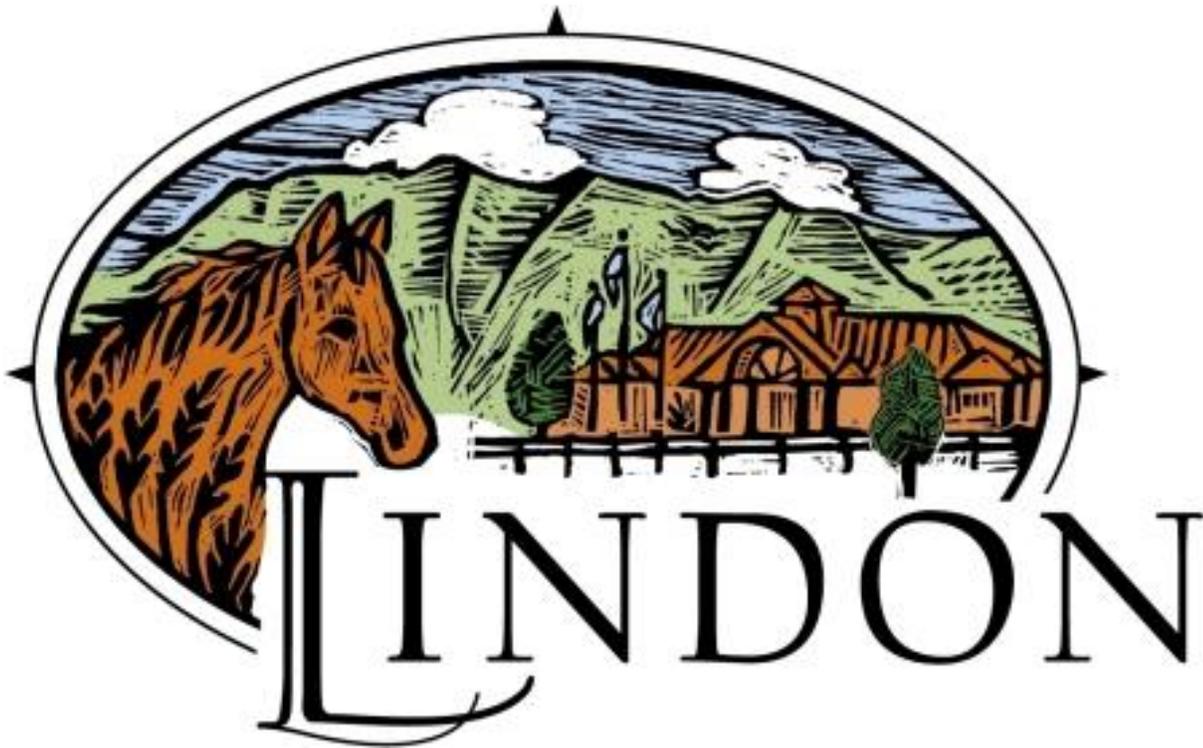


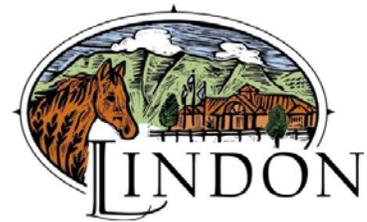
Lindon City Planning Commission Staff Report



December 8, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 8, 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 — Ordinance Amendment**

LCC 17.18 Off Street Parking, LCC 17.48 Commercial Zones

City Staff recommends amending City Code regarding setbacks for off-street parking space setbacks in relation to landscaping requirements in Commercial zones.

(20 minutes)

5. **Site Plan/Conditional Use Permit — Trio Design, 500 North 2000 West**

Trio Design, on behalf of the LDS Church, requests site plan and conditional use permit approval for a church building located in the Mixed Commercial (MC) zone.

(15 minutes)

6. **Public Hearing — Ordinance Amendment, LCC 17.75 Senior Housing Facility Overlay**

Jeff Southard of Southhaven Homes requests a change to the fencing requirement for senior housing facilities so that fencing would not be required along adjacent commercial properties.

7. **New Business from Commissioners**

8. **Planning Director Report**

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

Posted By: Hugh Van Wagenen

Time: ~3:00 pm

Date: December 4, 2015

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item I: Call to Order

December 8, 2015 Planning Commission meeting.

Roll Call:

Sharon Call
Rob Kallas
Mike Marchbanks
Matt McDonald
Bob Wily

Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, November 10, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **November 10, 2015 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

12 **PRESENT** **ABSENT**

Sharon Call, Chairperson
14 Bob Wily, Commissioner
Rob Kallas, Commissioner
16 Matt McDonald, Commissioner
Mike Marchbanks, Commissioner
18 Hugh Van Wagenen, Planning Director
Brandon Snyder, Associate Planner
20 Cody Cullimore, Chief of Police
Kathy Moosman, City Recorder

22

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of October 27,
26 2015 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF OCTOBER 27, 2015 AS PRESENTED.
30 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

32

34 3. **PUBLIC COMMENT** –

34

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

38 **CURRENT BUSINESS** –

- 40 4. **Conditional Use Permit** – *Julia’s Jamboree Preschool, 1124 East 230 North.* Julia
42 Howard requests a conditional use permit to operate a preschool at the location
identified above in the Single Family Residential (R1-12) zone. Ms. Howard would
like to have 12 students per class with two classes per day, five days a week.

44

46 Hugh Van Wagenen, Planning Director, led the discussion by explaining this
preschool will be located at 1124 East 230 North, which is in the Single Family
Residential (R1-12) zone. He explained that Child Day Care facilities serving 5 to 16
48 children are conditionally permitted in the R1 zone. The preschool will educate 3-5 year

2 old children. He noted Ms. Howard will serve up to 12 children per session for two
sessions per day, five days a week with session one beginning at 9:15 am and running
4 until 11:45 and session two beginning at 12:45 pm and ending at 3:15 pm. Students will
be dropped off and picked up during a 15 minute period before and after each class.

6 Mr. Van Wagenen further explained that State Code defines a conditional use as
"a land use that, because of its unique characteristics or potential impact on the
8 municipality, surrounding neighbors, or adjacent land uses, may not be compatible in
some areas or may be compatible only if certain conditions are required that mitigate or
10 eliminate the detrimental impacts."

12 Mr. Van Wagenen went on to say that Section 10-9a-507 of the State Code
requires municipalities to grant a conditional use permit "if reasonable conditions are
proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of
14 the proposed use in accordance with applicable standards." Once granted, a conditional
use permit runs with the land. State Code further provides that a conditional use permit
16 application may be denied only if "the reasonably anticipated detrimental effects of a
proposed conditional use cannot be substantially mitigated by the proposal or the
18 imposition of reasonable conditions to achieve compliance with applicable standards."
Utah Code § 10-9a-507. Additionally, the Lindon City Code provides that a conditional
20 use may be denied when the following occurs:

- 22 • Under circumstances of the particular case, the proposed use will be detrimental
to the health, safety, or general welfare of persons residing or working in the
vicinity, or injurious to property or improvements in the vicinity, and there is no
24 practical means available to the applicant to effectively mitigate such detrimental
effects;" or,
- 26 • The applicant cannot or does not give the Planning Commission reasonable
assurance that conditions imposed incident to issuance of a conditional use permit
28 will be complied with.

