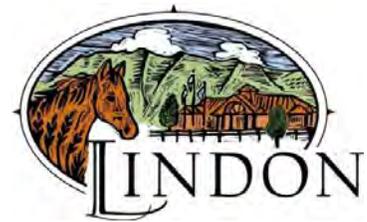
Lindon City Planning Commission Staff Report



July 14, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 14, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes**
3. **Public Comment**



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

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

4. **Public Hearing — General Plan Amendment — National Packaging Innovations**

Ed Daley of National Packaging Innovations requests approval of a General Plan Map amendment to change the land use designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

5. **Public Hearing — Zone Map Amendment — National Packaging Innovations**

Ed Daley of National Packaging Innovations requests approval of a Zone Map amendment to change the zoning designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial A8 (CG-A8) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

6. **Major Subdivision — Huckleberry Estates, approx. 750 North Locust Ave.**

Jared Bishop requests preliminary approval of an eight (8) lot subdivision, six (6) of which will be in Lindon and two (2) in Pleasant Grove, including dedication of public streets, at approximately 750 North Locust Avenue in the Single Family Residential (R1-20) zone.

(15 minutes)

7. **Minor Subdivision — Torgersen Heights, approx. 514 North Locust Ave.**

Danielle Torgersen requests preliminary approval of a two (2) lot subdivision at approximately 514 North Locust Avenue in the Single Family Residential (R1-20) zone.

(15 minutes)

8. **Site Plan — NuStar, approx. 1352 West 300 South**

Robert Tubman of UIS requests site plan approval of a 162,250 square foot industrial building at approximately 1352 West 300 South in the Light Industrial (LI) zone.

(15 minutes)

9. **Alteration of Nonconforming Use — Mitchell X, approx. 1400 West 300 South**

Scott Mitchell requests approval of an alteration and/or enlargement of a nonconforming use (rock product recycling & concrete batching) at approximately 1400 West 300 South in the Light Industrial (LI) zone.

10. *Continued* — Public Hearing — Ordinance Amendment — Comm. & Ind. Landscaping

This item has been continued to the next available Planning Commission meeting.

Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

11. New Business (Reports by Commissioners)

12. 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

Date: July 10, 2015

Time: ~9:00 am

Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I: Call to Order

July 14, 2015 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, June 23, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **June 23, 2015 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.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Matt McDonald, Commissioner
10 Pledge of Allegiance: Rob Kallas, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
Sharon Call, Chairperson	Andrew Skinner, Commissioner
14 Mike Marchbanks, Commissioner	
Rob Kallas, Commissioner	
16 Bob Wily, Commissioner	
Matt McDonald, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

22 **Special Attendee:**
23 Matt Bean, Councilmember

- 24
- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
 - 28 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of June 9, 2015
and the joint work session of February 10, 2015 were reviewed.

30 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
31 JOINT WORK SESSION MEETING OF FEBRUARY 10, 2015 AS PRESENTED.
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
33 IN FAVOR. THE MOTION CARRIED.

34
35 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE
36 REGULAR PLANNING COMMISSION MEETING OF JUNE 9, 2015 AS
37 PRESENTED. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL
38 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40 3. **PUBLIC COMMENT** –

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

44 **CURRENT BUSINESS** –

46

- 2 4. **Minor Subdivision** – *Eastlake at Geneva North Plat B, approx. 1010 West 600*
3 *South*. Jared Anzures requests preliminary subdivision approval of a 2 lot subdivision
4 at approximately 1010 West 600 South in the Light Industrial (LI) Zone.

6 Jordan Cullimore, Associate Planner, opened this agenda item by giving some
7 background of this application. He stated that the applicant, Jared Anzures, is in
8 attendance. Mr. Cullimore then showed photos of the site explaining it is located in the
9 Light Industrial (LI) zone. He noted the parcel and the surrounding area were recently
10 rezoned to LI to accommodate an office/warehouse building and a convenience store site.
11 He explained that per conditions of the rezone, the only permitted use on what will be Lot
12 #1 is a convenience store. He further explained this subdivision will allow for separate
13 ownership of the office/warehouse and convenience store sites. Mr. Cullimore also
14 mentioned that this item was previously before the Commission some time ago with an
15 applicant who wanted to put a convenience store at the same location. The new applicants
16 are proposing to subdivide and in effect create a typical lot and then a flag lot along the
17 back.

18 Mr. Cullimore stated the minimum lot size in the LI zone is 1 acre (43,560 sq. ft.)
19 and the lots created by this subdivision will be 1.652 acres (Lot 1) and 4.182 acres (Lot
20 2). He noted that Lot 1 meets the required public street frontage of 100 feet (it has 331
21 feet) and Lot 2 is considered a flag lot in this situation and requires only 25 feet of
22 frontage (60 feet is being provided). He commented that staff has determined that the
23 proposed subdivision complies with all remaining land use standards. He pointed out that
24 this location is a good candidate for a flag lot because of the access issues with the
25 railroad tracks on the frontage (narrow compared to the depth of the lot) which makes it
26 smaller, so it makes for a good configuration and meets the applicant's needs. It will also
27 be beneficial to the city as to develop the property at that location.

28 Mr. Cullimore noted the existing parcel is already in a subdivision and all street
29 improvements have been previously constructed. He did mention there is a 100 foot
30 CUWCD Temporary Construction Easement shown on the preliminary plan, and noted
31 that easement is no longer in effect and will be removed on the final plat. He added that
32 the City Engineer is addressing the engineering standards and all engineering issues will
33 be resolved before final approval is granted. Mr. Cullimore then referenced for
34 discussion an aerial photo of the proposed subdivision and the preliminary plan.

35 Mr. Cullimore noted that staff has found that everything complies with code
36 requirements. He also mentioned (on a side note) that there is one difference from the
37 preliminary plan as there is a 100 ft. temporary construction easement (Central Utah
38 Water Conservancy District) that is expired and is no longer necessary and will be
39 removed off of the final plat. He re-iterated they are working through the engineering
40 standards and requirements to make sure they are finalized before final approval is
41 granted. Mr. Cullimore then turned the time over to the applicant for comment.

42 The applicant, Mr. Anzures, addressed the Commission at this time. Mr. Anzures
43 also mentioned with the way the building will be situated the access will still be available
44 to the back portion (west) as the landscaping will be a gravel base. Commissioner Kallas
45 asked where the transition will be to the railroad track and the property on the east. Mr.
46 Anzures stated there will be a partial landscape strip with the other side being curb and
47 gutter. Mr. Cullimore stated the next application on the agenda is the site plan and there
48 will be more details presented then. Chairperson Call pointed out that the only thing that

2 doesn't meet the requirements (as far as conditions) is the temporary construction
4 easement that needs to be removed from the plat. Mr. Cullimore said it is just a side note
and does not need to be included as a condition. There was then some additional
discussion regarding this agenda item.

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

8
10 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS
REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE KNOWN AS
EASTLAKE AT GENEVA NORTH PLAT B WITH NO CONDITIONS.

12 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

14 CHAIRPERSON CALL AYE
15 COMMISSIONER MARCHBANKS AYE
16 COMMISSIONER KALLAS AYE
17 COMMISSIONER WILY AYE
18 COMMISSIONER MCDONALD AYE
19 THE MOTION CARRIED UNANIMOUSLY.

20
22 5. **Site Plan:** *Blackcliff Industrial Park, approx. 1010 West 600 South.* Jared Ansures
requests site plan approval of a 40,957 square foot office/warehouse building at
approximately 1010 West 600 South in the Light Industrial (LI) Zone.

