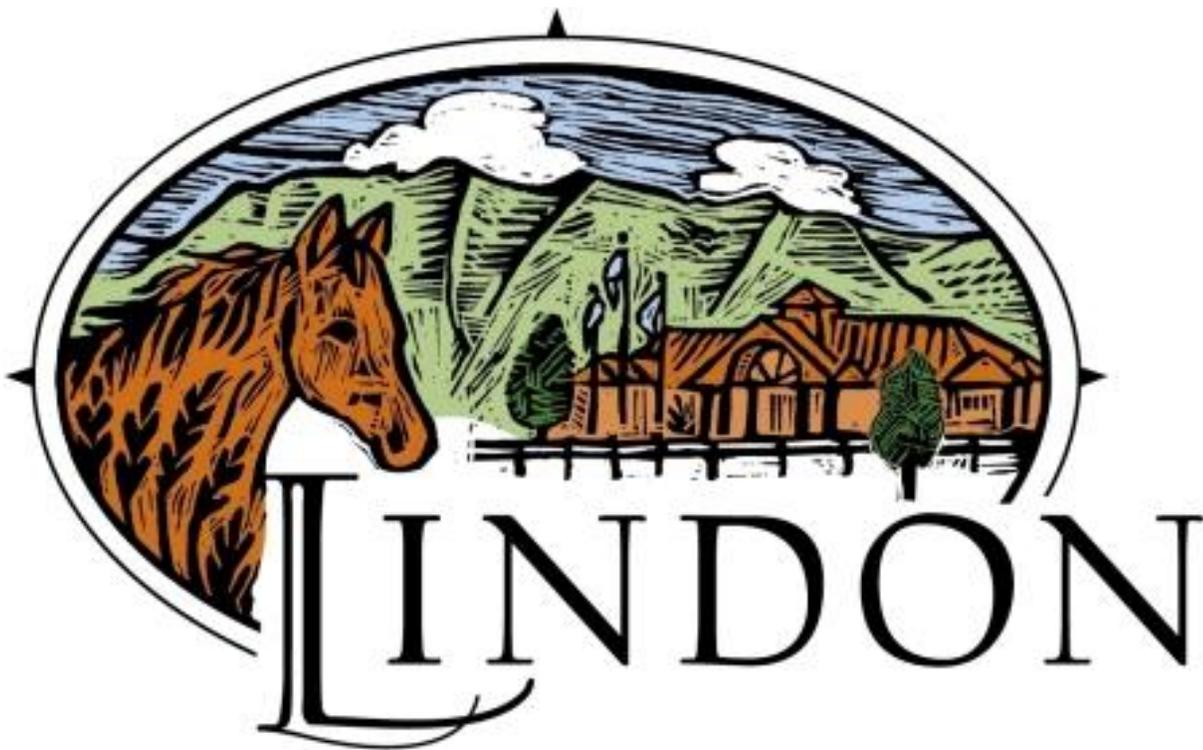


Lindon City Planning Commission Staff Report



January 28, 2014

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 28, 2014** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 P.M.** This meeting may be held electronically to allow a commissioner to participate. The agenda will consist of the following:

AGENDA

Invocation: By Invitation
Pledge of Allegiance: By Invitation



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

1. **Call to Order**
2. **Approval of minutes from January 14, 2014**
3. **Public Comment**

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

4. **Major Subdivision — Long Orchard**

This is a request by Bryon Prince, on behalf of Ivory Development, for approval of an eleven (11) lot subdivision located at approximately 400 East and 170 South on approximately 6.7 acres in the Residential Single Family (R1-20) zone. Recommendations will be made to the City Council at the next available meeting.

5. **Public Hearing — Ordinance Amendment, LCC 17.38 Completion Bonds**

(20 minutes)

This is a City initiated request to amend Lindon City Code 17.38 Bonds for Completion of Improvements to Real Property,

6. **Public Hearing — Ordinance Amendment, LCC 17.48.100(4)(h) Fencing**

(10 minutes)

This is a City initiated request to amend fencing standards in Lindon City Code 17.48.100(4)(h) Commercial Zone, to remove the requirement that landscaping along street frontages in the PC-1 and PC-2 zones must contain white vinyl fencing.

7. **Public Hearing — Amendment, Commercial Design Guidelines on Fencing**

(10 minutes)

This is a City initiated request to amend the Lindon City Commercial Design Guidelines to encourage, instead of require, the installation of white vinyl fencing in commercial zones.

8. **Election of Planning Commission Chair and Vice-chair**

(10 minutes)

The Commission will hold elections for the positions of Chair and Vice-chair for the upcoming year.

9. **New Business (Reports by Commissioners)**

10. **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: ~2:00 pm

Date: January 24, 2014
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I – Call to Order

January 28, 2014 Planning Commission meeting.

Roll Call:

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

Item 2 – Approval of Minutes

Planning Commission – Tuesday, January 14, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 14, 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: Mike Marchbanks, Commissioner
9 Pledge of Allegiance: Rob Kallas, Commissioner

10 **PRESENT**

11 Sharon Call, Chairperson
12 Ron Anderson, Commissioner
13 Carolyn Lundberg, Commissioner
14 Mike Marchbanks, Commissioner
15 Rob Kallas, Commissioner
16 Hugh Van Wagenen, Planning Director
17 Jordan Cullimore, Associate Planner
18 Kathryn Moosman, City Recorder
19 Matt Bean, City Councilmember

10 **ABSENT**

11 Del Ray Gunnell, Commissioner

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m.
23
24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of December 10,
25 2013 were reviewed.

26
27 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
28 OF THE REGULAR MEETING OF DECEMBER 10, 2013 AS AMENDED.
29 COMMISSIONER LUNDBERG SECONDED THE MOTION. ALL PRESENT
30 VOTED IN FAVOR. THE MOTION CARRIED.

31 3. **PUBLIC COMMENT** –

32
33 Chairperson Call called for comments from any audience member who wished to
34 address any issue not listed as an agenda item. There were no public comments.

35 **CURRENT BUSINESS** –

- 36
37 4. **MAJOR SUBDIVISION**: *Old Rail Estates*. This is a request by Scott Farrer for
38 approval of a fourteen (14) lot subdivision located at approximately 290 West
39 between 100 North and 40 South on 10.97 acres in the Residential Single Family (R1-
40 20) zone. Recommendations will be made to the City Council at the next available
41 meeting.

42
43 Hugh Van Wagenen, Planning Director, gave a brief summary of this agenda
44 item. He explained that this is a request by Scott Farrer (who was in attendance) for
45 approval of a fourteen (14) lot subdivision named Old Rail Estates in the R1-20 zone
46 which are all half acre lots. Mr. Van Wagenen stated this subdivision will extend from
47

2 the Cullimore Court Subdivision and tie into the utilities on 40 South. He noted that as
part of this application, a new street cross section for 40 South is being proposed. He
4 stated that the master planned street (280 West) was approved last year with the
Cullimore Court subdivision. He added that recommendations from the Planning
Commission tonight will be made to the City Council at the next available meeting.

6 Mr. Van Wagenen went on to say that a review by the City Engineer determined
that Lots 9 and 10 do not comply with LCC 17.32.100(3), which does not permit lots that
8 have more than a 3 to 1 length to width ratio. He noted this subsection does allow the
Planning Commission and City Council to approve up to a 20% increase in the depth of a
10 lot if it is determined that the proposed development as follows:

1. The best use of the property, and
- 12 2. In the best interest of the City and surrounding properties. The City Engineer
recommends such an approval to make the lots compliant with the City
14 ordinance because it does not materially alter the character of the subdivision
or the residential lots in the area. Mr. Van Wagenen mentioned (regarding the
16 motion) that by approving the preliminary plat as presented tonight takes care
of that issue and no additional consideration is needed.