30 Mr. Van Wagenen then referenced for discussion an aerial photo of the site,
photos of the site, the business description and the proposed floor plan. He then turned
32 the time over to Ms. Howard for comment. Ms. Howard stated that she is currently
running only one session per day (12 students) and noted the business is going really well
34 and she is hoping to expand to a second session by January and have all 4 sessions going
by next fall. She noted they are inside for most of the time and do their learning inside.
36 Chairperson Call asked if the permits, fire codes, etc. are in place to operate a preschool.
Ms. Howard confirmed that statement. Mr. Van Wagenen stated that permits etc. will be
38 processed through a business license. There was then some general discussion including
traffic and amounts of pre-schools operating in the city. Chairperson Call stated she has
40 no concerns as long as the permits and licenses are in place.

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

44 **COMMISSIONER MARCHBANKS MOVED TO APPROVE THE**
APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A
46 **PRESCHOOL LOCATED AT 1124 EAST 230 NORTH IN THE SINGLE FAMILY**
RESIDENTIAL (R1-12) ZONE WITH NO CONDITIONS. COMMISSIONER

2 MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
6 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

10

5. **Conditional Use Permit: *Imperial Machinist, 503 North Geneva Road.*** Jay Carrasco requests a conditional use permit to operate a machine shop at the location identified above in the mixed commercial (MC) zone.

14

Mr. Van Wagenen stated the applicant is not able to attend tonight for this item therefore he recommended continuance of this item to the next available Planning Commission meeting.

18

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

20

COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A MACHINE SHOP AT THE LOCATION REQUESTED TO THE NEXT AVAILABLE MEETING. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL AYE
COMMISSIONER WILY AYE
28 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
30 COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

32

6. **Site Plan – *Blackcliff Industrial Park Amendment, 1010 West 600 North.*** Bryan Stevenson of Colmena Group requests site plan approval to modify and already approved site plan for an office/warehouse at the location identified above in the light industrial (LI) zone. The amendment would add one additional bay to the original site plan.

38

Mr. Van Wagenen also led this discussion by noting 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 that was approved earlier this year. He noted that the applicant would like to add 5,948 square feet to the original foot print of the building bringing the total square footage to 46,905 square feet. The site is located in the Light Industrial (LI) zone. He explained that this parcel and the surrounding area were recently rezoned to LI to accommodate an office/warehouse building and a convenience store site. Mr. Van Wagenen stated that not much has changed since the last review and everything is still in compliance for this site.

48

He then referenced the requirements as follows:

- 2 • General Office requires 1 space for every 350 square feet (20,648/350=59 required for this project).
- 4 • Warehousing requires 1 space for every 1,000 square feet (26257/1000=26 required for this project).
- 6 • Total required vehicle spaces is 85.
- 8 • Bike parking in the LI zone requires two stalls for the first 50 spaces and 1 stall for every 50 spaces thereafter (3 required for this project)

Provided:

- 10 • Total provided vehicle spaces is 99.
- 12 • Bike parking: 9 stalls are being provided.

12 Mr. Van Wagenen mentioned that the interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 99 stalls, that equates to 3,960 square feet and 10 trees required; 4,160 square feet and 16 trees are provided. He also pointed out for the LI zone the architectural design requirement states that: Precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet the architectural treatment requirement in subsection #1 above, subject to the following standards:

- 18 a) Bare concrete exteriors are permitted if the concrete color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
- 20
- 22
- 24 b) Painted or colored concrete exteriors are also permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
- 26

28 Mr. Van Wagenen mentioned that all colors should meet the color palette in the Design Guidelines. He then referenced the elevations which indicate that painted concrete will be the exterior finish of the building with Crabby Apple, March Wind, and Reflection being the colors. He noted that there is a thin brick façade that is being provided on the walls above the entryways with metal awnings and outdoor wall lights are also being provided. He added that the building is within the 48 foot height limit in the LI zone, the highest point of the parapet wall being 40 feet.

30 Mr. Van Wagenen noted that there are a few engineering issues that will need to be resolved before the plans are finalized and staff will ensure that all requirements are met. Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, the site plan, architectural rendering & elevations and the landscaping plan followed by discussion. Chairperson Call commented that this appears to meet all approved standards and requirements and the engineering issues will be resolved with staff.

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

44 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANTS
46 REQUEST FOR SITE PLAN APPROVAL OF A 5,948 SQUARE FOOT ADDITION
TO THE COMMERCIAL BUILDING TO BE KNOWN AS BLACKCLIFF

2 INDUSTRIAL PARK WITH NO CONDITIONS. COMMISSIONER MARCHBANKS
3 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE

COMMISSIONER WILY AYE

6 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

8 COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

10

11 7. **Public Hearing** – *Site Plan, Lindon City Public Safety Building, approx. 60 North*
12 *State Street.* Adam Cowie, of Lindon City Staff request site plan approval of a public
13 safety building intended for Police and Fire operations at the location identified above
14 in the Public Facilities (PF) zone. The request also involves the modification of the
15 60 North Public Roadway between State Street and Main Street, which requires a
16 public hearing to consider. The Planning Commission will forward their
17 recommendation to the City Council at the next available meeting.

18

19 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC
20 HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL
21 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22

23 Adam Cowie, City Administrator, gave a brief history of this agenda item stating
24 that Lindon City has a contract with Orem City that provides Fire and EMS services to
25 Lindon, to build a new fire station by 2018. He explained that after much study and
26 review, it has been determined that it would be most cost and operationally effective to
27 build a combined fire/police station. The site plan would require a modification of 60
28 North, essentially making it a parking area between the City Center and Public Safety
29 Building. The parking lot would serve all City functions in the area. The Public Facilities
30 Zone does not have any development standards regarding setbacks, parking, landscaping,
31 etc. However, every effort has been made to meet General Commercial zone standards.

32 Mr. Cowie also explained the current fire station conditions and the inadequacies
33 of the current facility. He noted in the last 6 or 8 months there has been an urgency to
34 push this along faster due to the potential rise of interest rates the federal government is
35 anticipating. Hopefully, it will get out to bid before this may be an impact. Mr. Cowie
36 noted the bond is approximately 2.2 million and will be accommodated within our current
37 budget with no increased taxes or fees; which is a good situation financially.

38 Mr. Cowie stated there are 132 parking stalls on the existing site, which includes
39 Aquatic Center and City Center parking. At minimum, the new site would provide 125
40 stalls with a possibility of 136 stalls being the final count. There will be seven ADA stalls
41 provided under either scenario. There will also be a new bike rack installed in front of the
42 Public Safety Building. Interior landscaping must be provided at 40 square feet per
43 required stall with one tree per 10 stalls. With the proposed 136 stalls, that equates to
44 5,440 square feet and 14 trees required; 8,483 square feet and over 50 trees are provided.
45 Part of the issue will be the parking situation during the construction phase.

46 Mr. Cowie noted that approximately 21.7% of the 121,730 square foot site is in
47 landscaping for a total of 26,451 square feet. He mentioned that Lindon's Commercial
48 Design guidelines, which govern architectural treatments in the CG zone, identify
49 masonry building materials, such as brick, stone, and colored decorative concrete block

2 as the preferred primary building material; and brick, stone, colored decorative concrete
block, stucco, wood/cement fiber siding, and timbers as secondary materials.

4 Mr. Cowie then referenced an aerial photo of the site and surrounding area, the
site plan, architectural rendering, landscaping plan, and color palette followed by some
6 general discussion. He noted they have talked to UDOT and have permission to close the
existing roadway. He then explained the road closure procedure/plan. He noted there
8 will be a 3 bay pull through garage and a “sally-port” for the police department (a
secondary garage door). They may also pick up some additional parking at the
10 community center and gain 11 spaces where the grassy area is at the Aquatics center (bid
out alternately). He asked the Commission how they feel about this piece being utilized
12 for parking. Following discussion the Commission agreed to possibly use the piece for
parking as the grassy area is rarely utilized but only if necessary.