24
26 Mr. Cullimore gave a brief summary of this agenda item explaining this is a site
plan application for a 40,957 square foot commercial building with an intended use as an
office/warehouse with several bays located in the Light Industrial (LI) zone. He noted
28 this parcel and the surrounding area were recently rezoned to LI to accommodate an
office/warehouse building and a convenience store site. The site will share access from
30 600 South with a future convenience store. He noted a previous application for a two lot
subdivision (Eastlake at Geneva North Plat B) on this site was recently considered by the
32 Planning Commission and that plat has not yet been recorded. Mr. Cullimore stated it is
staff's recommendation that the recordation of that plat be a condition of approval for this
34 site. Mr. Cullimore then referenced the parking standards as follows:

36 Requirements:

- 38 • General Office requires 1 space for every 350 square feet (52 required for this
project).
- 40 • Warehousing requires 1 space for every 1,000 square feet (23 required for this
project).
- 42 • Total required vehicle spaces is 75.
- 43 • Bike parking in the LI zone requires two stall for the first 50 spaces and 1 stall for
every 50 spaces thereafter (3 required for this project)
- 44 • Provided:
- 46 • Total provided vehicle spaces is 108 which is 44% over the requirement.
 - City Code allows for parking to exceed minimum requirements up to a 30%
threshold. Anything over that requires Planning Director and City Engineer

2 approval based on compelling reasons. *The applicant has yet to provide*
3 *reasons behind the excess parking being provided.*

- 4 • Bike parking: 9 stalls are being provided.
 - 6 ○ *There is a slight concern that there is not sufficient space to access bicycle*
7 *parking without trampling landscaping. Staff is hoping for the applicant to*
8 *address this concern.*

10 Mr. Cullimore mentioned with the exception of the entryway, this site does not
11 have any public frontage and no landscape strip is required. He noted the interior
12 landscaping must be provided at 40 square feet per required stall with one tree per 10
13 stalls. With the proposed 108 stalls, that equates to 4,320 square feet and 11 trees
14 required; 4,767 square feet and 16 trees are provided.

15 Mr. Cullimore stated for the LI zone the architectural design requirement states
16 that precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet
17 the architectural treatment requirements subject to the following standards:

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

26 Mr. Cullimore stated all colors should meet the color palette in the Design
27 Guidelines. He also referenced the elevations that indicate the painted concrete will be
28 the exterior finish of the building with Crabby Apple, March Wind, and Reflection being
29 the designated colors. He added they are proposing a thin brick façade that is being
30 provided on the walls above the entryways and metal awnings and outdoor wall lights are
31 also being provided. He pointed out the building is within the 48 foot height limit in the
32 LI zone, the highest point of the parapet wall being 40 feet. Chairperson Call mentioned
33 at the last meeting they discussed whether white should be included on the color palette.
34 Mr. Azure stated the color is more of a gray tone rather than white with the red accent.

35 Mr. Cullimore added there are a few engineering issues that will need to be
36 resolved before the plans are finalized and staff will ensure all requirements are met.
37 Mr. Cullimore then referenced for discussion an aerial photo of the site and surrounding
38 area, photographs of the existing site, site plan, architectural rendering and elevations,
39 landscaping plan and the color palette. There was then some additional discussion
40 regarding curb, gutter and landscaping.

41 Mr. Cullimore mentioned one issue that Planning Director, Hugh Van Wagenen
42 brought up with the issue of the potential of bikes parking and perhaps changing the
43 orientation of the stalls so they won't trample the landscaping. Mr. Azures said they will
44 adjust the landscaping and will accommodate that issue. Chairperson Call commented
45 that it appears to be a nice building and the only condition being that the plat needs to be
46 recorded and the parking/bike parking issues will be worked out with staff.

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

2 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
3 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE 40,957 SQUARE
4 FOOT COMMERCIAL BUILDING TO BE KNOWN AS BLACKCLIFF
5 INDUSTRIAL PARK WITH THE FOLLOWING CONDITION 1. EASTLAKE AT
6 GENEVA NORTH PLAT B SUBDIVISION BE RECORDED. COMMISSIONER
7 MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS
8 FOLLOWS:

9 CHAIRPERSON CALL AYE

10 COMMISSIONER MARCHBANKS AYE

11 COMMISSIONER KALLAS AYE

12 COMMISSIONER WILY AYE

13 COMMISSIONER MCDONALD AYE

14 THE MOTION CARRIED UNANIMOUSLY.

16 6. **Public Hearing** – *Ordinance Amendment – 17.57 Hillside Protection District*. This
17 item was continued from the June 9, 2015 Planning Commission meeting. Brandon
18 Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside
19 Protection District to allow lots meeting certain conditions to be exempted from the
20 requirements of the Hillside Protection District.

22 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC
23 HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
24 VOTED IN FAVOR. THE MOTION CARRIED.

26 Mr. Cullimore opened this discussion by explaining that the purpose of the
27 Hillside Protection District is to promote health, safety, and the general public welfare by
28 establishing standards for development of certain hillsides to minimize soil and slope
29 instability, erosion, downstream siltation, and to preserve the character of hillsides in
30 Lindon. He noted the requirements of the Hillside Protection District apply to lots located
31 the area designated as R1-12-H on the Zone Map. The requirements also apply to any
32 residential building lot in the city with an average slope exceeding 20%. Mr. Cullimore
33 stated where the Hillside Protection district applies, certain plans must be submitted, and
34 geotechnical studies must be performed on the lot. Any structure built on the lot must
35 conform to specific building site requirements that include, among other things, more
36 restrictive setbacks. He noted the lot is also subject to safety considerations involving
37 grading and filling with consideration also given to the preservation of the hillside
38 character when determining the building footprint.

39 Mr. Cullimore stated the applicant, Brandon Jones (who is in attendance) owns a
40 lot that is not in the designated Hillside Protection area, but has an average slope that
41 exceeds 20%. Consequently, when the lot was platted, the requirements of the Hillside
42 Protection District were applied. Mr. Cullimore explained that Mr. Jones approached City
43 staff to find out whether he could modify the building footprint as long as the safety of
44 the area is preserved. Staff discussed the requests (with input from the City Engineer) and
45 determined that there are likely instances in which exceptions to the Hillside District
46 requirements are appropriate as long as the general intent related to safety and the
47 character of the hillside are preserved. Mr. Cullimore noted that currently, the existing
48 ordinance does not allow for exemptions. This proposed amendment would allow for

2 certain exemptions from the Hillside Protection requirements where professional analysis
of the lot indicates that doing so will not be detrimental to the purposes of the Hillside
4 Protection District. In reviewing the proposal the City Engineer feels comfortable that
these provisions will still meet the intent of the ordinance by providing for the
6 requirements related to the purpose while at the same time with specific lots grant some
relief of them (essentially a variance) for specific situations.

8 Mr. Cullimore then referenced for discussion the Lindon City Zone Map, the
proposed amendment to LCC 17.57 Hillside Protection District, Lot 7 of Meadows at
10 Bald Mountain Plat A, and photos of the lot and of another lot located on Dry Canyon
Drive in Lindon that could benefit from the proposed amendment. Commissioner Kallas
12 asked the applicant if his intent is to have the right to excavate as to make it a flatter lot.
Mr. Jones stated his intent it to enlarge his buildable area, so he is asking for a relief on
14 the side yard setback as to stay away from the power lines; if he could pick up on both
sides that would be ideal.

16 Chairperson Call inquired if this exception will need to come back before the
Commission or if it can be reviewed by staff. Mr. Cullimore replied that the way the
18 ordinance is currently written once the City Engineer feels comfortable it would come
back before the Commission as there is a degree of subjective discretion or they can
20 allow staff to handle it. He added they do not envision that this will be applied for
broadly but it will allow additional tools while still maintaining the purpose.
22 Commissioner McDonald voiced his concerns with the language regarding health and
safety and liability issues (for both the city and on a personal level). Commissioner Wily
24 commented that the Commission is entitled to rely on the advice of experts in many
areas.