18 Mr. Van Wagenen further explained that the proposed 40 South cross section
20 differs from the standard 50 foot cross section in two ways as follows (showed diagrams):

- 22 1. There is a six (6) foot planter strip on the north side of the road that will be used to
accommodate power poles that exist in the current right of way.
- 24 2. Only 28 feet of asphalt will be used as opposed to the standard 34 feet, with
26 parking allowed on both sides. The six foot planter strip takes up the difference in
asphalt width. This cross section still provides for a sidewalk, thereby increasing
28 pedestrian safety which was a primary concern of the neighborhood at previous
public meetings. Staff recommends approval of the 40 South cross section as
30 provided by the applicant. It is anticipated that the cross section will be adopted
for all of 40 South.

32 Commissioner Anderson commented that this would be similar to Lakeview
34 Drive with 28 ft. of asphalt with basically a similar profile. Mr. Van Wagenen confirmed
that statement. Commissioner Marchbanks commented that the south side of 200 south is
36 another example where there is a separated park strip from the sidewalk, which pushes
the sidewalk further away from the road which is good. Chairperson Call made mention
38 that she understood that the power poles would be in between the sidewalk and the
asphalt. Mr. Van Wagenen confirmed that statement. He stated that by maintaining the
40 planter strip and the poles it still gives enough width because 20 ft. is not uncommon in
the city. It also allows for the sidewalk to go in for the pedestrian safety that was a
42 concern from residents at the last meeting.

44 Commissioner Kallas inquired if the owners of lots 1 and 14 will be required to
maintain the landscape strip. Mr. Van Wagenen confirmed that statement. Commissioner
Lundberg asked if the north side (6 ft strip) will be planned for the entire length of 40
46 south so there is not varying setbacks. Mr. Van Wagenen confirmed that is the intent to
run the length of the road as to be a consistent cross section. Mr. Van Wagenen then
48 referenced the photos showing the power poles. Mr. Van Wagenen noted that Mr. Farrer

2 came in with two different concepts where the road could go, and the one that works best
3 will require the removal of the red brick home.

4 At this time, Chairperson Call invited any members of the audience to comment.
5 There were several residents in attendance who addressed the Commission as follows:

6 **Sonia Johnson:** Ms. Johnson asked for confirmation if the asphalt will be 20 ft. or 28 ft.
7 wide. Mr. Van Wagenen confirmed the there will 28 ft. of asphalt and curb and gutter.
8 Ms. Johnson also inquired if they will be removing the down trees on her side. Mr. Farrer
9 was not sure if the trees would be removed along the fence line between her property and
10 Mr. Farrer’s property line. She also asked about setbacks and where they anticipate the
11 sewer line to go. Mr. Farrer stated the sewer line will go between lots 7 and 8.

12 **Don Paige:** Mr. Paige commented that the property borderlines his property line by over
13 200 ft. and it is very steep and how are they planning to grade it for runoff etc. Mr. Van
14 Wagenen stated that typically when the homes are constructed the lots will be leveled out
15 and graded as necessary, and if anything were to happen, and they had to come back in
16 and retain it, it would be the new homeowner’s responsibility.

17 **Don Willet:** Mr. Willet asked about the lots east and north of the substation and how
18 many feet away they will be from his east property line before the road starts, and also
19 how deep the lots are. Mr. Van Wagenen replied between 159 ft. and 162 ft. He also
20 inquired if the cottonwood trees will be removed. Mr. Farrer confirmed that they will be
21 removed. Mr. Willet asked if the lots will be sold as individual lots or will there be a
22 developer for uniformity purposes. Mr. Farrer commented that Ivory Homes has
23 indicated that it is their desire to purchase as many lots as they can.

24 Following some additional general discussion regarding this agenda item
25 Chairperson Call called for a motion.

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30 COMMISSIONER LUNDBERG MOVED TO APPROVE THE FOURTEEN
31 (14) LOT SUBDIVISION TO BE KNOWN AS OLD RAIL ESTATES WITH THE
32 CONDITION THAT PRIOR TO COMMENCEMENT OF RECORDATION THE
33 CULLIMORE COURT SUBDIVISION IS RECORDED FIRST. COMMISSIONER
34 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
35 FOLLOWS:

36 CHAIRPERSON CALL AYE
37 COMMISSIONER ANDERSON AYE
38 COMMISSIONER LUNDBERG AYE
39 COMMISSIONER MARCHBANKS AYE
40 COMMISSIONER KALLAS AYE
41 THE MOTION CARRIED UNANIMOUSLY.

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43
44 5. **PUBLIC HEARING:** *Ordinance Amendment, LCC 17.02 Definitions.* This is a city
45 initiated request to define the term “vault security – mini storage” in Lindon City
46 Code 17.02 Definitions. Recommendations will be made to the City Council at the
next available meeting.

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

Jordan Cullimore, Associate Planner, opened the discussion by explaining that this is a City initiated request to define the term "vault security - mini storage" in Lindon City Code 17.02 Definitions. He noted that it was deemed prudent to define the above term which appears as an approved use in the newly created CG-S zone to accommodate some storage units on Gillman Lane. Mr. Cullimore stated the term "vault security - mini storage" was added to the Standard Land Use Table as a permitted use in the CG-S zone and now it needs to be defined. He noted that recommendations will be made to the City Council at their next available meeting. Mr. Cullimore then read the proposed language as follows:

17.02.010(187) 187. *“Vault Security—Mini-Storage” means a storage facility that is characterized by individual separate spaces which are accessible by customers for the storing and retrieval of personal effects and household goods. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, office or other business services, or human habitation.*

There was then some general discussion by the Commission regarding this agenda item. Commissioner Kallas asked, based on this definition, if outdoor storage would be allowed and if so what percentage. Mr. Van Wagenen commented that 15% of the personal storage space may be used for RV storage but is by Conditional Use only. Commissioner Anderson mentioned the verbiage of “personal effects and household goods” in the definition and inquired if this should be more defined. Commissioner Kallas suggested adding “business inventory” to the language. The Commission was in agreement to add “business inventory” to the definition. Following some additional discussion Chairperson Call called for a motion.

COMMISSIONER ANDERSON MOVED TO APPROVE THE AMENDMENT TO LINDON CITY CODE 17.02 DEFINITIONS, TO INCLUDE 17.02.010 (187) “VAULT SECURITY – MINI STORAGE” AS SHOWN WITH THE ADDITION OF BUSINESS INVENTORY ADDED TO THE DEFINITION AND RECOMMEND APPROVAL TO THE CITY COUNCIL. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING: *Ordinance Amendment, LCC 17.17.130 Amended Site Plans.*
This is a city initiated request to allow for staff to approve accessory buildings of one thousand (1,000) square feet or less on amended site plans when certain conditions are met.

2 Van Wagenen, Planning Director, opened the discussion by explaining this is a
City initiated request to amend Lindon City Code 17.17.130 Amended Site Plans, to
4 allow for Staff to approve accessory buildings of one thousand (1,000) square feet or less
on amended site plans when certain conditions are met. Mr. Van Wagenen noted that in
6 addition to being staff approved, this change allows applicants to have ancillary buildings
approved on a site at a reduced review fee and staff feels it is appropriate to waive a full
8 site plan approval. Mr. Van Wagenen further noted there are also minor grammatical and
sentence structure changes (biggest change in paragraph #1) included in the amendment.
10 Mr. Van Wagenen added that recommendations will be made to the City Council at the
next available meeting.