14 Commissioner Kallas asked what is planned for the existing homes the city owns.
Mr. Cowie stated the Council has directed him to get appraisals on the 3 properties and
16 potentially sell them and use the money for other needs. Commissioner Marchbanks
asked what the intent is for the old fire station. Mr. Cowie stated the plan is to use it for
18 Parks & Recreation storage for trucks, vehicles, equipment, etc. Following discussion the
Commission also recommended holding on to the properties for now to use for future
20 parking if necessary. Commissioner Kallas also inquired if the fire trucks can make the
turns safely. Mr. Cowie confirmed that statement noting it is the typical width and the
22 engineers mapped it out and it appears that it will work out fine and there should be a
good flow. Mr. Cowie also mentioned the stormwater detention changes that will overall
24 help with the stormwater issues.

Mr. Cowie went on to say the Commercial Design Guidelines indicate that earth
26 tones are generally referred over harsh or loud colors, except where more vibrant colors
are used to create a special effect that is harmonious with the adjacent context. The
28 Design Guidelines include a color palette for reference in determining compliance with
this requirement.

30 Mr. Cowie then brought up the garage doors referencing the color and window
placement on the fire station. He asked for feedback from the Commission regarding this
32 issue. Mr. Cowie then showed photos of potential doors. Following discussion the
Commission agreed they like the architecture of the building and the majority were fine
34 with the window placement and red door color.

He also mentioned the landscaping and the concern of the bigger trees with the
36 underground utility corridor so they many have to look at smaller trees. There was then
some general discussion regarding the landscaping including the catch/detention basin
38 options. Mr. Cowie stated he will bring this issue up to the landscape architect.

Mr. Cowie then explained in some detail the floor plan followed by some general
40 discussion. He noted that total square footage is at 16,500 and the cost for the station
including all site work is about 3.8 million with savings and other monies to put towards
42 it the bondable amount will be 2.2 million. He noted the building will accommodate both
genders in the fire and police departments.

44 Chairperson Call pointed out that this started out as a much bigger project with a
higher financial commitment and inquired how it was pulled back from what the original
46 plans were. Mr. Cowie stated in 2013 JRCA architects were hired to prepare a public
facilities master plan and they looked at 6 or 8 different sites in the city and evaluated the
48 properties based on where we wanted to go and this site ended up being the most

2 preferable location to continue the campus feel. In that study they met with the fire and
4 police department and asked what they wanted and needed and that was morphed into
6 square footages and was pared down from 20,000 sq. ft. (7 million) to 12,000 sq. ft. (3.8
8 million). Chairperson Call also mentioned that there won't be an increase in taxes and
10 asked where the money will be pulled from. Mr. Cowie gave a brief summary of the
12 financial breakdown followed by discussion.

8 Chairperson Call called for any public comment at this time. Councilmember
10 Bean asked about the entry for the fire vehicles and if there will be a drive through in and
12 out in one direction and how that will work the latest version with the backing out issue.
14 He also asked about the traffic light. Mr. Cowie stated they will come off of State Street
16 so the exit will be onto State Street. He also stated the new traffic light will be on Center
18 Street. Councilmember Bean also asked a procedural question about the approval of the
site plan tonight, which has been an evolving process, and because it is a city initiated
project he feels it should be 100% approved by the City Council (like the aquatics
center), so as a Councilmember, he would like to know that it is a little more final before
it goes to a final site plan for approval because once the Planning Commission approves
the site plan it is final approval.

20 Mr. Cowie replied that this is just a recommendation by the Planning Commission
22 to go to the City Council for approval. Councilmember Bean pointed out that the listed
24 motion on the agenda does not state that. Mr. Cowie said the intent was to take it to the
Council and that was an oversight. Mr. Van Wagenen stated this was a hybrid agenda
item and an oversight on his part. Councilmember Bean commented whatever action is
taken tonight will go to the Council so he is comfortable with that.

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

28 **COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.**
30 **COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.**

32 Commissioner McDonald asked if there has been any consideration about using a
34 flashing light for turning south onto State Street. Mr. Cowie stated that UDOT has been
approached about this issue. He noted the movement of the trucks will be the same (since
2008) and UDOT is hesitant to approve flashers at that location. Commissioner
36 Marchbanks commended the City Council and staff for paring the numbers down to fit
the budget and make it work and he feel this will benefit the city for years to come.
38 Chairperson Call agreed that it is great what they have done to pare this down and where
the financing is at now and what a great job staff has done. Commissioner Wily stated he
40 likes the design and feels it will be a great addition to the community. Mr. Van Wagenen
then explained the recommended condition (regarding combining the parcels) to include
42 in the motion.

44 Chairperson Call asked if there were further comments from the Commissioners.
Hearing none she called for a motion.

46 **COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL TO**
48 **THE CITY COUNCIL THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL
FOR THE LINDON PUBLIC SAFETY BUILDING AND THE 60 NORTH PUBLIC**

2 ROADWAY MODIFICATION WITH THE CONDITION THAT THE CITY
3 COMBINE THE PARCELS FOR THE CITY CENTER CAMPUS PRIOR TO A
4 BUILDING PERMIT BEING ISSUED. COMMISSIONER MARCHBANKS
5 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE
7 COMMISSIONER WILY AYE
8 COMMISSIONER KALLAS AYE
9 COMMISSIONER MARCHBANKS AYE
10 COMMISSIONER MCDONALD AYE
11 THE MOTION CARRIED UNANIMOUSLY.

12
13 8. **New Business: Reports by Commissioners** – Chairperson Call called for any
14 comments or discussion from the Commissioners.

15
16 Chairperson Call mentioned the recent voting totals and commented on the newly
17 elected Councilmembers. Commissioner Wily inquired what the next step is with the
18 Ivory Development. Mr. Van Wagenen stated the general plan request with Ivory will be
19 held this Thursday. He noted there is still a lot of concerns by some industrial property
20 owners. He added if this moves forward they will need to do a zone change to the map,
21 and an ordinance to the books, and the development agreement. Commissioner Kallas
22 said that he has heard of people not wanting this development because they will not put a
23 school in the area. Commissioner McDonald said he has heard they may realign the
24 boundaries and put a school on the old Geneva Steel property. Commissioner
25 Marchbanks said has also heard grumblings about the project and that they are recruiting
26 people. Commissioner Kallas asked when the work on State Street will be completed. Mr.
27 Van Wagenen said it should be done soon but then they will be heading north to Pleasant
28 Grove.

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

31
32 11. **Planning Director Report**–

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

- 34 • Ivory Update
- 35 • Used car lot discussion by the City Council
- 36 • Annual Thanksgiving Dinner
- 37 • Holiday schedule – no meeting on Nov. 24th
- 38 • Christmas staff party

39
40 Chairperson Call called for any further comments or discussion. Hearing none she
41 called for a motion to adjourn.

42
43
44 **ADJOURN** –

2 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 9:00 P.M. COMMISSIONER MCDONALD SECONDED THE
4 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

6 Approved – December 8, 2015

8
10 _____
Sharon Call, Chairperson

12
14 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Public Hearing — Ordinance Amendment LCC 17.18 Off-Street Parking, LCC 17.48 Commercial Zones

City Staff requests an amendment to the above codes regarding off-street parking setbacks and landscaping requirements in Commercial zones.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u> I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-28-O (<i>as presented, with changes</i>).</p>
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BACKGROUND

There is a potential conflict between LCC 17.18.090 (off-street parking may not be located in a front or side yard setback) and LCC 17.48.030(4) (20 feet of landscaping is required along public frontages in commercial zones). The conflict arises when a property line, from where front and side yard setbacks are measured, is not immediately adjacent to the starting measurement point for landscape strip measurements along public frontages. Landscape strips begin measurements from back of walk in commercial zones and back of curb in industrial zones. See illustrative example below in attachment one.