26 Chairperson Call pointed out that the Commission is being asked to approve the
ordinance tonight not the actual site. Mr. Cullimore confirmed they are not granting any
28 exemption tonight just creating a tool to request the exemption. Following discussion the
Commission agreed to have applications for exemption come back before the
30 Commission for review and feels comfortable with the ordinance language. Chairperson
Call mentioned the next step will be to present this item to the City Council and if they
32 approve the ordinance change then the site plan will come back to the Commission.

34 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

36 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2015-10-O AS PRESENTED WITH CHANGES.
38 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
42 COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
44 COMMISSIONER MCDONALD	AYE

THE MOTION CARRIED UNANIMOUSLY.

46
48 Chairperson Call asked if there were any public questions or comments. Hearing
none she called for a motion to close the public hearing.

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

6 7. **Review & Recommendation** – *Lindon City Bicycle & Pedestrian Master Plan*. The
7 Commission will review the finalized Bicycle and Pedestrian Master Plan and make a
8 recommendation to the City Council concerning adoption of the plan.

10 Hugh Van Wagenen, Planning Director, gave some background of the agenda
11 item explaining in the spring of 2014, Lindon and Mountainland Association of
12 Governments selected Fehr & Peers (with a grant) to create and design a Bicycle and
13 Pedestrian Master Plan for the City. He noted a bicycle steering committee consisting of
14 city staff, elected and appointed officials, and interested citizens, was created to provide
15 feedback and guidance to the consultant in creation of the plan (he listed the committee
16 members). He noted the plan consists of maps and cross sections for the development of
17 both bicycle and pedestrian facilities within Lindon. Mr. Van Wagenen mentioned if this
18 plan is adopted by the Commission and Council (by resolution) it will eventually be
19 incorporated into the general plan.

20 Mr. Van Wagenen then referenced the 5 goals outlined in the plan, including
21 promotion of alternative forms of transportation infrastructure (bicycle and pedestrian
22 treatments) the priority list (by fund) and maps (that tie into other cities). He stated that
23 public input was received through open houses and online surveys to gather general
24 information. Mr. Van Wagenen noted the steering committee went on two field trips, one
25 to Salt Lake City and the other to Boulder, Colorado, to tour other urban cycling areas.
26 Mr. Van Wagenen then referenced the bicycle plan highlights including the purpose of
27 the plan followed by some general discussion. Mr. Van Wagenen commented that there
28 will be different types of amenities and fixtures that will be implemented, i.e., canopies,
29 bike racks, lighting, signage, benches, drinking fountains etc.

30 Chairperson Call stated her biggest concern is if the financing will be available to
31 implement the plan and if the Parc tax can be used and if additional grants can be applied
32 for. Mr. Van Wagenen stated a portion of the bike lanes on Locust Avenue will be
33 funded by the Parc tax. He noted that additional grants and state and municipal funds are
34 possible funding options. Mr. Van Wagenen stated that ultimately they feel this plan will
35 expand the opportunities for Lindon residents to get around and recreate in different ways
36 in a safe environment throughout the city. He added that it will also tie in with our
37 neighboring cities and counties. Following discussion the Commission was in agreement
38 that this seems to be a good plan that will benefit Lindon residents. They also
39 commented staff and the steering committee for their hard work on the plan.

40 Chairperson Call called for any further comments or questions from the
41 Commissioners. Hearing none she called for a motion.

42 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
43 OF THE APPLICANT’S REQUEST TO ADOPT THE LINDON BICYCLE AND
44 PEDESTRIAN MASTER PLAN WITH NO CONDITIONS. COMMISSIONER WILY
45 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE
47 COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
4 COMMISSIONER MCDONALD AYE
THE MOTION CARRIED UNANIMOUSLY.

6

8. **Continued Public Hearing** – *Ordinance Amendment, Commercial and Industrial Landscaping.* This item has been continued to the next available Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

12

Chairperson Call stated this item has been continued to the next available Planning Commission meeting. Mr. Cullimore stated that staff is still gathering more information. Chairperson Call called for any comments or questions from the Commissioners. Hearing none she moved on to the next agenda item.

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

Chairperson Call mentioned a resident approached her about the current road conditions of 400 North and if there are any plans for improvement. Mr. Van Wagenen stated as far as he knows that particular street will not be repaired in the near future as it is a matter of funding which is a problem statewide for municipalities. He noted if there are any specific areas (potholes etc.) that pose safety hazards the public works department will repair those areas.

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

28 10. **Planning Director Report**–

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

- Ivory Open house on June 24th at 6:00 pm in the Council Chambers.
- Pool Party on June 25th at 6:30 pm.

32

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

36 **ADJOURN** –

38 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE MEETING
AT 8:50 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL
40 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42

Approved – July 14, 2015

44

Sharon Call, Chairperson

46

48 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Public Hearing — General Plan Map Amendment, National Packaging Innovations

Ed Daley of National Packaging Innovations requests approval of a General Plan Map amendment to change the land use designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Ed Daley Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial A8 (CG-A8)</p> <p>Property Owner: Victory Quarry Company, LLC Address: ~750 North 2800 West Parcel ID: 13:063:0057 Lot Size: 4.995 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-043-3</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the General Plan designation of the subject lot from Commercial to Mixed Commercial. <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Commercial to Mixed Commercial.</p>
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OVERVIEW

This application came before the Planning Commission approximately a year ago. At that time, the property was redesignated and rezoned to Mixed Commercial. Subsequently, the project took a different direction and the Council directed staff to revert the General Plan designation and zoning designation to Commercial. Presently, the applicant is ready to move forward with the project. The development will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The applicant's proposed use is not allowed in the CG zone, but it is in the MC zone. The applicant will requests the appropriate zoning under the next item on the agenda. City Code requires that any zone change must be consistent with the City's General Plan Designation. The current General Plan designation is Commercial, so the General Plan map must first be modified for the rezone request to be possible. Accordingly, the applicant is requesting that the General Plan designation be changed to Mixed Commercial to permit the zone change and allow the desired uses.