12 Mr. Van Wagenen then referenced Section 17.17.130 Amended site plans with the
proposed language as follows:

14 1. Amended site plans shall be submitted when changes to the site and/or building are
16 proposed. Changes that require amended site plans to be approved by the Land Use
Authority and brought into substantial compliance with current city codes are triggered
18 by the following:

20 a) A change in intensity of land use of the property, defined as a change between
agricultural, residential, commercial,/industrial, or public assembly uses (i.e., school
22 or church changes to a retail business);

24 b) New buildings or structures are being added to the property, with the following
exceptions:

26 i. At the discretion of the Planning Director, accessory buildings one thousand
(1,000)square feet or less may be administratively approved without requiring
28 Land Use Authority review when, upon the Planning Director's findings, the
amended site plan meets the standards listed in paragraph 4 of this section; or

30 c) Exterior changes are proposed to the dimensions of any existing building or structure
as follows:

32 i. 0 – 9% increase in building square footage:. The new addition shall meet
current architectural design standards for the zone and, except for parking
34 standards necessary to accommodate the increased square footage, no additional
site or building improvements are required. At the discretion of the Planning
36 Director this level of change may be approved by Staff - without requiring a site
plan application, fee, or Land Use Authority review - when the alteration meets
the standards listed in Section 17.17.130(4) paragraph 4 of this section.

38 ii. 10 – 19% increase in building square footage. The new addition,-and including
40 the entire existing building being added to -, shall meet current architectural
design standards for the zone in which it is located. The Land Use Authority may
42 work with the applicant to prioritize architectural features that are determined to
have the greatest impact on appearance of the structure in meeting zone standards.
44 Parking standards shall also be met complied with.

46 iii. 20 – 30% increase in building square footage:. The new addition and existing
building shall meet current architectural and parking standards, (as listed above in

section ii) as referenced in 17.17.130(c)(ii). In addition, any landscaping requirements shall be met.

iv. Over 30% increase in building square footage. The site shall be brought into substantial compliance with all current city codes and ordinances - specifically as listed in Section 3 below 17.17.130(3).

v. Any action which, when combined with one or more previous expansions that have occurred over any period of time, causes the aggregate area of expansion to fall within one of the percentage categories listed above.

- d) Cosmetic changes to the exterior of a building or structure (paint, windows, roof covering, etc.) are permitted without any approvals from the Land Use Authority. Any cosmetic changes shall meet current codes and/or shall bring the facilities closer to conformance with current codes and ordinances, such as including the Lindon City Commercial Design Guidelines.

2. Approval. The procedure for approval of an amended site plan shall be the same as the procedure of approval of an original site plan unless a waiver is granted according to 17.17.130(4).

3. Required Improvements. When a site plan is required to be brought into substantial compliance with all current city codes and ordinances the following issues shall receive specific review:

- a. Landscaping and white fencing (as applicable to zone);
- b. Storage and exterior displays.;
- c. Off-Street parking.;
- d. Vehicular access and circulation.;
- f. Off-street loading and unloading.;
- h. On-site surface water drainage (Other methods of surface water drainage may be approved for amended site plans if approved by the City Engineer) .;
- i. Off-site curb, gutter and sidewalk.;
- j. Piping of irrigation ditches.;
- k. Solid waste containers (trash enclosures) .;
- l. Street lights.;
- m. Fencing and/or screening.;
- n. Architectural standards applicable to the zone in which the site is located.;
- o. Any other standards required under the submittal requirements as referenced in 17.17.115.

4. Waiver. The Planning Director shall have the authority to waive the requirements of Section 17.17.130(1)(c)(i), and shall have the authority to approve amended site plans, new accessory buildings one thousand (1,000) square feet or less, and/or building permits without further review by the Land Use Authority if he or she makes the following findings:

- a. The proposed amended site plan complies with all current City ordinances;
- b. The original site plan has not been materially altered, and has not changed in a way that detracts from the overall safety or aesthetics of the site; and

2 c. The proposed amendments to the site plan will not have a material detrimental
effect on other properties in the area.

4 Application fees for a Staff approved amended site plan shall follow the Lindon
City Fee Schedule established at the time of the application. Any decision of the Planning
6 Director to waive the requirements of section 17-.17-.130(2) will require notice of intent
to approve the proposal to all surrounding property owners within three hundred feet
8 (300') of the subject property. The decision may be appealed to the Appeal Authority by
any party of interest within ten (10) days of the date of the mailed notice. If no appeal is
10 received within the ten (10) day appeal period, the application and/or permit may be
approved.

12 5. Modification of Requirements on amended site plans. The Land Use Authority may
14 modify or adjust the requirements of section 17-.17-.130 if any of the following
conditions are met:

16 a. Strict compliance with the requirements of section 17-.17-.130 would cause an
unusual and unnecessary hardship to the applicant and/or would create
18 detrimental impacts upon the property (i.e., requiring landscaping would eliminate
parking).

20 b. The amended site plan provides for additions, deletions or improvements to the
subject property that are beneficial to the public, improve the appearance of the
22 site, bring the site closer to conformance with City code, or increase the safety or
convenience of the site to the public. The maximum allowable modification or
24 adjustment shall be the exception rather than the rule, and shall include all other
variances previously granted on the site.

26 6. Additional Standards. In granting any of the changes set forth in subsection 17-.17-
28 .130(5), the Land Use Authority may impose additional standards or requirements that
will substantially serve the objectives of the standards or requirements that are waived,
30 adjusted or modified. Any authorized changes or additional requirements shall be entered
in the minutes of the Land Use Authority with the circumstances justifying the changes or
32 requirements.

34 Chairperson Call asked if there were any public questions or comments.
Residents in attendance addressed the Commission at this time as follows:

36 **Sonia Johnson:** Ms. Johnson inquired how residents who may be affected will be
38 notified. Mr. Van Wagenen replied that notices/mailings are sent through the mail to
residents within 300 feet of the property.

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

44 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
AMENDMEND TO LINDON CITY CODE 17.17.130 AMENDED SITE PLANS AS
46 WRITTEN WITH NO CONDITIONS. COMMISSIONER ANDERSON SECONDED
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
48 CHAIRPERSON CALL AYE

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

6
7. **CONTINUED PUBLIC HEARING:** *Ordinance Amendment, LCC 17.48.040*
8 *Fencing.* This is a city initiated request to omit the white vinyl ranch fencing
10 requirements along public street frontages in commercial zones within the city.
Recommendations will be made to the City Council at the next available meeting.

12 Mr. Van Wagenen opened the discussion by explaining that this is a continued
14 item for a Planning Commission initiated request to omit the white vinyl ranch fencing
16 requirements along public street frontages in commercial zones. He noted that
18 recommendations will be made to the City Council at the next available meeting.

16 Mr. Van Wagenen stated at the previous meeting in October, there was discussion
18 on whether to strike the requirement completely or to keep the language in the ordinance
20 as a recommendation only. He noted at that meeting, the Commission moved to continue
22 the item until the first of the year as to bring it before a new Council and Mayor. Mr. Van
Wagenen stated, as a starting point, the amendment as shown below shows the entire
requirement being struck from the ordinance. He noted that staff is open to any comments
of suggestions regarding this proposed ordinance amendment.

24 Commissioner Lundberg expressed that she feels some language could be
26 included that would encourage the fencing. Commissioner Anderson was in agreement to
28 encourage or suggest the fencing rather than requiring the fencing. Commissioner Kallas
commented that a code, by definition, is meant to direct what you have to do. Mr. Van
Wagenen commented if the paragraph is stricken, and the requirement is removed, it will
still be included in the Commercial Design Guidelines stating that the white vinyl fencing
is encouraged. Chairperson Call commented that there is not much vinyl fencing going
in anymore and it is dated. Commissioner Marchbanks added that it is out of character
for some businesses and areas. He added that the vinyl fencing has not proven to hold up
well either and is not maintenance free. Mr. Van Wagenen noted that there will be follow
up discussion regarding this issue.