DISCUSSION & ANALYSIS

If both codes are strictly adhered to, some property owners could have a 30 foot landscape requirement. It has not been the practice of Community Development to strictly interpret LCC 17.18.090 as long as the required landscaping was being met. See Performance Motors and NuStar approved site plans in attachment two.

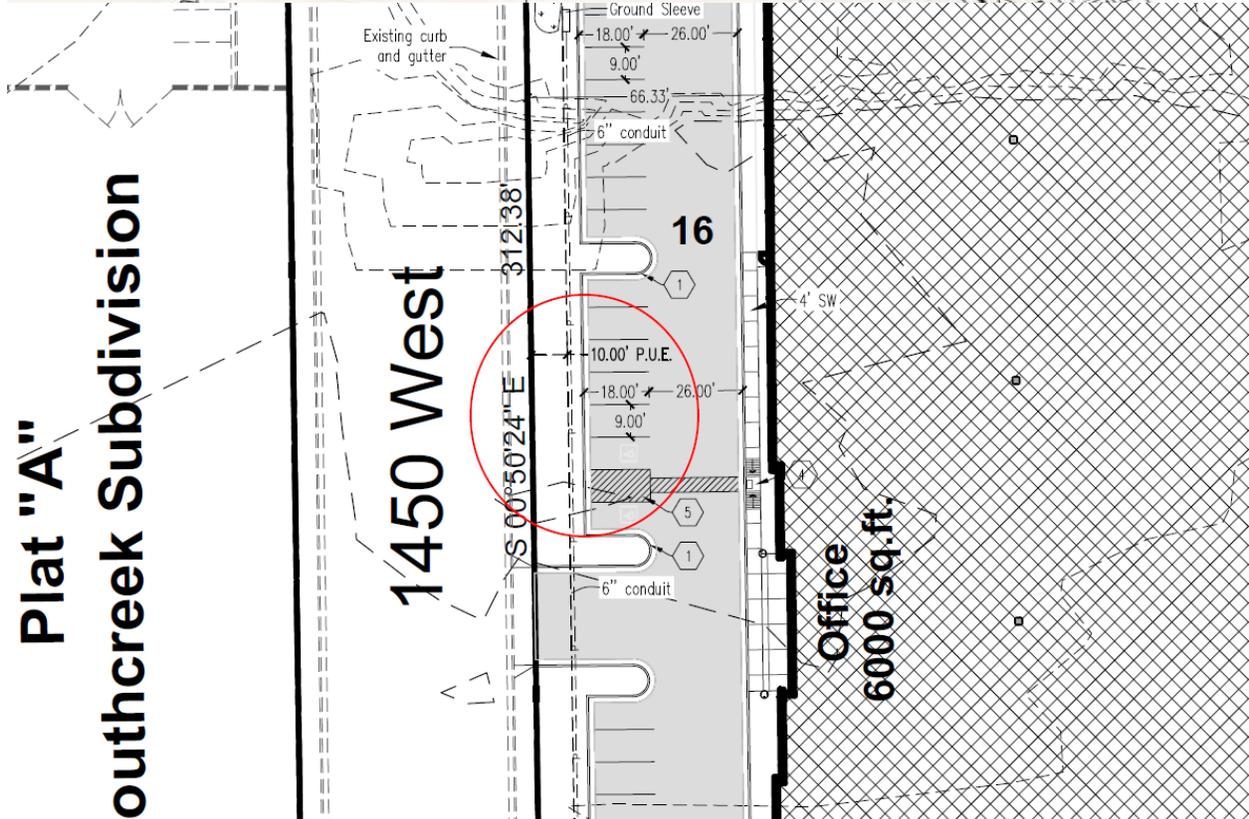
The potential risk in allowing parking to be within the front yard setback even with the landscaping requirement being met, is that someday a road may be widened and the 20 foot landscaping strip would no longer be 20 feet. This is mostly a risk along state highways that have very wide rights of way beyond where existing sidewalk exists. State highways in Lindon are State Street, Geneva Road, and North County Boulevard (700 North).

Staff recommends the proposed ordinance amendments in attachment three in order to eliminate the potential code conflict.

ATTACHMENTS

1. Illustrative example of potential code conflict
2. Approved site plans for Performance Motors, NuStar
3. Ordinance 2015-28-O





ORDINANCE NO. 2015-28-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.18.090 and CHAPTER 17.48.030 OF THE LINDON CITY CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment will allow for efficient and effective use of real property; and

WHEREAS, the proposed amendment will promote industry and business within the City; and

WHEREAS, the proposed amendment will continue to promote open space and a beautiful community; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to Chapter 17.18.090 and Chapter 17.48.030 of the Lindon City Code; and

WHEREAS, a public hearing was held on December 8, 2015, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on **December 15, 2015** to consider the recommendation and **no adverse comments were received**.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Chapters 17.18.090 and 17.48.030 of the Lindon City Code are hereby amended to read as follows:

Section 17.18.090 Location.

1. Off-street parking shall not be allowed in required front yard or street-side setbacks as measured from the property line. In commercial and industrial zones, the Land Use Authority may modify this requirement if it is deemed that sufficient landscaping and buffering exists between the parking area and the street or for reasons of topography or unique lot configuration. Unless otherwise permitted under this section, required parking spaces shall be located on the same lot which they are required to serve.
2. On-street parking for uniquely designed road cross sections that vary from the currently adopted road cross section standards may be considered by the Planning Commission for approval on local and private streets where, a recommendation is received from the City Engineer verifying that street widths, traffic patterns, and speed limits allow for the on-street parking to function in a safe and efficient manner and said parking will benefit the character and functionality of the project area. Permitted on-street parking will count towards the total number of required off-street parking spaces only for uses immediately adjacent to the on-street spaces. (Ord. no. 111 §1(part), 1985; prior code §12-106-7.) (Ord. 98-12, Repealed and Replaced, 10/03/2000)

Section 17.48.030 Landscaping within the general commercial zones (CG, CG-A, CG-A8, CG-S).

1. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied).
 - a. Enhance the visual environment by:
 - i. Adding visual interest through texture, color, size, shape, etc., and
 - ii. Enhancing perspective by framing view complimenting architecture screening and creating points of interest and activity.
 - b. Ensure public safety by:
 - i. Guiding the circulation of cars and people,
 - ii. Controlling access to parking lots,
 - iii. Making traffic diverters prominent, and
 - iv. Creating street identification by varying the species, height, and location of landscaping.
 - c. Minimize noise and glare.
 - d. Conserve energy.
 - e. Complement architecture by landscaping around buildings.
 - f. Screen areas of low visual interest.
2. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and locations of trees and shall also identify areas to be sod or other types of vegetation or ground cover. Additional 'interior parking lot landscaping' may be required per LCC 17.18.
3. Open space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - a. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may ~~to not~~ count sidewalk width as part of the twenty (20) feet in landscaping requirement unless otherwise approved in a subdivision cross section. A minimum width of five (5) feet of the landscaping shall be on private property adjacent to the street right of way.
 - b. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.
 - c. Trees shall be planted thirty (30) feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas.
 - d. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon Commercial Design Guidelines may also be considered by the Planning Commission. (Ord. 2013-12 Amended 12/4/13).
5. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, shall be at least two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height when planted.