FINDINGS OF FACT

1. The General Plan currently designates the property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.

2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

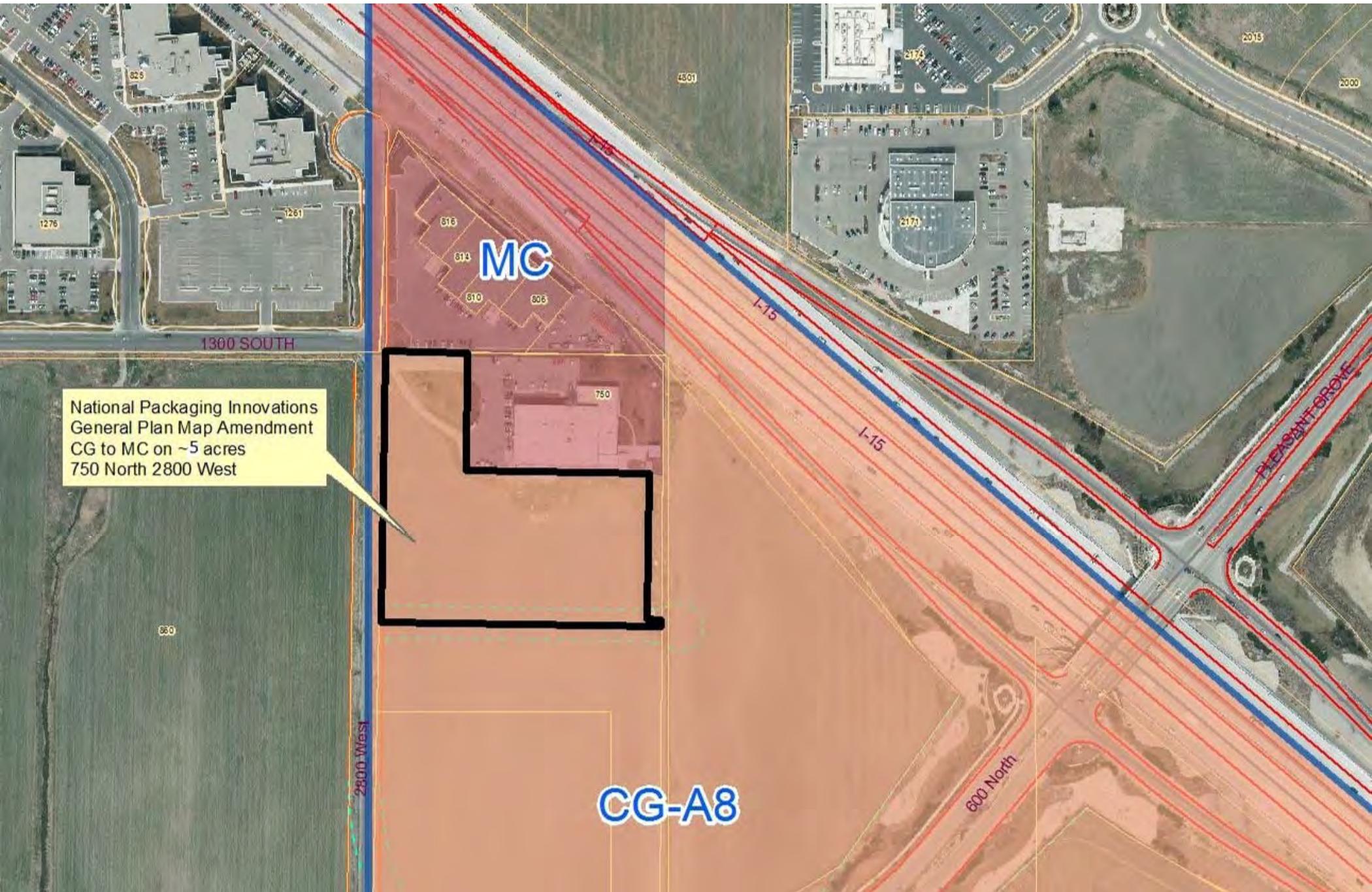
ANALYSIS

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
 - a. It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
 - b. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
 - c. The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.
 - i. Objectives of this goal are to:
 1. Expand the range of retail and commercial goods and services available within the community.
 2. Promote new office, retail, and commercial development along State Street and 700 North.
 - d. Applicable city-wide land use guidelines:
 - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
 - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the existing site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

ATTACHMENT 1



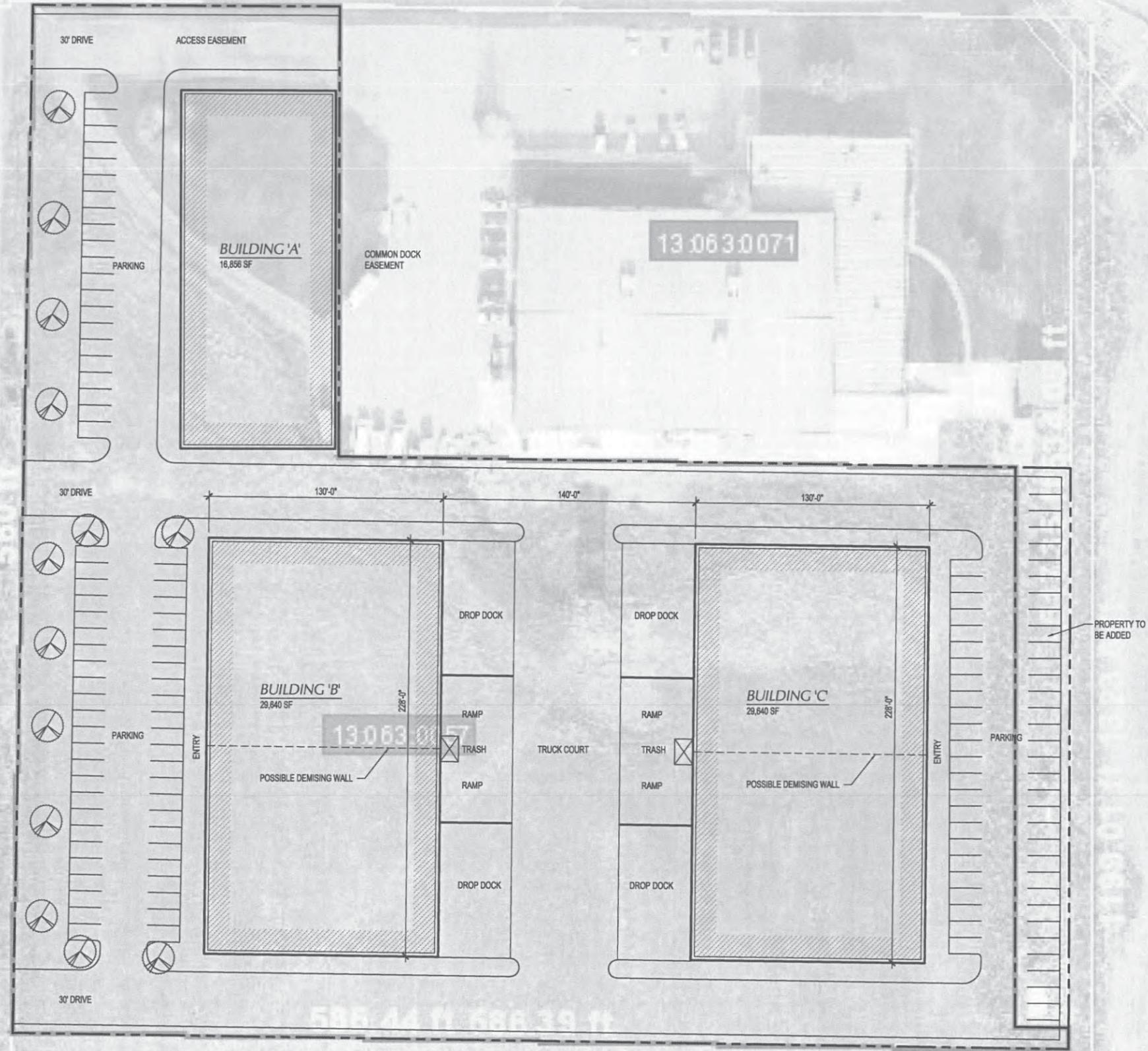
Attachment 2



Views from the southwest corner of the proposed site:



Attachment 3



CONCEPTUAL SITE PLAN 'B' - LINDON, UTAH
SCALE: 1" = 30'-0"

NATIONAL PACKAGING INNOVATIONS
SITE PLAN CONCEPT
LINDON, UTAH
20 MAY 2014



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmi-arch.com



Item 5: Public Hearing — Zone Map Amendment — National Packaging Innovations

Ed Daley of National Packaging Innovations requests approval of a Zone Map amendment to change the zoning designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial A8 (CG-A8) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Ed Daley Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial A8 (CG-A8)</p> <p>Property Owner: Victory Quarry Company, LLC Address: ~750 North 2800 West Parcel ID: 13:063:0057 Lot Size: 4.995 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-042-6</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the Zoning designation of the subject lot from General Commercial A8 (CG-A8) to Mixed Commercial (MC). <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from General Commercial A8 (CG-A8) to Mixed Commercial (MC).</p>
---	--

OVERVIEW

The applicant proposes to develop the parcels with a site configuration similar to the site plan concept in attachment 3. The structures' architectural design will be similar to the structures portrayed in attachment 4. The complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The applicant's proposed use is not allowed in the CG-A8, but it is in the MC zone. Consequently, the applicant requests that the lot be rezoned to the MC zone, subject to approval of a supporting General Plan Map amendment.

FINDINGS OF FACT

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 4 involving the General Plan designation of the lot.