34
36 Mr. Van Wagenen then referenced the Lindon City Code 17.48.040 Fencing and
Screening as followed by some additional general discussion:

38 *All required landscaping that abuts frontage on a dedicated street in the*
40 *CG, PC-1 and PC-2 zones shall contain a continuous white vinyl ranch*
42 *style two (2) rail fence. The fence shall be three (3) feet tall with post*
44 *dimensions of five (5) inches by five (5) inches with rail dimensions of*
46 *two (2) inches by six (6) inches. The posts shall be installed eight (8) feet*
48 *on center with two (2) rails between posts. The fence shall be placed adjacent to*
State Street and any other dedicated streets in the CG zone and PC- 1 and PC-2
zones in a continuous fashion. Placement of the fence shall typically be two (2)
feet behind the sidewalk within the required landscaping strip. Any variation to
the location of this fence requirement, 17.48.040 (2), may be granted by the
Planning Commission.

Chairperson Call asked if there were any public questions or comments.

2

Sonia Johnson: Ms. Johnson inquired if the original reasoning for the fencing was to tie it to Lindon. Mr. Van Wagenen replied that it was intended to create a theme throughout the city.

6

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

8

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

10

12

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

14

16

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE ORDINANCE AMENDMENT TO LINDON CITY CODE 17.48.040 FENCING AND SCREENING WHICH AMENDMENT CONSISTS OF STRIKING PARAGRAPH 2 WITH NO CONDITIONS. COMMISSIONER ANDERSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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CHAIRPERSON CALL AYE

24

COMMISSIONER ANDERSON AYE

COMMISSIONER LUNDBERG AYE

26

COMMISSIONER MARCHBANKS AYE

26

COMMISSIONER KALLAS AYE

THE MOTION CARRIED UNANIMOUSLY.

28

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

30

Chairperson Call called for any new business or reports from the Commissioners. Chairperson Call inquired about the senior housing project that was recently approved located near the Lindon Community Center. She also asked if the new owner who purchased the project has brought any plans before the City. Mr. Van Wagenen stated that he has not heard of anything since November but will notify the Commission with any new information received.

32

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Mr. Van Wagenen introduced Jordan Cullimore, the newly hired Associate Planner. He noted that Mr. Cullimore rose to the top from a lot of qualified applicants. He added that Mr. Cullimore has ties here in Lindon and will do a great job in this capacity and will be a great addition to the City. The Commission welcomed Mr. Cullimore and noted they are excited to work with him.

38

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Commissioner Lundberg commented that Provo was named second best performing city in the United States for 2013 in the Annual Best Performing Cities Report. This is based on job growth, wage and salary growth as well as high tech fields. She noted that BYU was also mentioned as the contributing factor with patents and research etc. Another ranking noted was that Salt Lake City was named the #1 City to achieve the “American Dream”.

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9. **PLANNING DIRECTOR'S REPORT**–

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Mr. Van Wagenen reported on the following updates:

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- Green Valley Approval
- Open City Council position
- Jordan Cullimore is the new Associate Planner.
- Planning Commission open position
- North Utah County Transit Subcommittee
- Ivory Homes has submitted another subdivision

6

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

12

14 **ADJOURN** –

16

COMMISSIONER LUNDBERG MADE A MOTION TO ADJOURN THE MEETING AT 9:05 P.M. COMMISSIONER GUNNELL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – January 28, 2014

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24

Sharon Call, Chairperson

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28

Hugh Van Wagenen, Planning Director

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Item 3 – Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Major Subdivision - Long Orchard

Presenting Staff: *Hugh Van Wagenen*

Applicant: *Bryon Prince on behalf of Ivory Development*

Location: *Approximately 400 East and 170 South*

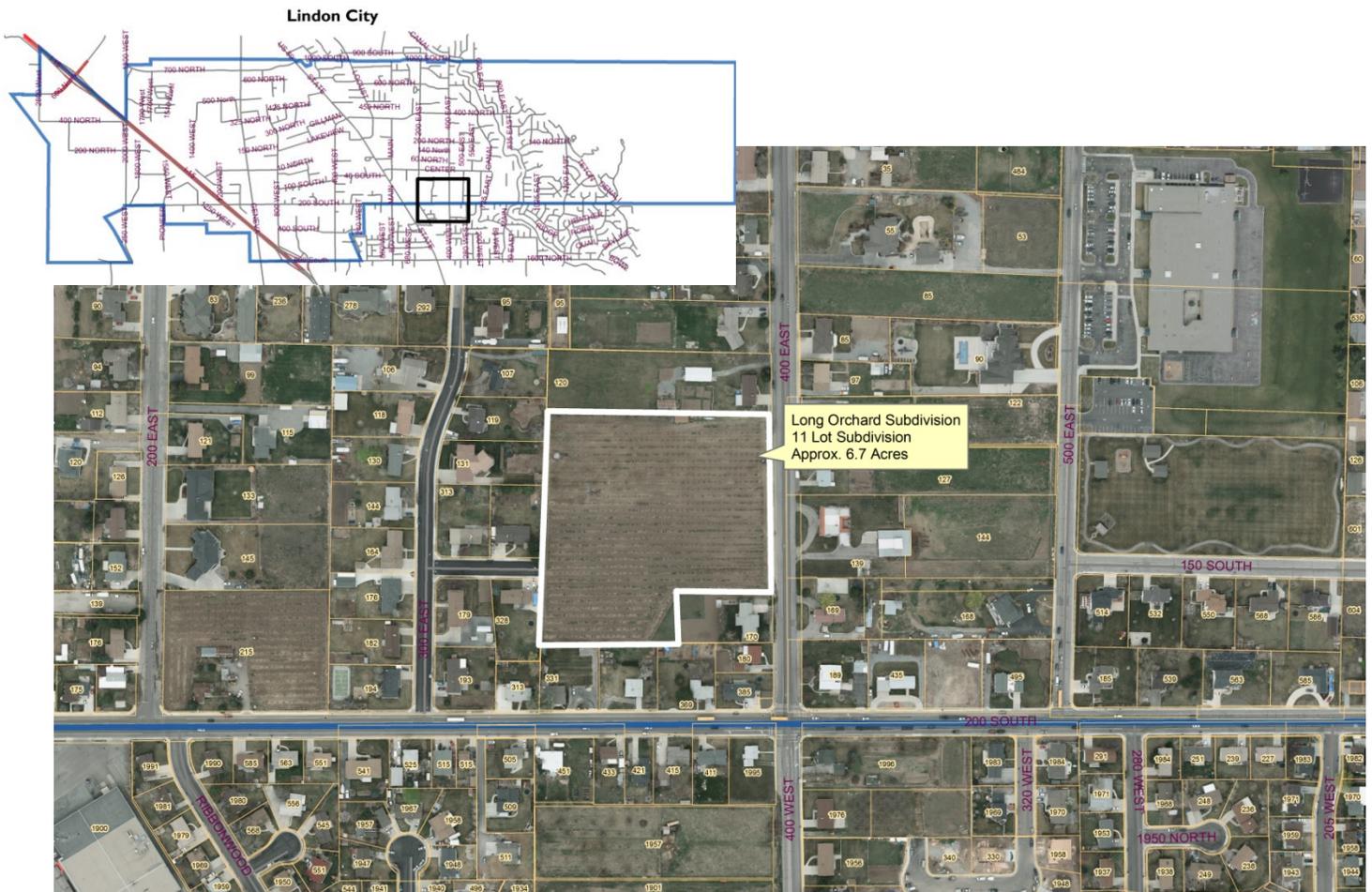
Zone: *Residential Single Family (R1-20)*

Acreage: *6.7 acres*

Summary

This is a request by Ivory Development for approval of an eleven (11) lot subdivision named Long Orchard. Recommendations will be made to the City Council at the next available meeting.