6. Sprinkling and irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
7. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is at least six inches (6") higher than the parking areas.

(Ord. 2008-10, amended 09/02/2008; Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2015.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 5: Conditional Use Permit & Site Plan Approval — Lindon West Stake (Church) to be located at 1955 West 500 North.

Brittany Johnson, Trio Design, on behalf of The Church of Jesus Christ of Latter Day Saints, requests approval of a conditional use permit (CUP) and site plan approval for a new church, to be located at 1955 West 500 North in the Mixed Commercial (MC) Zone.

Lindon City Planning Commission

Meeting: December 8, 2015

Date of report: December 4, 2015

Applicant: Brittany Johnson

Presenting Staff: Brandon Snyder, Associate Planner

General Plan: Mixed Commercial

Zone: Mixed Commercial (MC)

Property Owner: Lake City Holdings LLC
(Registered Agent: Michael Beck)

Proposed Address: 1955 West 500 North

Parcel ID: 14:060:0062

Lot Sizes: 4.97 acres

Type of Decision: Administrative

Council Action Required: No

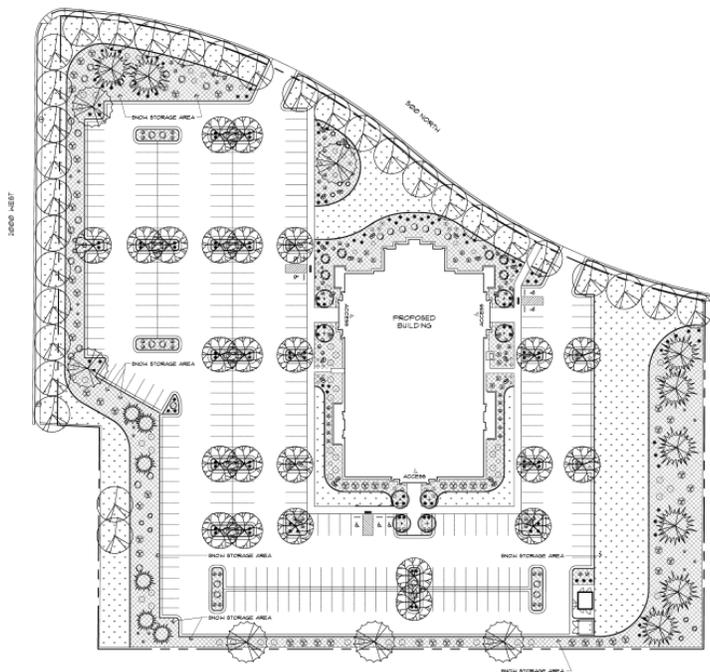
SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval complies with applicable land use requirements.
2. Whether to approve the applicant's request for a conditional use permit (church) at the location identified.
3. Whether to impose reasonable conditions to mitigate potential detrimental impacts.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit (church) and for site plan approval at the location requested, with the following conditions (if any):

1. Conditions Recommended



BACKGROUND

The applicant is proposing construction of a single story church facility. The property is currently vacant. The Lindon City Standard Land Use Table indicates that a church is a conditional use in the Mixed Commercial (MC) Zone. The intent of the Mixed Commercial (MC) zone is to provide areas within the City where low intensity light industrial, research and development, professional and business services, retail and other commercial related uses may be located (LCC Section 17.50.010 General Provisions). The property has frontage onto 2000 West (Major Collector) and 500 North (Minor Collector).

Third party notice was provided on November 24, 2015, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment at this time.

Table 1. Existing and Surrounding Land Uses and Zoning

Existing Use	Vacant			
Surrounding Uses	North	South	East	West
	Offices and Warehousing	Storage units	Residential	Vacant (Pleasant Grove City limits)
Aerial Photo				
Site Zoning	Mixed Commercial (MC)			
Surrounding Zones	North	South	East	West
	Mixed Commercial (MC)	Mixed Commercial (MC)	R3 Residential	Interchange (Pleasant Grove Commercial Zone)

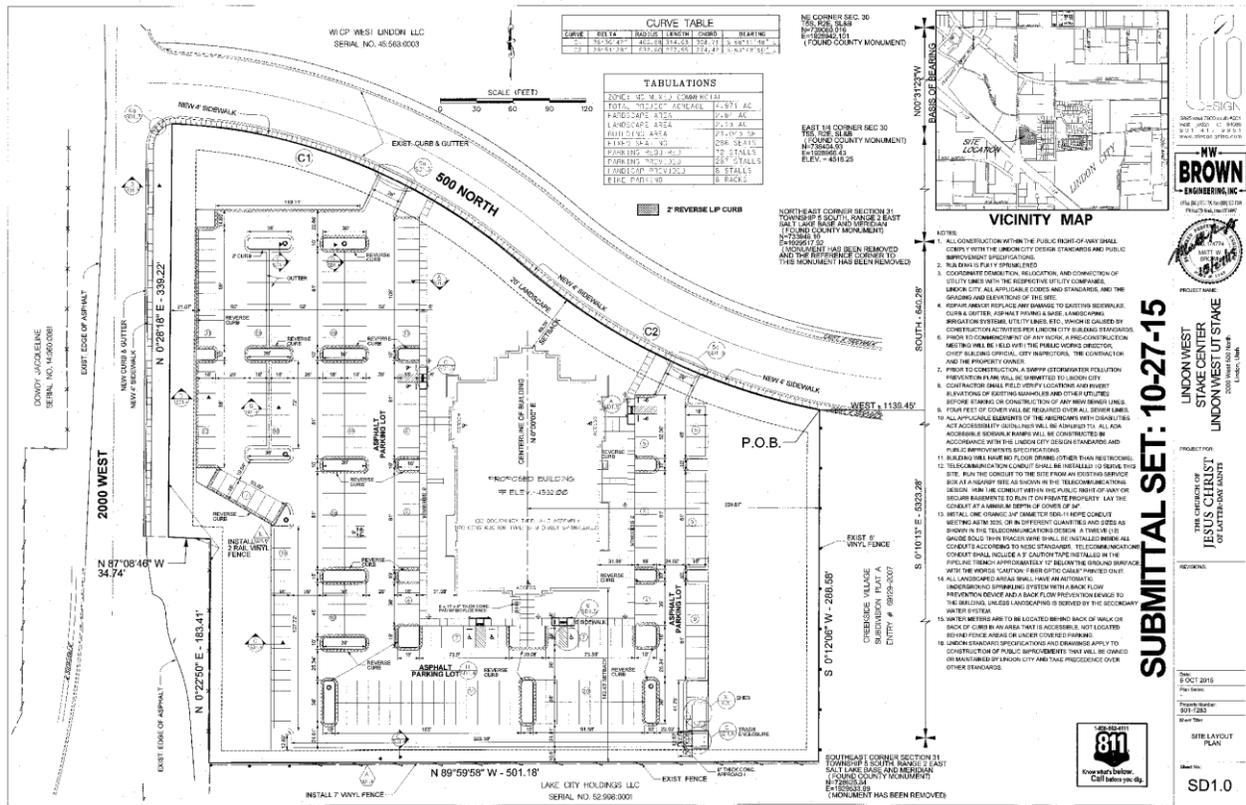


Table 2. Property Information (Mixed Commercial Zone LCC Chapter 17.50)

	Minimum Requirement	Proposed Site
Lot area	1 acre	4.97 acres
Lot frontage	100 feet	2000 West: 500'+ 500 North: 550'+
Building height	Maximum Allowance(s) Building: 48' (LCC 17.50.040) Steeple: 72' (LCC 17.04.230)	Roof (Peak): 31'4" Steeple: 70'
Landscaping % of lot	15%	43%
Building footprint % of lot	(no minimum)	21,043 sq. ft.
Onsite parking stalls and bicycle stalls	72 stalls (seating 286) (LCC Section 17.18.070 #6911)	287 stalls (8 ADA) Bicycle 8
Building setbacks		
Front	20 feet	45'+
Rear	0 feet (unless adjoining residential)	140'+
Side (interior)	0 feet (20 feet if without one hour firewall)	150'+ (75'+ landscaped buffer between residences and parking stalls)
Side (street corner)	20 feet	250'+

REVIEW AND DISCUSSION

City Staff reviewed the proposal and provided review comments (feedback and corrections) on November 5, 2015. 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. The Fire Marshal has indicated that the submitted plans for the new Lindon Stake center meet the fire code requirements for accessing the building and it shows that the building will be sprinkled. The Sprinkler and Fire Alarm contractors will need to submit their plans for this building to be sent to the Fire Marshal and for 3rd party for review.