ANALYSIS & CONCLUSIONS

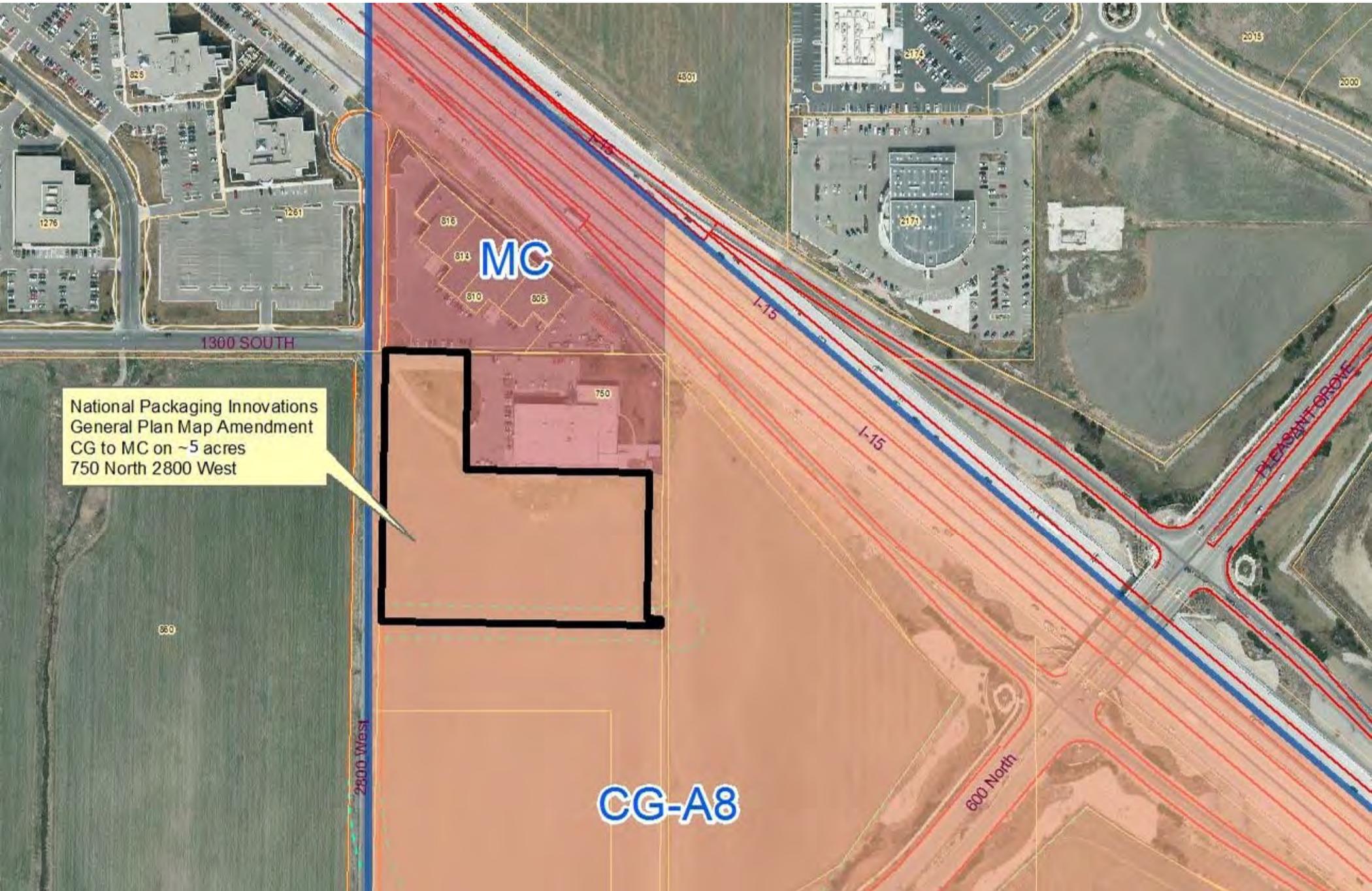
- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
 - The proposed amendment is in accord with the master plan of Lindon City;

- Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”
- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

ATTACHMENTS

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the existing site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

ATTACHMENT 1



Attachment 2

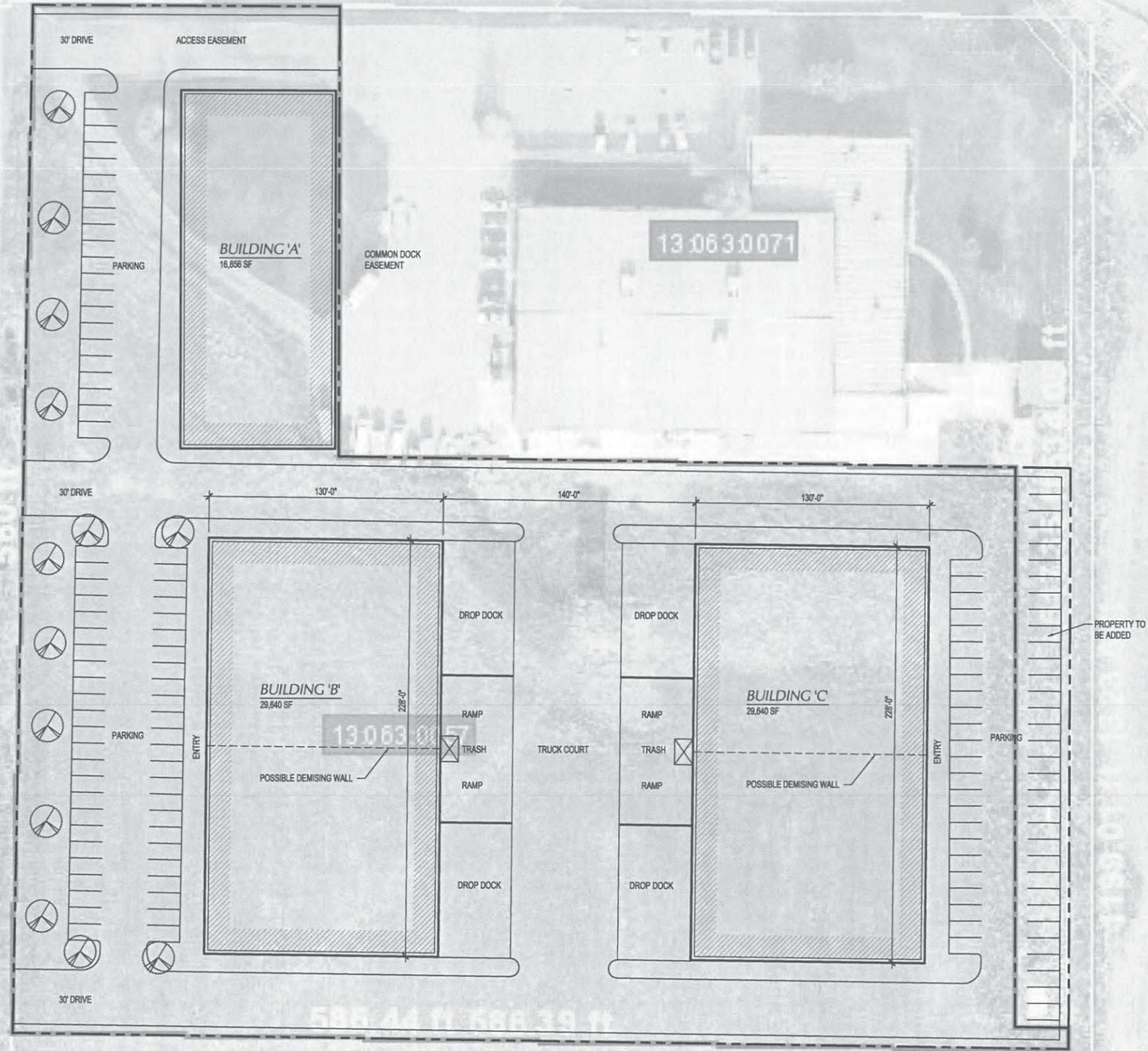


Views from the southwest corner of the proposed site:



Attachment 3

American Fork



CONCEPTUAL SITE PLAN 'B' - LINDON, UTAH
SCALE: 1" = 30'-0"

NATIONAL PACKAGING INNOVATIONS
SITE PLAN CONCEPT
LINDON, UTAH
20 MAY 2014



CURTIS MINER
ARCHITECTURE
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cma@cmi-arch.com



Item 6: Major Subdivision — Huckleberry Estates approx. 750 North Locust Avenue

Jared Bishop requests preliminary approval of an eight (8) lot residential subdivision with six (6) lots in Lindon and two (2) in Pleasant Grove, including dedication of public streets, at approximately 750 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. 15-037-0.