Location



Views from 400 East looking South

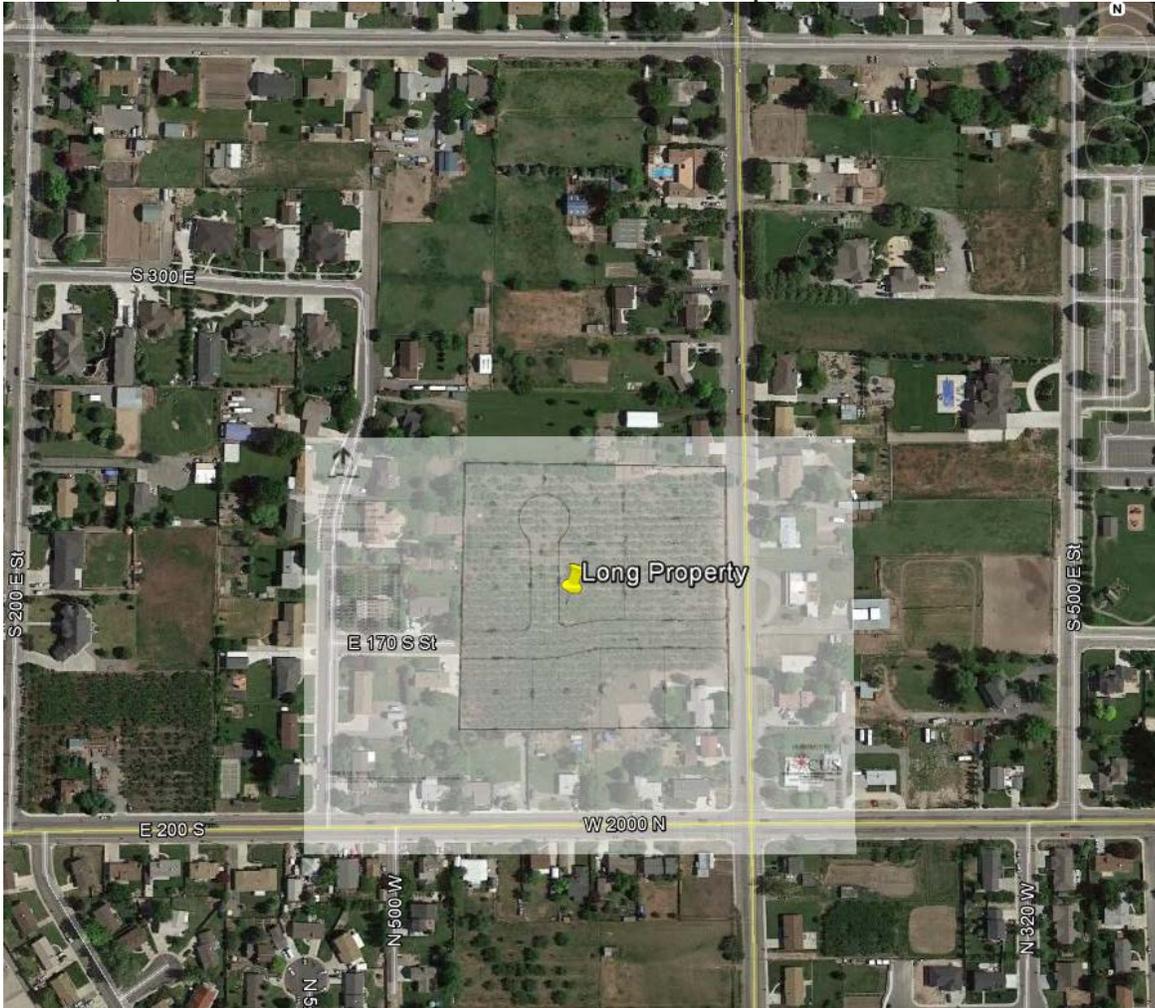
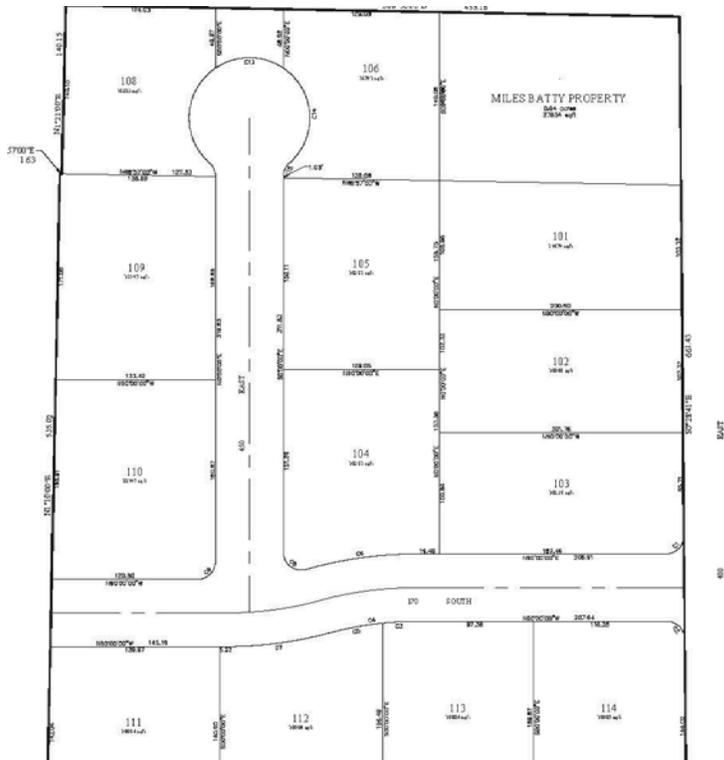


View from 300 East onto 170 South



Future Street System

When a subdivision covers only a portion of a larger un-subdivided area, the applicant is required to submit a sketch proposing a future street system that demonstrates how the balance of un-subdivided land could be developed. In order to accomplish this, Ivory spoke with the home owner to the north, Miles Batty. It was conceived that a road could be stubbed to Mr. Batty's property, with a temporary turnaround, in order to facilitate future development. Mr. Batty hoped to gain two potential lots from the road passing through his property. However, when the conceptual layout was drawn, there was not enough acreage to facilitate two lots and the roadway on Mr. Batty's property. At that point Mr. Batty was not interested in a road being stubbed to his property. The concept sketch is shown below. Following the discussion with Mr. Batty, Ivory decided to keep the roadway entirely within the subdivision. A standard cul-de-sac will service Lots 105 and 106 as shown in the preliminary submittal.



Lot Considerations

The eleven lots proposed in the Long Orchard Subdivision meet minimum lot size requirements, street frontage requirements. There are no unusual/unique requests regarding this subdivision.

Motion: I move to (approve, continue, deny) the eleven (11) lot subdivision to be known as Long Orchard with the following conditions (if any):

Item 4: Public Hearing — Ordinance Amendment, LCC 17.38 Completion Bonds

Presenting Staff: *Hugh Van Wagenen*
Applicant: *City Initiated*

Summary

This is a City initiated request to amend Lindon City Code 17.38 Bonds for Completion of Improvements to Real Property. Recommendations will be made to the City Council at the next available meeting. **This is a draft only and is anticipated to change upon further staff review. Please continue this item to the next Planning Commission meeting.** The draft ordinance is shown on the next page.

Motion: I move to (**continue**) the amendment to LCC 17.38 Bonds for Completion of Improvements to Real Property, as shown with the following conditions (if any):

Chapter 17.38

BONDS FOR COMPLETION OF IMPROVEMENTS TO REAL PROPERTY

Sections:

17.38.010	Improvement completion bonds <u>and warranty bonds</u> generally
<u>17.38.015</u>	<u>Definitions</u>
17.38.020	Bond for off-site improvements
17.38.030	Bond for on-site improvements
17.38.040	Required Forms

Section 17.38.010 Improvement completion bonds and warranty bonds generally

Any person or entity subdividing, improving, building upon or otherwise developing real property (hereinafter "developer") shall post for the benefit of Lindon City an improvement completion bond and warranty bond in such amount and of adequate security, as set forth hereinafter, ~~ensuring~~ the timely and proper completion of all improvements required by the Lindon City Code, the Lindon City Development Review Committee ("DRC"), and all applicable building codes, standards, and specifications. Such bonds shall be posted prior to any plat recordation or development activity within the public right of way. (Ord. 2000-2, Amended, 10/04/2000)

Section 17.38.015 Definitions

1. Improvement Completion Bond means an irrevocable letter of credit, escrow bond, cash bond, or combination bond posted by a developer to guarantee the proper completion of required improvements as required by City Code, prior to any plat recordation or development activity with the public right of way.
2. Warranty Bond means a an irrevocable letter of credit, escrow bond, cash bond, or combination bond posted by a developer to unconditionally warrant that accepted improvement work complies with the municipality's written standards for design, materials, and workmanship and will not fail in any material respect, as a result of poor workmanship or materials, within the improvement warranty period.