Landscaping Standards

Landscaped Strip along Frontage

The MC zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass along all public street frontages. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists.

Berms

The MC zone requires landscaped berms within the required landscaped strips along public street frontages. The berms shall vary in height and shall be sculptured with enclaves, protrusion, etc. Berms shall be at least from two and one-half (2½) to four (4) feet in height with an average of three and one-half (3½) feet.

The applicant is updating the plans to meet this requirement.

Parking Lot Landscaped Buffer

Lindon City Code Section 17.18.085 (Interior Landscaping Required) requires that any parking lot adjacent to a residential use be screened shall provide a minimum 10' landscaped buffer from the parking lot to the adjacent residential use.

The applicant is proposing to increase this distance.

Parking Standards

Lindon City Code Section 17.50.090 (Parking Requirements) requires that all parking areas shall be set back a minimum of twenty feet (20') from all dedicated public streets and ten feet (10') from exterior boundaries of the zone. (Similar language is found in the Lindon City Code Chapter 17.18 Off Street Parking.)

The site has 10'+ of additional depth beyond the existing and proposed r-o-w improvements along 2000 West. The applicant and City Staff have been in discussion with UDOT to determine the need for the additional r-o-w.

Fencing Requirement

Fencing

Lindon City Code Section 17.50.050 (Fencing) requires that a 7' masonry or concrete fence shall be constructed and maintained between a non-residential development and a residential use or a residential zone. The Planning Commission may modify this requirement if it makes the following findings:

- a. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;
- b. The appearance of the fence/landscape screen will not detract from the residential use and/or non-residential use of the property;
- c. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses.
- d. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner

The applicant is proposing that the existing 6' vinyl fence be allowed to remain adjacent to the four residences to the east of the site. The applicant has proposed an increase landscaped buffer and setback on the east side to meet the findings. Lindon City Code Section 17.18.080 (Parking lot maintenance and design) requires a fence of at least 6' between any off-street parking lot adjacent to a residential use or residential zone.

Architectural Standards

Building Materials

The building exterior is to be brick, which complies with Lindon City Code.

Building Color

The applicant will be submitting color and materials sample for code compliance.

ANALYSIS

Applicable laws and standards of review

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.

- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.

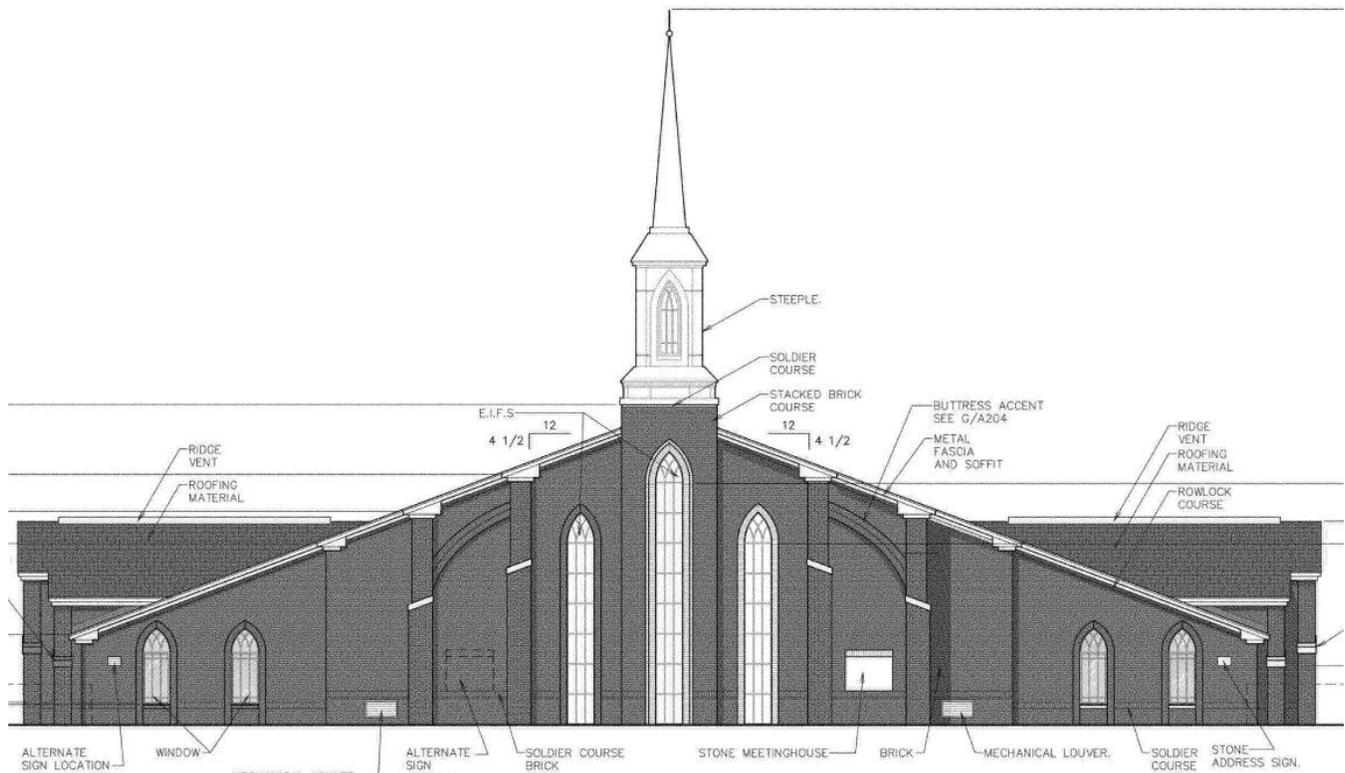
STAFF RECOMMENDATION

Staff recommends approval of the proposed CUP and site plan contingent upon addressing all outstanding staff review comments.

RECOMMENDED MOTION

I move to *approve* the applicant's request for a conditional use permit and for site plan approval for a new church to be located at 1955 West 500 North in the Mixed Commercial (MC) Zone, with the following condition(s):

1. Addressing all staff review comments.





Item 6: Public Hearing — Ordinance Amendment 17.75 Senior Housing Facility Overlay

Jeff Southard of Southhaven Homes requests a change to the fencing requirement for senior housing facilities so that fencing would not be required along adjacent commercial properties.

<p>Applicant: Jeff Southard Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Is it appropriate to not have a site obscuring fence requirement for senior housing projects adjacent to commercial uses/zones.2. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u> I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-29-O (<i>as presented, with changes</i>).</p>
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BACKGROUND

When the SHFO zone was created, there was discussion on fencing requirements. At the time, both the Commission and Council ultimately felt that such projects should be fenced around their entire perimeter, regardless of adjacent uses or zones.

DISCUSSION & ANALYSIS

Jeff Southard is developing the Avalon Senior Living project at 179 North State Street and building one is nearly complete. The project is finalizing site improvements and Mr. Southard would like the existing fencing requirement to be altered in reference to adjacent commercial properties. The existing code states that site obscuring fencing is required of a SHFO project regardless of the adjacent use or zone. The applicant would like to strike that requirement where SHFO projects abut adjacent commercial development.

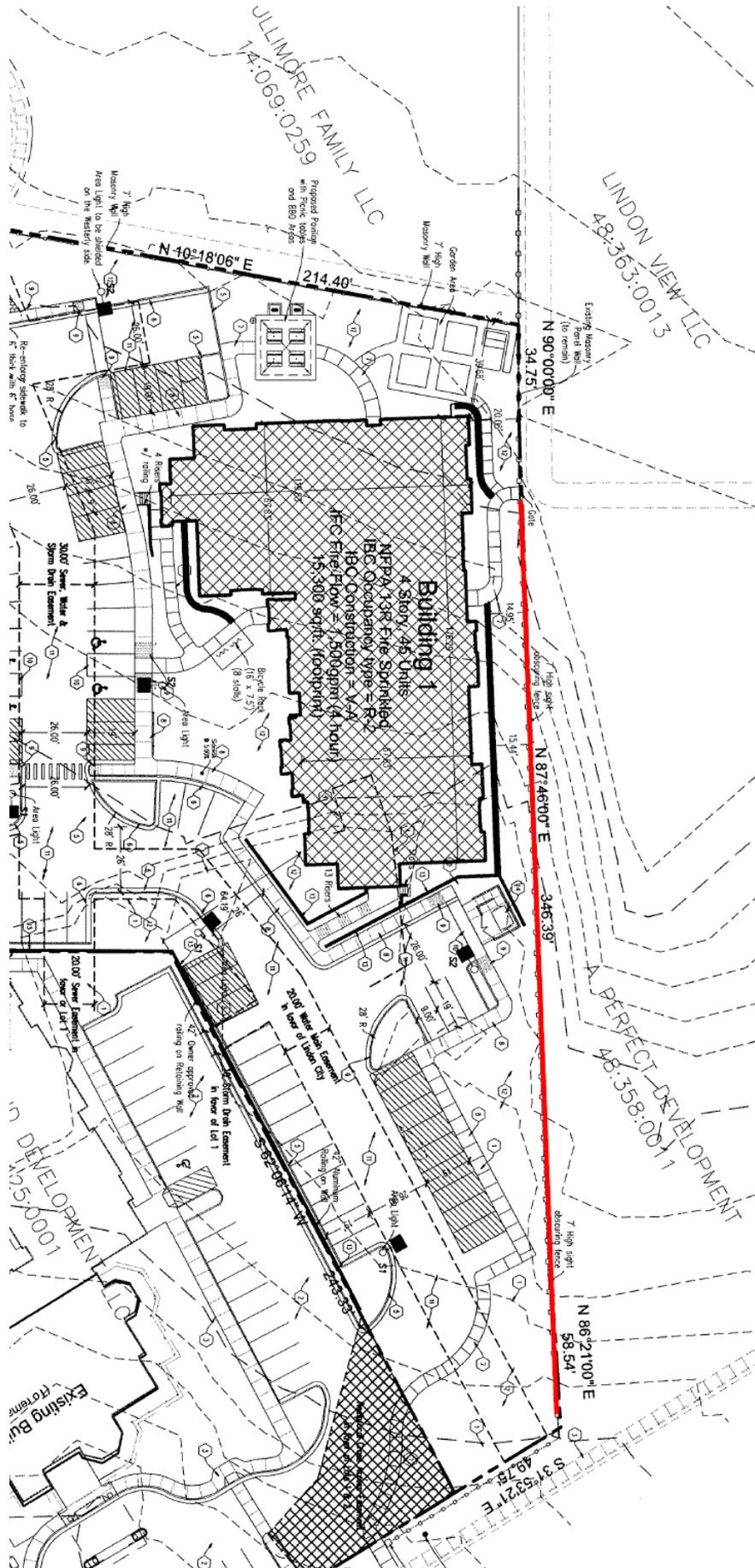
On the Avalon project, this would specifically apply to its northern border as shown in the attachments below. Mr. Southard has indicated that he has spoken to Brigham Ashton, the owner of the adjacent commercial property to the north about the ordinance change.

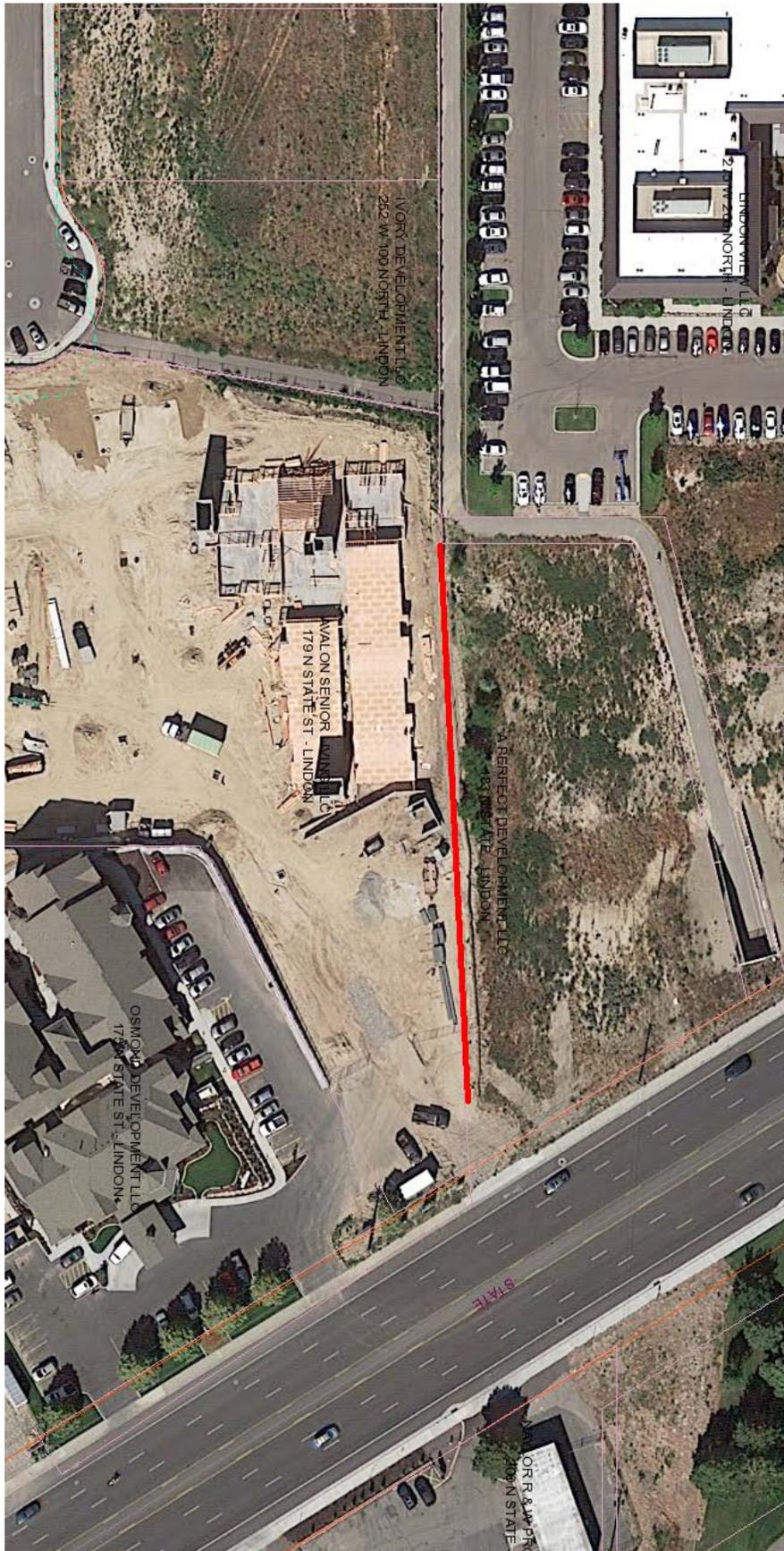
The SHFO zone is an overlay only allowed in commercial zones and will, more than likely, always have commercial neighbors. This ordinance change would apply zone wide, not just to the example project.

It is possible to give the Planning Commission the ability to review and waive the requirement during a site plan review rather than striking the requirement altogether.

ATTACHMENTS

1. Avalon site plan showing potentially affected area
2. Avalon aerial image of potentially affected area
3. Aerial image of the one other property zoned SHFO
4. Proposed PRD Amendment to 17.76.110





Attachment Three



ORDINANCE NO. 2015-29-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING CHAPTER 17.75.030 OF THE LINDON CITY CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment will create additional site lines and interaction between senior housing facilities and adjacent commercial property; and

WHEREAS, the proposed amendment will allow property owners discretion on how to fence senior housing facilities; and

WHEREAS, the Lindon City Planning Commission has recommended approval of an amendment to amend Chapter 17.75.030 of the Lindon City Code; and

WHEREAS, a public hearing was held on December 8, 2015, to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse comments were received during the hearing; and

WHEREAS, the Council held a public hearing on **December 15, 2015** to consider the recommendation and **no adverse comments were received**.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Chapter 17.75.030 of the Lindon City Code is hereby amended to read as follows:

17.75.030 Senior Housing Facility – Specific Requirements and Conditions of Approval

1. Except as otherwise listed in this chapter, Senior Housing Facilities shall comply with all applicable ordinances and policies required by Lindon City Code for development in the underlying zone, as well as other state and federal laws, including laws related to access.
2. Conformity: The facility shall conform to all applicable building, fire, health and safety codes and requirements for facilities of this type.
3. Project Acreage Requirement: Project acreage shall be a minimum of 2.5 acres but not larger than 5 acres.
4. Lot Setbacks:

Front Setback	40 feet
Side or rear yard setback when adjacent to a non-residential zone	20 feet
Side or rear yard setback when adjacent to a residential use or a residential zone	40 feet
Street-side yard setback (corner lot) determined by type of adjacent street	Local street = 30 feet Collector Street = 40 feet Arterial street = 40 feet

For flag lots, setback distances shall be measured from the end of the drive, or “pole,” portion of the lot.

5. Landscaping:
 - a. Except as otherwise listed in this chapter, and regardless of the underlying zone, landscaping requirements shall be the same as those found in LCC 17.48.030- Landscaping within the general commercial zones.
 - b. Open Space. A minimum of thirty percent (30%) of each project shall be maintained in permanent landscaped open space.
6. Fencing: Seven foot (7') high, site obscuring fencing shall be installed along the perimeter of the property ~~where adjacent to residential uses and/or zones, regardless of whether it abuts existing residential or commercial properties or uses~~. The fence shall be constructed and maintained by the owner of the senior housing facility. Installation of fencing should not limit pedestrian access to vehicular access points. Such fencing will be constructed in a manner consistent with a residential character of the senior housing structure. The Planning Commission shall approve the style and design of any fencing before a conditional use permit is issued. Any exceptions to fence height and location shall be approved by the Planning Commission. A chain link fence with slats shall not be considered site obscuring for the purposes of this section.
6. Parking:
 - a. The facility shall provide off street parking at a ratio of 1.10 parking stalls per dwelling unit or greater. All other parking standards as required in LCC 17.18 shall apply.
 - b. No portion of the senior housing facility's open space shall be used to provide parking spaces as required by this section without prior approval of the Planning Commission.
 - c. Projects are encouraged to provide covered parking and adequate ADA stalls to accommodate the residents and guests of the facility.
7. Density: The Senior Housing Facility Overlay may have a maximum density of 30 dwelling units per acre if full-time on-site management is present and one (1) indoor and one (1) outdoor common area/recreation space is provided within the facility. If full-time onsite management is not present or the two common area/recreation spaces are not provided, the maximum density shall be 15 dwelling units per acre.
8. Maximum Building Height: The maximum primary building height shall be the same as found within the underlying zone. Accessory buildings shall not exceed twenty feet (20') in height.
9. Occupancy Restrictions: The units are restricted to three (3) persons as the maximum number of occupants with a maximum unit size of three (3) bedrooms, with the following restrictions:
 - a. In one (1) bedroom units, the maximum number of occupants shall be two (2) persons;
 - b. The units are intended for, and to be occupied by, at least one person fifty five (55) years of age or older per unit with all occupants being at least 18 years of age;
 - i. A unit may be occupied by the surviving spouse of a household, regardless of age, if the fifty five (55) years of age or older qualifying person has passed away, provided the surviving spouse was a resident of the unit at the time of that qualifying person's death;
 - ii. Dependents of the deceased qualifying person may continue to reside in the unit if a surviving spouse of the qualifying person is remaining in the unit under the circumstances outlined in (8)(a)(i). Otherwise, dependents shall have a 90 day transition period during which they are able to remain in the unit following the qualifying person's death.
 - c. A deed restriction shall be recorded on the property indicating the occupancy restrictions in paragraphs 9 above.
10. Minimum dwelling unit size shall be 700 square feet.
11. Lighting: All outside lighting shall be arranged and shielded as to prevent glare, nuisance, inconvenience or hazardous interference on adjoining streets or property. Street lights shall be installed on all public roads according to standards established in the Land Development Policies, Standard Specifications and Drawings manual.

12. RV Storage: A senior housing facility may provide recreational vehicle and/or boat storage areas for up to 20% percent of dwelling units within the development. Storage areas shall be fenced from neighboring properties by a minimum seven-foot (7') solid masonry wall. RVs, motor homes, trailers and boats must be stored in these designated locations on the property and shall not be used as a residence.
13. Accessory Buildings and Facilities: Allowable accessory buildings and facilities include free standing club facilities for member use; garage structures, carports, and sheds; pools and hot tubs/spas; recreation facilities such as game rooms, fitness facilities, basketball courts, tennis courts, and similar structures. A minimum separation distance of ten feet (10') shall be maintained between all buildings.
14. Architectural Design: The architectural design of a senior housing facility shall comply with architectural design guidelines as established in the underlying zone where the facility is proposed. Also, design should reflect the residential nature of the building use.
15. Facilities shall not knowingly accept any resident that would pose a direct threat to the health and safety of others in the facility or community.
16. Unified Ownership: Senior housing development projects within the zone shall be under a single ownership, with respect to each development. Individual dwelling units may not be developed or converted to condominiums and may not be sold separately from the rest of the development.

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2015.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 7: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 8: Planning Director Report

- **Nudge project on Geneva Road**
- **60 foot height limit on 700 North**
- **Employee Christmas Party on December 23 at noon.**

Adjourn