<p>Applicant: Jared Bishop Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owner: Clark and Susann Evans, Maurine Zabriski Address: ~750 North Locust Avenue Parcel IDs: 14:049:0172, 38:174:0001, 14:049:0170 Subdivision Acreage: 4.4 acres</p> <p>Type of Decision: Administrative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to recommend approval of an eight lot residential subdivision in the Single Family Residential (R1-20) zone. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant’s request for approval of an eight lot residential subdivision with the following conditions (if any):</p> <ol style="list-style-type: none"> Utility agreement between Lindon City and Pleasant Grove City be entered into in order to serve the lots in the Huckleberry Subdivision prior to recording the plat.
--	--

BACKGROUND

- This is a request to create eight (8) lots and dedicate a new public street in the Single Family Residential (R1-20) zone. Two additional lots of the subdivision will be located in Pleasant Grove.
- Lots 3, 4, 5, 6 and the majority of Lot 8 will front on 1000 South in Pleasant Grove. Lots 1 and 2 will be in Pleasant Grove.
- The lots will receive sewer and culinary water service from Lindon City. Secondary water and storm drain will be connected to Pleasant Grove City’s systems.
- Lindon and Pleasant Grove are working on an interlocal agreement regarding utility service to this subdivision (and similar situations as may come up in the future). An agreement signed by both Cities should be a condition of approval before the plat is recorded at the County.
- The City boundary is located on the south side of the road at the back of the walk.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). Of the lots in Lindon, 3 through 7 meet the minimum requirement while Lot 8 is 17,891 square feet. This lot currently exists in more or less the same configuration as is being proposed in the subdivision. The current configuration exists as is due to the City boundary with Pleasant Grove and required road dedication for 1000 South. Staff is considering this lot to be a legal, nonconforming lot

because its constraints are being imposed by government action with regards to the City boundary and required road dedication.

- Minimum frontage in the R1-20 zone is 50 feet and all lots meet this requirement.
- Lot width requirements necessitate 100 feet of width at the front yard setback which is 30 feet back from the property line. All lots meet this requirement.

Street Requirements

- Since 1000 South is a Pleasant Grove road, the street will meet that city's cross section. However, a temporary turn around on the east end of the road will be required by Engineering.

Other Requirements

- 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.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See Motion box above.

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Photographs of the existing site.
3. Preliminary plan.



Huckleberry Estates Subdivision
8 lots - 6 in Lindon, 2 in PG
Approx. 750 North Locust Avenue
Lindon, UT 84042





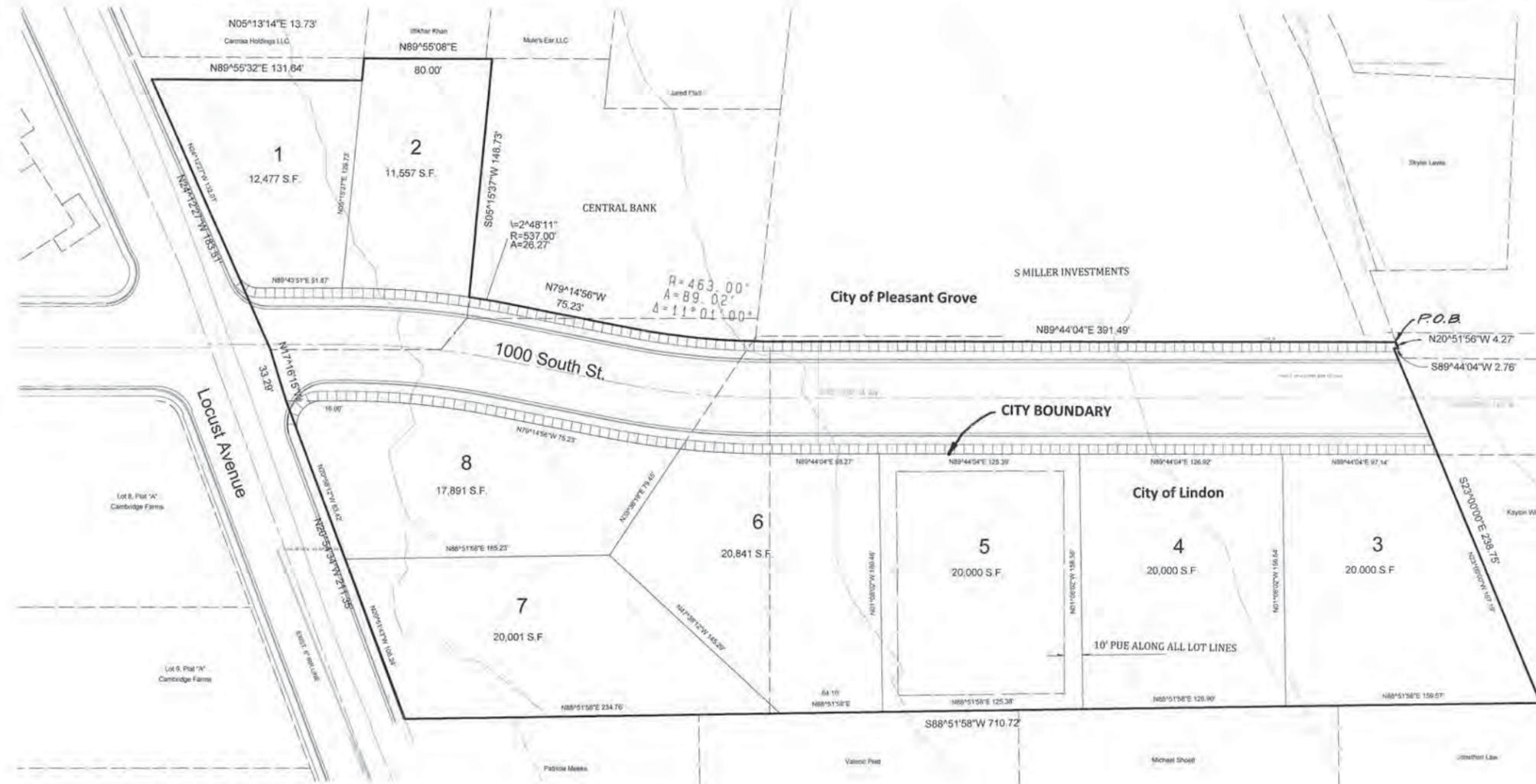
HUCKLEBERRY ESTATES

PLEASANT GROVE AND LINDON, UTAH

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00 DEGREES 19'56" EAST ALONG SECTION LINE 1274.11 FEET AND WEST 1236.20 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 20 DEGREES 51'56" EAST 4.27 FEET; THENCE SOUTH 89 DEGREES 44'04" WEST 2.76 FEET; THENCE SOUTH 23 DEGREES 00'00" EAST 238.75 FEET; THENCE SOUTH 88 DEGREES 51'58" WEST 710.72 FEET; THENCE NORTH 20 DEGREES 54'34" WEST 211.35 FEET; THENCE NORTH 17 DEGREES 16'16" 33.29 FEET; THENCE NORTH 24 DEGREES 12'27" WESTS 183.51 FEET; THENCE NORTH 89 DEGREES 55'32" EAST 131.64 FEET; THENCE NORTH 05 DEGREES 13'14" EAST 13.73 FEET; THENCE NORTH 89 DEGREES 55'08" EAST 80.00 FEET; THENCE SOUTH 05 DEGREES 15'37" WEST 148.73 FEET; THENCE ALONG THE ARC OF A 537.00 FOOT RADIUS CURVE TO THE RIGHT 26.127 FEET (CENTRAL ANGLE = 02 DEGREES 48'12"), THE CHORD OF WHICH BEARS SOUTH 89 DEGREES 39'02" EAST 26.27 FEET; THENCE ALONG THE ARC OF A 463.00 FOOT RADIUS CURVE TO THE LEFT 89.02 FEET (CENTRAL ANGLE = 11 DEGREES 01'00"), THE CHORD OF WHICH BEARS SOUTH 84 DEGREES 45'26" EAST 88.89 FEET; THENCE NORTH 89 DEGREES 44'04" EAST 391.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 193351.48 S.F. (4.4387 ACRES MORE OR LESS)