Section 17.38.020 Bond for off-site improvements

1. Prior to, and as a condition for obtaining approval of a subdivision plat, building permit, or conditional use permit, any developer making "Off-Site Improvements," as defined below, to real property shall post an ~~i~~Improvement ~~e~~Completion ~~b~~Bond for the proper and timely installation and completion of all such Off-Site Improvements. The Improvement Completion Bond shall be executed by agreement between the City and the developer, with the City Administrator, or other designated City representative, having authority to enter into said agreement.
2. For the purposes of this ordinance, Off- Site improvements shall include:
 - a. Utility installations, including piping of culinary and irrigation water, sanitary sewer connections, storm drainage, and other required utilities as established by Lindon City;
 - b. Roads, grading, curb, gutter, sidewalks, street lights, grading, and erosion control, and related items;
 - c. Any other improvement that may or may not appertain to an individual lot being developed but which benefits the property or that the DRC reasonably deems necessary to the

development of the property and any improvements required by or promised to the City; required by ordinance or statute; shown on preliminary ~~plats~~ plans, final plats and construction drawings approved by the City; or required by the ~~eCity eEngineer~~ or the DRC as part of the plat ~~approval~~ development process.

3. The Improvement Completion Bond shall guarantee that all required improvements will:
 - a. Be constructed in accordance with the City's construction standards and specifications and as represented in the construction drawing approved by the ~~eCity eEngineer~~.
 - b. Be completed and pass city inspection within one (1) year of the date that the final plat is recorded or building permit is issued, except that required improvements for plats recorded or building permits ~~recorded~~ issued between October 1 and March 31 must be completed by the next October 1. For example, the required improvements for a plat recorded on February 6, 1990 must be completed by October 1, 1990. The purpose of this requirement is to give the City an opportunity to collect on the bond and complete required asphalt ~~and concrete~~ improvements before the asphalt batch plants close for the winter and before the weather prohibits the completion of the improvements. The City may retain and use the Improvement Completion Bond for work not timely completed where no extension was granted to the developer. The developer may request extensions from the DRC and such extensions shall be granted for good cause shown.
54. The Improvement Completion Bond guaranteeing the timely and proper installation of required improvements shall be equal in value to at least one hundred ~~and ten~~ percent (~~110~~100%) of the cost of what it would cost the City to have the required improvements constructed the required improvements, as estimated by the City Engineer. The City may require additional bond amounts above one hundred percent (100%) of the cost of the required improvements in order to reimburse the City for engineering costs, inspection costs, administrative costs, and collection costs, including court costs and attorney's fees. The purpose of the bond is to enable the City to make or complete the required improvements in a timely manner in the event of the developer's inability or failure to do so. The City need not complete the required improvements before collecting on the bond. The City may, in its sole discretion, delay taking action on the bond and allow the developer to complete the improvements if it receives adequate assurances that the improvements will be completed in a timely and proper manner. ~~The additional ten percent (10%) will be used to make up any deficiencies in the bond amount and will reimburse the City for administrative costs and collection costs, including court costs and attorney's fees.~~ The Improvement Completion Bond shall not be fully released until a certificate of final acceptance of required improvements has been issued by the Lindon City Public Works Department or, in the event that the Warranty Bond is posted subsequent to the completion of the required improvements, until the requirements of 17.32.020(5)(d) are met.
5. The Warranty Bond is required and:
 - ea. Shall guarantee that all required improvements will Rremain free from defects for a period of ~~two one (21)~~ one (21) years following the date that a certificate of final acceptance of required improvements has been issued by the Lindon City Public Works Department. all improvements pass City inspection, or until April 15th of the following year, whichever time period is longer. ~~The purpose of this warranty is to assure that the improvements will last through at least two (2) full winters.~~ The developer shall repair or replace any improvements which are or become defective during this time period. Subdivision public improvements

LINDON CITY CODE

shall remain free from defects for a period of ~~two~~one (21) years following the date that all improvements pass City inspection.

i. The DRC may require a warranty period beyond one (1) year in order to protect the public health, safety, and welfare if there is substantial recorded evidence:

A. of prior poor performance by the developer; or

B. that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the developer to mitigate the suspect soil.

b. Shall be in the amount of ten percent (10%) of the lesser of the:

i. City Engineer's original estimated cost of completion of required improvements; or

ii. developer's reasonable proven cost of completion of required improvements.

c. May be posted at the time of posting the Improvement Completion Bond; or

d. May be posted subsequent to completion and acceptance of the required improvements. If the developer chooses this option the following must be completed before the *Improvement Completion Bond* will be released:

i. The Warranty Bond is posted for the amount required in 17.38.020(4)(b); and

ii. Public Works issues a certificate of final acceptance of all required improvements; and

iii. Record drawings for the improvements are submitted.

e. Shall be executed by agreement between the City and the developer, with the City Administrator, or other designated City representative, authorized to enter into said agreement.

46. Further, the ~~Improvement Completion Warranty Bond~~ will guarantee that all repairs to, or replacements of, the required improvements will be made to the satisfaction of the DRC, ~~the Public Works Department,~~ and the ~~eCity eEngineer~~. The DRC may require the developer to guarantee and warrant that any repairs will remain free of defects for a period of six (6) months following the date that the repairs pass City inspection, or until April 15th of the following year, whichever time period is longer. The City may retain the ~~Improvement Completion Warranty Bond~~ until the repairs have lasted through the warranty period, and may take action against the bond if necessary to properly complete the repairs. The ~~Improvement Completion Warranty Bond~~ shall not be released until the DRC has certified in writing that the promised performance is completed and the warranty period has expired. Site plans shall be released at the end of the warranty period.

67. The bond shall be an irrevocable letter of credit, escrow bond, cash bond or combination bond in favor of the City. The requirements relating to each of these types of bonds are detailed ~~below~~ in the approved bond form as maintained by Development Review Committee. The City must approve any bond submitted pursuant to this section. The City reserves the right to reject any of the bond types if it has a rational basis for doing so. Letters of credit shall be ~~form~~ from a federally insured bank or financial institution and shall be submitted on one of the forms set forth in this section. Escrow bonds shall be held by a federally insured bank, credit union, or similar financial institution or a title insurance underwriter authorized to do business in the State of Utah.

78. The City shall have the sole right to enforce the Improvement Completion and Warranty Bond. Private parties shall not be third- party beneficiaries of the Improvement Completion or Warranty Bond.

(Ord. 2000-2, Amended, 10/04/2000)

Section 17.38.030 Bond for on-site improvements

1. Any developer making on-site improvements to real property that are not completed at the time of application for an occupancy permit shall post an Improvement Completion Bond for the proper and timely installation of all such on-site improvements. The Improvement Completion Bond shall be executed by agreement between the City and the developer, with the City Administrator, or other designated City representative, having authority to enter into said agreement. The term "on-site improvements" means and includes:
 - a. Parking, storm-drain, landscaping, fencing.
 - b. Any other improvement on the property or that was promised to the City, required by City ordinances, shown on preliminary plats, final plats and construction, site plans, drawings approved by the City, or that was required by the DRC or city engineer as part of the plat approval development process.
2. The Improvement Completion Bond shall guarantee that all required improvements will:
 - a. Be constructed in accordance with the City's construction standards and specifications and the construction drawings approved by the City Engineer.
 - b. Be completed and pass City inspection within one (1) year of the date that the occupancy permit is issued. Improvements required between November 1 and March 31 must be completed by the next October 1. For example, the required improvements for an occupancy permit issued on February 6, 1990 must be completed by October 1, 1990. The purpose of this requirement is to give the City an opportunity to collect on the Bond and complete any required asphalt and concrete improvements before the asphalt batch plants close for the winter and before the weather prohibits the completion of the improvements. The City may retain and use the Improvement Completion Bond for work not timely completed where no extension was granted to the developer. The developer may request extensions from the DRC and such extensions shall be granted for good cause shown.
 - c. ~~Remain free from defects for a period of one (1) year following the date that all improvements pass City inspection, or until April 15th of the following year, whichever time period is longer. The purpose of this warranty is to assure that the improvements will last through at least one (1) full winter. The developer shall repair or replace any improvements that are or become defective during this time period. Public improvements in subdivisions shall remain free from defects for a period of two (2) years following the date that all improvements pass City inspection.~~
 - d. ~~All repairs or replacements shall be made to the satisfaction of the DRC. The DRC may require the developer to guarantee and warrant that any repairs remain free from defects for a period of six (6) months following the date that the repairs pass City inspection, or until April 15th of the following year, whichever time period is longer. The DRC may retain the Improvement Completion Bond until the repairs have lasted through the warranty period, and may take action on the bond if necessary to properly complete the repairs. The Improvement Completion Bond shall not be released until the DRC has certified in writing that the promised performance is completed and the warranty period has expired.~~
3. The City is not responsible for poor workmanship or defects in materials for on-site improvements. Any failure in materials or workmanship of an on-site improvement after the item passes inspection is not the responsibility of the City. The City's review and concern for on-site improvements is that they pass inspection if specific code requirements apply to the item, and/or the improvements meet substantial conformance with an approved plan at the time

of inspection.

34. The Improvement Completion Bond guaranteeing the timely and proper installation of required improvements shall be equal in value to at least one hundred percent (100%) of the cost of what it would cost the City to have the required improvements constructed ~~the required improvements~~, as estimated by the City Engineer. The City may require additional bond amounts above one hundred percent (100%) of the cost of the required improvements in order to reimburse the City for engineering costs, inspection costs, administrative costs, and collection costs, including court costs and attorney's fees. The purpose of the bond is to enable the City to make or complete the required improvements in a timely manner in the event of the developer's inability or failure to do so. The City need not complete the required improvements before collecting from or foreclosing on the bond. The City may, in its sole discretion, delay taking action on the bond and allow the developer to complete the improvements if it received adequate assurances that the improvements will be completed in a timely and proper manner.
4. The bond shall be an irrevocable letter of credit, escrow bond, cash bond or combination bond in favor of the City. The requirements relating to each of these types of bonds are detailed in the approved bond form as maintained by Development Review Committee. The City must approve any bond submitted pursuant to this section. The City reserves the right to reject any of the bond types if it has a rational basis for doing so. Letters of credit shall be from a federally insured bank or financial institution and shall be submitted on one (1) of the forms set forth in this section. Escrow bonds shall be held by a federally insured bank, credit union, or similar financial institution or a title insurance underwriter authorized to do business in the State of Utah.
5. The City shall have the sole right to enforce the Improvement Completion Bond. Private parties shall not be third- party beneficiaries of the Improvement Completion Bond.
- (Ord. 2000-2, Add, 10/04/2000)

Section 17.38.040 Required Forms

1. Any person posting an Improvement Completion Bond shall use the original stamped forms listed below and maintained by the DRC. No copies or facsimile reproduction ~~is~~ acceptable:
- a. DRC Form #1 — Improvement Completion Bond Agreement Form.
 - b. DRC Form #2 — Warranty Bond Agreement Form
 - b. DRC Form #23 — Irrevocable Letter of Credit Form.
2. The DRC shall have power to create, maintain, and amend such forms as necessary to fulfill the purposes of this ordinance.
- (Ord. 2000-2, Add, 10/04/2000)

Item 5: Public Hearing — Ordinance Amendment, LCC 17.48.100(4)(h) Fencing

Presenting Staff: *Jordan Cullimore*

Applicant: *Planning Commission Initiated*

Summary

This is a Planning Commission initiated request to amend fencing standards in Lindon City Code 17.48.100(4)(h) Commercial Zone, to remove the requirement that landscaping along street frontages in the PC-1 and PC-2 zones must contain white vinyl fencing. In the previous Planning Commission meeting on 1/14/14, the Planning Commission recommended removal of the white vinyl fence requirement in Commercial Zones. This amendment will make that change consistent in the Code. Recommendations will be made to the City Council at the next available meeting.

Proposed Amendment

17.48.100(4)(h)

~~h. — All required landscaping that abuts frontage on a dedicated street in the PC-1 and PC-2 zones shall contain a continuous white vinyl ranch style two (2) rail fence. The fence shall be three (3) feet tall with post dimensions of five (5) inches by five (5) inches with rail dimensions of two (2) inches by six (6) inches. The posts shall be installed eight (8) feet on center with two (2) rails between posts. The fence shall be placed adjacent to any dedicated streets so as to generally appear in a continuous fashion. Placement of the fence shall typically be two (2) feet behind the sidewalk within the required landscaping strip. Any variation to the location of this fence requirement may be granted by the Planning Commission.~~

Motion: I move to (approve, deny, continue) the amendment to LCC 17.48.100(4)(h), as shown with the following conditions (if any):

Item 5: Public Hearing — Amendment, Commercial Design Guidelines on Fencing

Presenting Staff: *Jordan Cullimore*

Applicant: *Planning Commission Initiated*

Summary

This is a City initiated request to amend the Lindon City Commercial Design Guidelines to encourage, instead of require, the installation of white vinyl fencing in commercial zones. In the previous Planning Commission meeting on 1/14/14, the Planning Commission recommended removal of the white vinyl fence requirement in Commercial Zones. This amendment will make that change consistent in the Commercial Design Guidelines. Recommendations will be made to the City Council at the next available meeting.

Proposed Amendments

2.5.2 Fencing

- A white two rail fence is ~~required~~ **encouraged** in all CG, MC, and PC-1-2 zones to enhance the character and consistency of the commercial area of Lindon City.
- Fences should not block access of pedestrians from the sidewalk to a commercial structure(s).
- Fencing height shall be 36 inches.

...

4.2 Lindon Design Theme

The basis of the following guidelines is respect for Lindon's historic building forms. Accordingly, the design of future development along State Street and 700 North should incorporate, as much as possible, these historic building forms. Craftsman and alpine style developments are similar to these historical buildings are also acceptable. Individual buildings with smaller footprints better fit this historic theme than larger buildings and "big box" retailers. The historic feel of Lindon can be further enhanced through site design. Streetscapes should include sidewalks, **and** street trees, ~~and a white split rail fence~~ to create an attractive and safe environment for pedestrians. Locating most off-street parking on the sides and rear of buildings will help preserve the traditional, small-town feel of Lindon. As the Lindon City slogan "a little bit country" expresses, the community has a desire to preserve its rural heritage. The design of the State street and 700 North corridors should reinforce this desire.

Additional Note

White vinyl fencing is also discussed in the Appendix to the Commercial Design Guidelines (pg. 37) as follows (see item "d."):

VI. Appendices

I. Preference List: These architectural features are considered desirable and are suggested as “recurring themes” for buildings within the City.

- a. Cupolas
- b. Arched windows with muntins
- c. Exposed Timbers
- d. White two-rail fences along streets & walkways
- e. Pitched roofing styles
- f. Stone wainscot and other stone or brick accents
- g. “Country Accents” in line with the Lindon theme, “A Little Bit of Country.”