BENCH MARK		REVISIONS		F. J. Clark & Associates		HUCKLEBERRY ESTATES	
		Rev.	Date	9448 N. Timpanogos Cove Cedar Hills, Utah 84062 (801) 701-0268		Preliminary Plat	
				Plans prepared under the direction of of		2 OF 3	
				F. J. Clark & Associates			

Item 7: Minor Subdivision — Torgersen Heights, approx. 514 North Locust Ave.

Danielle Torgersen requests preliminary approval of a two (2) lot subdivision at approximately 514 North Locust Avenue in the Single Family Residential (R1-20) zone.

<p>Applicant: Danielle Torgersen Presenting Staff: Jordan Cullimore</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owner: Danielle Torgersen Address: 514 North Locust Avenue Parcel ID: 14:068:0225 Lot Sizes: 0.84 acres; 0.54 acres; 1.38 acres total</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"> Whether to approve a two lot residential subdivision in the Single Family Residential (R1-20) zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a two lot residential subdivision, to be known as Torgersen Heights, with the following conditions (if any):</p> <ol style="list-style-type: none">
--	--

BACKGROUND

- This subdivision creates two residential lots out of one currently existing residential lot in the Single Family (R1-20) zone.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). The existing lot is 1.38 acres. The subdivision will create two new lots. Lot 1 will be 36,616 square feet and lot 2 will be 23,585 square feet in area.
- Curb, gutter, and utility stubs were installed along the frontage with the recent rebuild of Locust Avenue. The remaining required improvements will be installed, or bonded for, before recordation of the plat.

Other Requirements

- The proposed subdivision identifies an existing shed that, if left in its current position, will not comply with residential setback requirements. Staff recommends, as a condition of approval, that they building be either removed or moved to comply with existing setback requirements.
- Staff has determined that the proposed subdivision complies with all remaining land use standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

ATTACHMENTS

- Aerial photo of the proposed subdivision.
- Photographs of the exiting site.
- Preliminary plan.

Attachment 1





Item 8: Site Plan — NuStar, approx. 1352 West 300 South

Robert Tubman of MS Properties requests site plan approval of a 162,250 square foot industrial building at approximately 1352 West 300 South in the Light Industrial (LI) zone.

<p>Applicant: Rob Tubman of MS Properties Presenting Staff: Jordan Cullimore</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: MS Business Properties Address: 1352 West 300 South Parcel ID: 45:558:0001 Lot Sizes: 7.14 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether the request for site plan approval of a 162,250 square foot industrial building complies with applicable land use requirements. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
--	---

BACKGROUND

1. The applicant proposes to construct a 162,250 square foot industrial building on lot 1 of Lakeside Business Park Subdivision Plat A.
2. The proposed tenant for the building will be classified in the Standard Land Use Table as "General Food Manufacturing", which, when conducted in a building larger than 20,000 square feet, is a conditionally permitted use. Consequently, if the Commission identifies potential impacts of the proposed use that may be detrimental to surrounding uses, reasonable conditions may be imposed to mitigate the identified impacts.

DISCUSSION & ANALYSIS

Parking Standards

The proposed structure will consist of 6,000 square feet of office space, 4,000 square feet of warehouse space and 152,250 square feet of manufacturing space. The required parking ratio for office space is 1/350 square feet, the ratio for manufacturing is 1/750 square feet, and the ratio for warehouse space is 1/1000 square feet in the Light Industrial zone. According to these ratios, the total number of required parking stalls is 224, with at least 7 ADA accessible stalls.

The applicant is currently proposing 212 parking stalls with 7 ADA spaces. This discrepancy was overlooked in the first review of the proposal by staff, but staff is confident that the issue can be resolved either by reconfiguring some of the parking, adjusting the square footages of the uses in the building, a shared parking agreement, or a combination of the three options. Staff recommends, as a condition of approval, that the parking deficiency be resolved before the plans are finalized.

Additionally, the Code requires 8 bicycle parking stalls. The site plan proposes 12 bicycle stalls to meet this requirement.

Summary of Parking Requirements

- Vehicle Spaces Required: 224
- Vehicle Space Provided: 212
- Bicycle Spaces Required: 8
- Bicycle Spaces Provided: 12

Landscaping Standards

Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. Thirty percent of the frontage landscaping may be landscaped with non-living materials other than grass. The site plan proposes some variation in the design of the landscaped frontage because of wetland and detention areas. The Code allows the Planning Commission to grant such variations if it determined to be in the public interest. The configuration is included for review on the Landscaping Plan in attachment 4.

Interior Landscaping

The Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site requires 224 parking stalls, which will require at least 8,960 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 9,665 square feet of interior landscaping. The Planning Commission needs to verify that at least 75% of the 9,665 square feet of that area will consist of living vegetation.

The code also requires 1 interior tree per 10 required parking stalls. The proposed site plan includes 21 interior trees to satisfy this requirement.

Architectural Standards

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures.” The applicant is proposing a colored concrete tilt-up structure. Regarding such structures, the code requires the following:

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

Colored elevations will be presented at the Planning Commission meeting for consideration and review.

Building Color

The Code requires buildings in the LI zone to be earth-tone colors. Elevations showing the proposed color of the building will be presented at the Planning Commission meeting for review by the Commissioners. Examples of earth tone colors are included in attachment 6.

Dimensional Standards

The proposed structure satisfies setback and height requirements of the Light Industrial zone.

Engineering Requirements

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.

ATTACHMENTS

1. Aerial photo of the site and surrounding area
2. Photos of the site
3. Site Plan
4. Landscaping Plan
5. Earth-tone Color Palette

Attachment 1







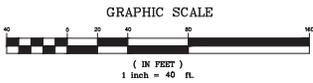
Attachment 3



NORTH
1" = 40'

KEYED NOTES

- 1 Const. 24" curb and gutter (water carrying).
- 2 Const. 24" water shedding curb and gutter.
- 3 Const. thicken face sidewalk (width varies).
- 4 Const. ADA ramp with necessary signage.
- 5 Const. ADA stalls and aisle (2% max. grade).
- 6 Const. Asphalt paving (see paving section).
- 7 Landscaped Area (refer to landscaping plan for details).
- 8 Bicycle parking rack.
- 9 Masonry enclosed, solid waste dumpster's with slight obscuring gates. Materials to be consistent with building materials.
- 10 Concrete Paving (see paving detail)
- 11
- 12
- 13
- 14