This reference is already expressed as a preference, so no change is recommended.

Motion: I move to (approve, deny, continue) the amendment to Lindon City Commercial Design Guidelines 2.5.2 and 4.2 as shown with the following conditions (if any):

Item 8: Election of Planning Commission Chair and Vice-chair

The current chair of the Planning Commission is Sharon Call. The current Vice-chair is Ron Anderson. Election for Chair and Vice-chair are held annually as outlined in LCC 17.08.050 Planning Commission Policies and Procedures:

1. Organization

- i) **Quorum** - A quorum of at least four Planning Commission members must be present to hold a meeting and conduct business according to a legally prepared and posted agenda.
- ii) **Chairman and Vice Chairman** - The annual election of the Chairman and Vice Chairman shall take place once each year. Nominations for each office shall be received from the voting Commission members. The Chairman and Vice Chairman shall serve for a term of one year. In the event of absence or disability of the Chairman, the Vice Chairman shall preside. In the absence of both, the members shall appoint a Chairman for the meeting. The Vice Chairman shall succeed the Chairman for the period of the unexpired term if he or she vacates office before the term is completed. A new Vice Chairman shall be elected at the next regular meeting.

Item 9: New Business (Planning Commissioners Reports)

Item 1 –Subject _____
Discussion

Item 2 - Subject _____
Discussion

Item 3 - Subject _____
Discussion

Item 10: Planning Director Report

- **City Council Items**
 - Old Rail Estates
 - Storage Definition
 - Amended Site Plans
 - UTOPIA/McQuarrie Partnership
 - Open Council Seat, Interviews Feb. 18?
- **North Utah County Transit Study**
- **Bicycle/Pedestrian Master Plan Open House**
 - February 12, 5-7 pm at Community Center
 - Survey: <https://www.surveymonkey.com/s/lindonwalkbike>

Adjourn

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Ordinance changes: LCC 17.38 'Bonds for Completion of Improvements to Real Property'	Sept. 2009	City Initiated	?	?
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Zone Change: Old Town Square	Feb 1, 2012	Scott Larsen	Feb. 14, continued	Pending
<i>Request for approval of a zone change for two parcels located at 873 West Center Street from R1-20 (Residential Low) to LI (Light Industrial).</i>				
Property Line Adjustment: LBA Rentals	Mar 12, 2012	Lois Bown-Atheling	N/A	N/A
<i>Request for approval of a property line adjustment to clean up existing parcels lines for five parcels in the CG zone at 162 & 140 South Main Street. This project is in conjunction with the Castle Park project.</i>				
Ordinance changes: LCC 17.32, 17.58, 17.66.020 'Subdivisions'	Nov. 2012	City Initiated	Nov. 13, Dec. 11, Jan. 8, Jan. 22	Feb. 5
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Major Subdivision: Old Rail Estates	Nov. 2013	Scott Farrer	Jan. 14, 2014	TBD
<i>Request for a 14 lot subdivision at about 280 West 40 South.</i>				
Ordinance Change: LCC 17.02 Definitions	Jan. 2014	City Initiated	Jan. 14, 2014	Jan. 21, 2014
<i>City initiated ordinance change to define Vault Security-Mini-Storage Units.</i>				
Ordinance Change: LCC 17.17.130 Amended Site Plans	Jan. 2014	City Initiated	Jan. 14, 2014	Jan. 21, 2014
<i>City initiated change to allow staff approval of amended site plans for accessory buildings 1,000 square feet or less.</i>				
Major Subdivision: Long Orchard	Jan. 2014	Ivory Development	TBD	TBD
<i>Request for a 11 lot subdivision to be located at approximately 170 South 400 East.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				
<u>PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):</u>				
<i>Stableridge Plat D (Vaughn Heath)</i>	<i>Highlands at Bald Mountain</i>	<i>Tim Clyde – R2 Project</i>		
<i>BMA / Old Station Sq – site plan Lots 11 & 12</i>	<i>AM Bank – site plan</i>	<i>Joyner Business Park, Lot 9 site plan</i>		
<i>Double A Estates Subdivision</i>	<i>Old Station Square Plat D</i>	<i>Castle Park Amended Site Plan</i>		
<i>Southcreek Subdivision</i>	<i>Olsen Industrial Park Sub., Plat A (Sunroc)</i>	<i>Homesteads at Coulson Cove Plats C</i>		
<i>West Meadows Indus. Sub (Williamson Subdivision Plat A)</i>	<i>Keetch Estates, Plat A</i>	<i>Lindon Gateway II</i>		
<i>Osmond Senior Subdivision</i>	<i>Lindon Harbor Industrial Park II</i>	<i>Meine Plat A</i>		
<i>Freeway Business Park II</i>	<i>Craig Olsen Site Plan</i>			
<i>Valdez Painting Site Plan</i>	<i>Murdock Hyundai Site Plan</i>	<i>Maverik Site Plan</i>		
<i>Cullimore Court Subdivision</i>	<i>LCD Business Center</i>	<i>Sam White Office/Warehouse Site Plan</i>		
<i>Eastlake at Geneva North Sub.</i>	<i>Lindon Business Park Plat C</i>	<i>Lindon Business Park Bldg 4 Site Plan</i>		
<i>Avalon Senior Living Site Plan</i>	<i>Intermountain Turbine Site Plan</i>	<i>Murdock Hyundai Plat Amendment</i>		
<i>Osmond Senior Living Site Plan</i>	<i>Timpview RTC Expansion</i>	<i>Maxine Meadows Subdivision</i>		
<i>Green Valley Subdivision</i>				

Board of Adjustment		
Applicant	Application Date	Meeting Date
Scott Farrer: Minimum Distance between offset roads	September 2013	Oct. 30; continued and subsequently withdrawn.
Lindon City: Bishops Storehouse Variance to Lot Size	January 2014	TBD

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	February 2014 Last Reviewed: 3/13	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.	February 2014 Last Reviewed: 3/13	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	February 2014 Last Reviewed: 3/13	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
CDBG 2014 Grant – Senior Center Computer Lab	Heritage Trail Phase 2 – Trail construction grant. Awarded amount \$3,037,433 o Status – ▪ Construction beginning March 25, 2013 ▪ To be completed by June 12, 2013
Bikes Belong - Trail construction grant. Requested amount: \$10,000 o Status: NOT SELECTED FOR 2010. WILL RE-APPLY IN 2014.	EPA STAG Grant – Lindon Hollow Creek Ditch relocation. Awarded \$500,000 • Van Con awarded bid. Construction has started.
Land and Water – Trail construction grant. Requested amount: \$200,000 o Status: NOT SELECTED. RE-APPLY IN 2014.	Utah State Parks 2011 – Non-motorized Trail grant: Awarded \$100,000 o Status – Environmental docs have been submitted to State o Pending property dedication by PacifiCorp • Intend to use funds towards completion of additional trail near power plant
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch)	EDCUtah 2012 – Awarded \$2,000 matching grant for 700 North CDA consultant reimbursement. o Proposed study / CDA creation in fall 2012. Estimated costs ~\$20,000.
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	State History Grant 2012 – New historical markers. Awarded \$800.00 (w/ 50% match from historical commission funds for total project cost of \$1,600).
	MAG Bicycle Master Plan Study Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
	Utah Heritage Foundation — Lindon Senior Center Awarded 2013 Heritage Award in the Category of Adaptive Use Project.
	CDBG 2013 Grant – Senior Center Van (\$50,000). Funds dispersed July 2013

Planning Dept - Projects and Committees			
On-going activities (2014 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 2 New residential units: 0	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 4	Lindon Hollow Creek-Corps of Eng., ditch relocation	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly
Land Use Applications: 1 Drug-free zone maps: 0	Lindon Heritage Trail Phase 3 Gateway RDA improvements		Lindon Historic Preservation Commission: Bimonthly North Utah County Transit Study Committee