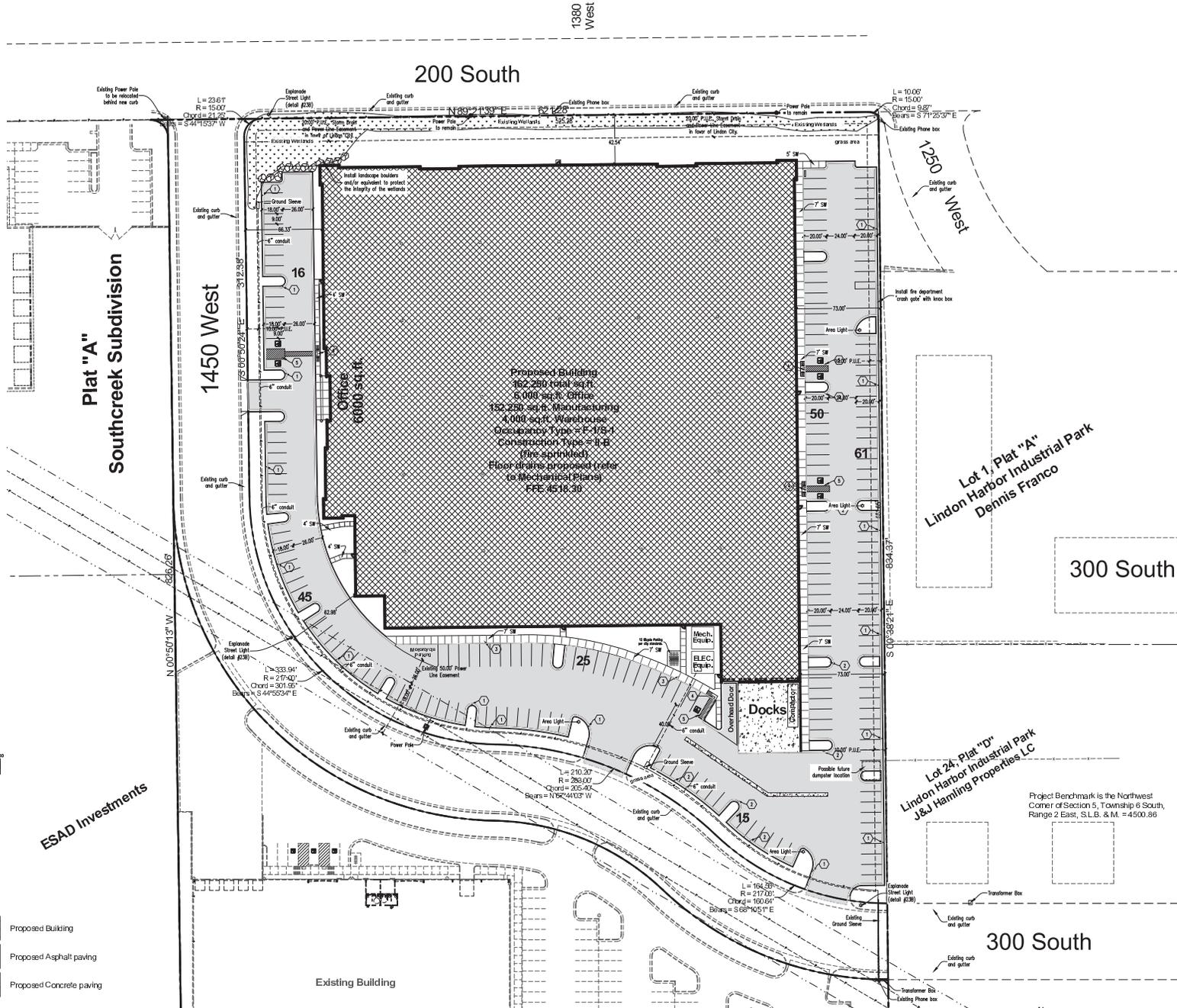
CAUTION!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to reveal the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

- Proposed Building
- Proposed Asphalt paving
- Proposed Concrete paving

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UTILITY NOTIFICATION CENTER, INC.
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DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UT 84401
801-224-1252

Lakeside Business Park - NuStar Manufacturing
Site Plan
Lindon, Utah

Revisions

Date: 6-17-2015
Scale: 1" = 40'
By: TD
Tracing No: L-13967

Sheet No:
C-2.0

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

A large color palette grid is displayed on a light beige background. It is titled "Utah Mountain Desert Color Palette" and "Primary Colors". The grid consists of seven rows, each containing five color swatches. The colors are organized into a spectrum: the first row is various shades of blue; the second row is various shades of grey; the third row is various shades of brown and tan; the fourth row is various shades of dark green; the fifth row is various shades of medium green; the sixth row is various shades of yellow and light green; and the seventh row is various shades of tan and light beige.

**Item 9: Alteration of Nonconforming Use — Mitchell X,
approx. 1400 West 300 South**

The applicant has asked that this item be continued to the next available Planning Commission meeting. Scott Mitchell requests approval of an alteration and/or enlargement of a nonconforming use (rock product recycling & concrete batching) at approximately 1400 West 300 South in the Light Industrial (LI) zone.

**Item 10: *Continued* — Public Hearing — Ordinance
Amendment — Commercial & Industrial
Landscaping**

This item has been continued to the next available Planning Commission meeting.
Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

Item 1 I: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 12: Planning Director Report

- City Council approves Bike & Pedestrian Master Plan.
- Residential accessory building requirements.

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
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>				
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>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
Huckleberry Estates Subdivision	June 2015	Jared Bishop	July 14	July 28
<i>Request for approval of an 8 lot subdivision at approximately 750 North Locust Avenue in the R1-20 zone.</i>				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
General Plan Amendment: National Packaging	June 2015	Ed Daley	July 14	TBD
<i>Request to change the General Plan designation of a parcel at approx. 750 North 2800 West from Commercial to Mixed Commercial.</i>				
Zone Map Amendment: National Packaging	June 2015	Ed Daley	July 14	TBD
<i>Request to rezone the parcel at approx. 750 North 2800 West from CG-A8 to MC.</i>				
Minor Subdivision: Torgersen Heights	June 2015	Danielle Torgersen	July 14	N/A
<i>Request for approval of a 2 lot subdivision at approximately 514 North Locust Avenue.</i>				
Site Plan: NuStar	June 2015	Robert Tubman	July 14	N/A
<i>Request for site plan approval of an industrial building at 1352 West 300 South.</i>				
Plat Amendment: Murdock Hyundai	June 2015	New Concepts Const.	N/A	N/A
<i>Request for approval of a plat amendment at 452 South and 530 South Lindon Park Drive. Being handled at Staff level.</i>				
Alteration of Non-conforming Use: Mitchell Excavation	July 2015	Scott Mitchell	August 11	N/A
<i>Request to expand existing concrete crushing operation to include a concrete batch plan. 1400 West 300 South in LI zone.</i>				
Site Plan: Nicholson Business Park Phase II	July 2015	Mark Clemen	TBD	N/A
<i>Request for site plan approval to construct a 40,000 s.f. office/warehouse building at 150 North Geneva Road in the LI zone.</i>				
Zone Map Amendment: L.A. Lee Enterprises	July 2015	Leonard Lee	TBD	TBD
<i>Request to rezone two parcels at 119 South State from CG to MC.</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		Lindon Harbor Industrial Park II	
Lindon Gateway II	Freeway Business Park II		Lakeside Business Park Plat A	
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A		Green Valley Subdivision	
Zyto/Tams Office Buildings Site Plan	Pen Minor Subdivision		Blackcliff Industrial Park	
Lindon Tech Center Site Plan	Joyner Business Park Site Plan		Olsen Site Plan	
Timpview Business Park Site Plan	Prodigy Promos Site Plan		Eastlake at Geneva North Plat B	
Lindon View Parking Lot Site Plan	Intermountain Precision Site Plan			
Lindon View Plat A				

Board of Adjustment		
Applicant	Application Date	Meeting Date

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

Grant Applications	
Pending	Awarded
EDCUtah — Economic Development Study on 700 North; \$5,000	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
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)
	EDCUtah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 96 New residential units: 14	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 64 Land Use Applications: 50	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee

