

2 The Lindon City Planning Commission held a regularly scheduled meeting on
3 **Wednesday, March 28, 2007** beginning at 7:00 p.m., in the Lindon City Center, City
4 Council Chambers, 100 North State Street, Lindon, Utah.

5 Conducting: Jim Peters, Chairperson

6 Invocation: Ron Anderson

7 Pledge of Allegiance: Jim Peters

8 **PRESENT**

ABSENT

10 Jim Peters, Chairperson

12 Ron Anderson, Commissioner

Julie Bryner, Commissioner

14 Matt Bean, Commissioner

Gary Godfrey, Commissioner

16 Ken Miller, Commissioner

Marilyn Simister, Commissioner

18 Adam Cowie, Planning Director

Mike Gotfredson, Planning Intern

20 The meeting was called to order at 7:02 p.m.

22 **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 14, 2007
24 were reviewed.

26 COMMISSIONER MILLER MOVED TO APPROVE THE MINUTES OF THE
28 MEETING OF MARCH 14, 2007. COMMISSIONER BRYNER SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30 **PUBLIC COMMENT** –

32 Chairperson Peters called for public comment from any resident present who
34 wished to address an issue not listed as an agenda item. There was no public comment.

36 **CURRENT BUSINESS** –

- 38 1. **Public Hearing** – *General Plan & Zone Change – R1-20 to LI – 215 South 800*
40 *West and 810 West 200 South.* This is a City initiated General Plan and zone
42 change request from R1-20 (low density residential) to LI (Light Industrial) on
44 two properties that are located near the intersection of 200 South 800 West. Both
46 lots currently have active industrial business on them (Mitchell Excavation and
Chateau Cabinets). However, these properties are technically zoned residential
even though past uses have not been consistent with the residential zone. The
City is seeking to amend the General Plan Land Use Map and the zoning
boundary to make the zone consistent with the uses on these properties. Proposed
changes by the Planning Commission will be recommended to the City Council

2 for final approval. No new development plans have been submitted for these
properties.

4 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC
HEARINGS TO CONSIDER PROPOSED GENERAL PLAN & ZONING MAP
6 CHANGES AND THE LINDON POINTE ESTATES SUBDIVISION PRELIMINARY
PLAT. COMMISSIONER MILLER SECONDED THE MOTION. ALL PRESENT
8 VOTED IN FAVOR. THE MOTION CARRIED.

10 Mr. Cowie explained that this is a City initiated zone change request from R1-20
to LI on two properties located near the intersection of 200 South and 800 West. Both
12 sites have active industrial uses, including Mitchell X and Chateau Cabinets. Two
smaller parcels, including the shed and former retail facility owned by Tom Maxfield, are
14 also included in the proposed zone change area.

16 Mr. Cowie noted that the existing cabinet shop has been in operation for many
years in the current location. The business was recently sold to a new owner, who
applied for a business license. Mr. Cowie stated that the use is still allowed under the
18 new ownership, due to the fact that the existing use did not change. He explained that
this use is technically prohibited in the residential zone.

20 Mr. Cowie stated that the City has spoken with the new owners of the cabinet
shop, as well as surrounding property owners, and it appears that all parties were under
22 the impression that the property was zoned for light industrial use. Mr. Cowie noted that
the property was owned by Paul Liston for many years. A hand drawn map showing a
24 zone change from residential to light industrial was found in the file for the cabinet shop
when it was originally approved by the City. Mr. Cowie observed that the property may
26 have actually been rezoned at that time, that time, and that the map change was simply
overlooked on General Plan and zoning maps. The hand drawn map was stamped as
28 being received by the City in 1998.

30 Mr. Cowie went on to review the Mitchell X site. He noted that there are several
access points to the property, and that the zone line splits the parcel between the existing
residential type structure and the storage type building. Mr. Cowie noted that the
32 Mitchell X office is located in the upper level of the existing residential dwelling, and
that there is an existing accessory apartment in the basement of the dwelling. He noted
34 that the accessory apartment is allowed due to the fact that the site is currently located in
a residential zone.

36 Mr. Cowie explained that it is the intent of this proposed zone change to bring the
zone lines into conformance with existing Light Industrial uses. Mr. Cowie noted that the
38 General Plan zoning for the Mitchell X site is Commercial. Chairperson Peters inquired
as to why a change to LI zoning is being requested when the General Plan shows
40 Commercial zoning in the area. Mr. Cowie explained that the General Plan is a long term
guiding document, and that there are many areas in the City where current zoning is not
42 consistent with General Plan zoning. He stated that the intent of the requested zone
change is to create a situation where zoning is consistent with the current use. Mr. Cowie
44 explained that if the zone change is not granted, future use of the property would be
limited to permitted uses in the Residential zone. He noted that residential uses are not
46 consistent with the type of buildings currently on the property, and that staff feels the best

2 use of the property would be to approve the zone change to allow current and future Light
Industrial uses.

4 Mr. Cowie presented a photograph of the cabinet shop site, which shows a
significant grade change to surrounding residential uses. He noted that the parking area
6 is not visible from neighboring residential properties. He also explained that surrounding
property owners within 300 feet were noticed regarding this proposed zone change, and
that there has been no negative feedback from property owners.

8 Chairperson Peters called for public comment. Peter Bradford approached the
Commission. Mr. Bradford explained that he currently lives in the residential dwelling
10 owned by his uncle on the parcel located adjacent to the existing cabinet shop. Mr.
Bradford inquired as to what type of uses would be allowed on the property if the zone
12 change is allowed, and what type of detrimental effects those uses may have on
surrounding residential uses. Mr. Cowie explained that there is a broad range of possible
14 Light Industrial uses. He noted that any uses which are not “transparent,” which may
have a detrimental effect on neighboring uses, would require review and approval of the
16 Planning Commission to address potential concerns. Mr. Bradford stated that while he
has no concern with the current uses, the proposed zone change may present problems
18 associated with permitted future use of the property. Commissioner Anderson noted that
most current surrounding uses are Light Industrial in nature. Commissioner Bryner
20 observed that conditions which would create an undue detrimental effect on neighboring
property owners, such as excessive odor, can be addressed if they become problematic.
22 Mr. Cowie clarified that if uses are consistent with Light Industrial zoning, the use would
be allowed to operate unless conditions present a health, safety or welfare issue for
24 surrounding properties. Commissioner Bean observed that some potential uses would
require approval of a Conditional Use Permit application to mitigate potential concerns.

26 Commissioner Simister inquired as to whether it would be necessary to consider
both properties for the proposed zone change together, or if each parcel could be
28 considered separately. Mr. Cowie stated that it would be feasible to consider the north
parcel and the south parcel separately. Commissioner Simister suggested that a zoning
30 designation of Mixed Commercial may increase possible uses of the property, while
creating less impact on surrounding residential uses.

32 Commissioner Godfrey inquired as to whether fencing requirements between
residential uses and commercial uses could be applied to these properties. Mr. Cowie
34 stated that no fencing requirements will be imposed unless a new use requires approval of
a new site plan. He noted that if a new business on these sites is a permitted use with no
36 change to the site plan, a new business license would be the only requirement.

38 Commissioner Simister felt that the proposed zone change would make sense on
the north property, but stated that she had concerns regarding the south property. She
observed that residential uses are currently located on the other three corners of the
40 intersection, and that the proposed zone change may have a negative impact on
surrounding residential uses. She suggested the possibility of rezoning the south property
42 to General Commercial in conformance with General Plan zoning, or to Mixed
Commercial to allow additional uses while providing greater protection for neighboring
44 residential uses. Mr. Cowie observed that the intent of the Commercial zoning in the
General Plan is related to possible redevelopment of the area at some time in the future,

2 and that General Commercial uses would not be compatible with current surrounding
3 uses.

4 Commissioner Bryner inquired as to whether use of the accessory apartment
5 would be allowed if the zone change is approved. Mr. Cowie stated that the accessory
6 apartment would be an existing non-conforming use if the zone change is approved, but
7 that if it is vacated for six months following the zone change it could no longer be
8 occupied.

9 Chairperson Peters inquired as to whether the City has received any complaints
10 about the current uses. Mr. Cowie stated that he is unaware of any complaints related to
11 current uses.

12 Commissioner Bryner asked if a representative of Mitchell X was present at the
13 meeting. There was no representative present at the meeting. However, Mr. Cowie
14 explained that the business owner was present when the proposed zone change was
15 initially discussed. Mr. Mitchell was also noticed regarding this public hearing, and has
16 expressed no concerns regarding the proposed zone change. Commissioner Anderson
17 noted that while there were no concerns regarding the propose change to Light Industrial
18 zoning, Mr. Mitchell may have concerns regarding Mixed Commercial zoning.

19 Mr. Cowie also noted that Mitchell X may be relocating to the South Creek
20 Subdivision. Chairperson Peters suggested that it may be appropriate to delay the zone
21 change until it is determined whether Mitchell X will relocate. Mr. Cowie suggested that
22 if the zone change is delayed, that current zoning be shown on the plat of the property to
23 ensure that future owners are aware of the current zoning prior to purchase.

24 Mr. Cowie also suggested the possibility of agreements with individual property
25 owners which would designate specific uses on the property to minimize the possibility
26 of negative impacts on neighboring property owners. He stated that it would be
27 necessary to consult the City attorney regarding designation of specific uses, but that it
28 may possible. Mr. Bradford inquired as to what uses could be specified. Chairperson
29 Peters explained that a variety of possible uses could be considered, and that property
30 owners could provide input on appropriate uses.

31 The Commissioner went on to discuss possible zoning for the north parcel and the
32 south parcel in relation to surrounding uses. Chairperson Peters suggested that it may be
33 best to continue this item and notice affected and surrounding property owners regarding
34 the possibility of Mixed Commercial or General Commercial zoning, rather than Light
35 Industrial zoning on the property.

36 Allan Miller, owner of the existing cabinet shop, was present at the meeting. Mr.
37 Miller stated that he purchased the property under the assumption that the property was
38 zoned for Light Industrial use. He stated that extensive appraisals and title searches were
39 conducted prior to the purchase, and none showed a zoning designation for the property.
40 He noted that a Residential zoning designation may have a detrimental effect on the value
41 of the property if it sold in the future, due to the limited number of permitted uses on the
42 site.

43 Mr. Bradford inquired as to the neighboring White Water business, and what type
44 of zoning is applicable to that particular use. Mr. Cowie stated White Water is a Light
45 Industrial use, and that the City and the business owner are currently working with the
46 Department of Environmental Quality to address concerns regarding fumes generated by
the business. Chairperson Peters observed that any uses with potential negative impacts

2 to neighboring residential uses would be carefully considered. Mr. Cowie commented
that Mixed Commercial zoning may make sense, and may create an appropriate buffer
between existing uses and surrounding residential uses.

4 The Commission discussed whether it would be appropriate to continue this item,
and notice property owners regarding the possible zoning designations discussed at this
6 meeting, or whether it would be appropriate to forward a recommendation to the City
Council for consideration. Mr. Cowie explained that this is a City initiated zone change,
8 and that there is no urgency to come to a final decision. Commissioner Anderson
suggested that recommendations be forwarded to the City Council, and that property
10 owners be noticed regarding City Council review of this item. Mr. Cowie agreed that
additional notice to affected property owners would be appropriate.

12 Chairperson Peters called for further public comment. There was no additional
public comment. He called for further comments or discussion from the Commission.
14 Hearing none, he called for a motion.

16 COMMISSIONER BRYNER MOVED TO APPROVE THE PROPOSED
CHANGES TO THE GENERAL PLAN LAND USE MAP AND THE ZONING
18 BOUNDARY CHANGE FROM R1-20 TO LI ON THE NORTH SIDE OF 200 SOUTH
AND RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE
20 FOLLOWING RECOMMENDATIONS:

- 22 1. THAT THE PROPERTY ON THE SOUTH SIDE OF 200 SOUTH BE
ZONED MIXED COMMERCIAL TO PROVIDE A TRANSITION
24 WITH SURROUNDING RESIDENTIAL AND LIGHT INDUSTRIAL
USES.
- 26 2. THAT AFFECTED AND SURROUNDING PROPERTY OWNERS
BE NOTICED THAT A MIXED COMMERCIAL ZONING
28 DESIGNATION WILL BE CONSIDERED BY THE CITY COUNCIL
TO ALLOW PROPERTY OWNERS AN OPPORTUNITY TO
PARTICIPATE IN THE DISCUSSION.

30 COMMISSIONER SIMISTER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

32 CHAIRPERSON PETERS	AYE
COMMISSIONER ANDERSON	AYE
34 COMMISSIONER BEAN	NAY
COMMISSIONER BRYNER	AYE
36 COMMISSIONER GODFREY	NAY
COMMISSIONER MILLER	AYE
38 COMMISSIONER SIMISTER	AYE

THE MOTION CARRIED (5-2).

40
42 Commissioner Bean explained that he felt the Commission should discuss the
possible Mixed Commercial zone change with affected property owners prior to
forwarding a recommendation to the City Council.

44 Commissioner Godfrey agreed that changes to the original proposal should be
reviewed by the Planning Commission prior to City Council review. He also felt that the
46 City should explore the possibility of agreements with individual property owners

2 regarding specific use of the property prior to making a recommendation to the City Council.

4 2. **Public Hearing/Major Subdivision** – *Lindon Pointe Estates, Plat A – 350 West*
6 *200 South*. This is a request by Ernest Sylva for approval of a 5-lot major
8 subdivision in the R1-20 zone. An existing home is located on one of the
10 proposed lots, so four new building lots will be established. All new lots will be
12 required to meet the 20,000 square foot minimum lot size and will be accessed
14 from a new cul-de-sac that will be constructed as part of the project.

16 Commissioner Godfrey declared a potential conflict of interest on this item due to
18 past business dealings with one of the representatives for this application. He recused
20 himself from the discussion and vote on this item, and stepped down from the
22 Commission.

24 Ernest Sylva, Tim Metlor and Don Greer were present as the representatives for
26 this application. Mr. Cowie reviewed this item for the Commission. He stated that this is
28 a request for approval of a 5-lot major subdivision in the R1-20 zone. He noted that
30 Ernie Sylva is the property owner, and lives in an existing residential dwelling located on
32 the property. The existing residential dwelling will remain on lot #5. All setback
34 requirements are met on the existing residential structure. Four new building lots are
36 proposed, as well as a new cul-de-sac street at 350 West, which will provide access to the
38 new subdivision lots. Mr. Cowie noted that several other buildings currently located on
40 the site will be removed as part of the project. Engineering comments included a
42 recommendation that the cul-de-sac be shortened to more create more width to lot #3.
44 Mr. Cowie explained that the comment is a recommendation rather than a requirement,
46 and that the road and the lot meet current requirements as submitted. Mr. Cowie
presented photographs of the site, including the existing Sylva residence, and the location
of the proposed roadway west of the Sylva residence.

Chairperson Peters inquired as to whether there are any staff concerns regarding
drainage from the subdivision. Mr. Cowie explained that the lots and roadway will be
graded to drain to the existing storm drainage system located on 200 South.

Chairperson Peters invited the applicant to address the Commission. Mr. Metlor
explained that he met with the City engineer the previous day regarding the
recommendation to shorten the cul-de-sac. Mr. Metlor stated that reconfiguration of the
road could have a detrimental effect on the residential lot, and that there is an adequate
building envelope on the lot as presented. He noted that the proposed project will
provide significant improvements to the area.

Chairperson Peters called for public comment. There was no public comment.

Commissioner Simister inquired as to what type of retaining wall will be used on
the east side of the site. The applicants explained that existing concrete slabs currently
being used for retention will be removed, and that fill and grading will be used to create a
more gradual slope on the east side of the site. Pasture grass will also be planted on the
hillside to minimize erosion potential. Mr. Metlor noted that individual property owners
may elect to install additional retaining walls as lots are sold, but that fill and grading will
create greater stability to the slope than existing conditions. Mr. Silva noted that
proposed fill and grading will also stabilize existing fencing on neighboring properties.

2 Mr. Cowie explained that retaining walls will be addressed as part of the building permit
3 process, and are not included in the subdivision application or approval process. He
4 noted that the City engineer has not mentioned retention on the east side as an area of
5 concern. Mr. Metlor stated that the City engineer is aware of the proposal for the slope
6 on the east side of the site, and has not expressed any concern.

7 Chairperson Peters observed that the existing home on lot #5 accesses onto 200
8 South. He inquired as to whether staff has any concerns regarding access to lot #1. Mr.
9 Metlor stated that all new lots will be access from the new 350 West cul-de-sac. Mr.
10 Cowie stated that the City engineer has not expressed any concern regarding the
11 orientation of lot #1 to access from 350 West, but that the Commission has the option to
12 specify access.

13 Mr. Cowie went on to review a photograph of the site which shows a significant
14 grade change between the proposed subdivision site and neighboring properties. He
15 explained that the natural grade change will place homes in this development above the
16 grade of neighboring properties.

17 Chairperson Peters called for further comments or discussion. Hearing none, he
18 called for a motion.

19 COMMISSIONER ANDERSON MOVED TO APPROVE THE LINDON
20 POINTE ESTATES, PLAT "A" SUBDIVISION PRELIMINARY PLAT AND
21 RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING
22 RECOMMENDATION:

- 23 1. THAT LOT #1 BE ORIENTED TO THE EAST WITH DRIVEWAY ACCESS
24 FROM THE NEW 350 WEST CUL-DE-SAC.

25 COMMISSION MILLER SECONDED THE MOTION. ALL PRESENT VOTED IN
26 FAVOR. THE MOTION CARRIED.

27 COMMISSIONER ANDERSON MOVED TO CLOSE THE PUBLIC
28 HEARINGS FOR GENERAL PLAN & ZONE CHANGE AND THE LINDON POINTE
29 ESTATES SUBDIVISION PRELIMINARY PLAT. COMMISSIONER MILLER
30 SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION
31 CARRIED.
32

- 33 3. **Design Review** – *Lazy TA Ranch LLC (Moore Cabinet Shop) – 123 East 200*
34 *South.* This is a request by Vonda Skousen of Lazy TA Ranch LLC for a
35 discussion of proposed parking lot improvement on a vacant lot on State Street
36 (just south of Diamond Glass). The owners desire to utilize the vacant lot for
37 parking in associate with the existing cabinet shop at 123 East 200 South, but
38 ware seeking relief from having to fully improve the parking lot at this time. No
39 motion will be made on this item as it is a discussion item only.
40

41 Commissioner Godfrey returned to his seat on the Commission for this
42 discussion.

43 Mr. Cowie stated that the applicant for this item, Vonda Skousen, was not present
44 at the meeting. He asked the Commission if they would like to proceed, or reschedule
45 this item to allow the applicant to participate in the discussion. The Commission felt that
46

2 since this is a Design Review only, and no action will be taken, it would be appropriate to
3 proceed with discussion without the presence of the applicant.

4 Mr. Cowie stated that this is a request for discussion of proposed parking lot
5 improvements on a vacant lot on State Street just north of Diamond Glass. Mr. Cowie
6 noted that the existing cabinet shop on the Skousen property, located on 200 South, has
7 limited parking, and that the business has historically used on street parking adjacent to
8 the business on 200 South. Mr. Cowie explained that planned street improvements on
9 200 South will not allow use of the on street parking during construction. When
10 construction is completed, there is some concern that drivers may use the area currently
11 used for on street parking as a right hand turn lane.

12 Mr. Cowie showed photographs of the existing parking area associated with the
13 cabinet shop. He also explained that three accessory apartments are also located on the
14 site. Mr. Cowie noted that use of the parking area will require a shared access with either
15 Diamond Glass or the karate studio. The City will allow use of the vacant property as a
16 gravel surface parking area during construction of the 200 South project if access is
17 feasible. If the property owners wish to continue use of parking area following
18 completion of the 200 South project, approval from the Planning Commission will be
19 required.

20 The Commission discussed various possibilities for permanent completion of the
21 parking area. Mr. Cowie encouraged the Commission to exercise caution in any
22 reduction of requirements specified in the Commercial Design Guidelines to avoid setting
23 any precedent for future requests. Commissioner Godfrey suggested the possibility of a
24 large area of sod with fewer parking spaces to decrease the cost of improvements. He
25 noted that installation of sod and asphalt would be a significant improvement to the
26 appearance of the State Street frontage.

27 Following further discussion, the Commission reached consensus that this item
28 should be discussed further at a later date when the applicant is present. Mr. Cowie will
29 contact Mrs. Skousen to schedule a time to continue this Design Review.

- 30 4. **Public Hearing** – *Ordinance Change – Standard Land Use Table, LCC Appendix*
31 *A.* This is a City initiated review of proposed changes to the “Manufacturing”
32 section of the Standard Land Use Table (LCC Appendix A). Changes to the
33 allowance of various types of manufacturing uses in several zones will be
34 discussed. Proposed changes by the Planning Commission will be recommended
35 to the City Council for final approval.

36
37 COMMISSIONER ANDERSON MOVED TO OPEN THE PUBLIC HEARING
38 TO CONSIDER PROPOSED CHANGES TO THE STANDARD LAND USE TABLE,
39 LCC APPENDIX A. COMMISSIONER MILLER SECONDED THE MOTION. ALL
40 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

41 Mr. Cowie explained that proposed changes to the manufacturing section of the
42 Standard Land Use Table recommended by the Planning Commission were forwarded to
43 the City Council for review. The City Council recommended that the proposed changes
44 be advertised for a Public Hearing at the Planning Commission level with no additional
45 revisions. Mr. Cowie briefly reviewed proposed changes, which were discussed
46

2 extensively during previous review of this item. Chairperson Peters called for public
comment regarding proposed changes to the Standard Land Use Table. There was no
4 public comment. He called for further comments or discussion from the Commission.
Hearing none, he called for a motion.

6 COMMISSIONER SIMISTER MOVED TO CLOSE THE PUBLIC HEARING
TO CONSIDER PROPOSED CHANGES TO THE STANDARD LAND USE TABLE,
8 LCC APPENDIX A. COMMISSION GODFREY SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10 COMMISSIONER MILLER MOVED TO APPROVE PROPOSED CHANGES
12 TO THE MANUFACTURING SECTION OF THE STANDARD LAND USE TABLE,
LCC APPENDIX A, AND RECOMMEND APPROVAL TO THE CITY COUNCIL.
14 COMMISSIONER BRYNER SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

16 **NEW BUSINESS** – Reports by Commissioners

18 Mr. Cowie introduced Mike Gottfredson to the Commission. Mr. Gottfredson is
20 the new Planning Intern hired by the Planning Department. Former Planning Intern, Matt
Brady, was recently hired as a full time Assistant Planner at Mapleton City.

22 Chairperson Peters inquired as to changes to the proposed use of the bowling
24 alley on State Street owned by the Platt family. Mr. Cowie explained that Maeser
Academy, a charter high school, is currently planning to remodel and locate in the
26 bowling alley building. Mr. Cowie noted that the City has very little control over the
location or requirements for charter or public schools, other than issues related to traffic
28 safety. He explained that the City has asked the school to submit a traffic engineering
plan to address safety concerns associated with the location of the school adjacent to
30 State Street. It was noted that as a high school, many of the students may actually drive
to the site, and that the majority of traffic for this particular school will not be drop off
and pick up as at other charter schools in the City. The school will also be required to
32 meet minimum parking requirements on the site. Mr. Cowie noted that while the City
can not control details of the charter school use, the Platt family has been encouraged to
34 complete remodeling improvements at this time to provide an easier transition to a
commercial use when the school relocates to another facility in the future.

36 Commissioner Simister stated that there may have been legislation approved
during the recent legislative session which allows more oversight on the part of the City
38 relative to schools. Mr. Cowie stated that he is unaware of any such legislation, but that
will investigate further.

40 Commissioner Godfrey observed that if a traffic engineer is hired by the school,
the engineer may feel compelled to provide the results the school is looking for. Mr.
42 Cowie stated that the traffic plan will be reviewed by JUB Engineers once it is submitted
by the school.

44 Commissioner Simister inquired as to the status of the T-Rock business on
Geneva Road which had the site plan approved by the Planning Commission some time

ago. Mr. Cowie explained that UTOPIA contractors have an agreement with the property owner to use the site as a staging area during construction of the UTOPIA project.

Commissioner Anderson inquired as to the status of the Harley Davidson project. Mr. Cowie stated that bonding for the project is not yet in place. Once bonding is in place, the City can issue appropriate building permits which will allow construction to begin. The developer anticipates completion of the project in approximately December of 2007 or January of 2008.

PLANNING DIRECTOR'S REPORT –

Mr. Cowie reported on the following items:

1. The City Council approve the Dirker Farms Plat "F" subdivision application.
2. The City was awarded \$96,600 in CDBG grant funds for ADA curb ramp updates through out the community. The City has committed \$35,400 in matching funds to complete approximately 21 curb ramps based on a prioritized list established by the City. Approximately 60 ramps which do not meet current ADA standards are on the prioritized list.
3. Construction of Phase One of the Lindon Heritage Trail is scheduled to begin this summer. Phase One will consist of Lakeview Drive from 800 West to 400 West, and Center Street from Main Street to Canal Drive.
4. Results of the Recreation Center Feasibility Study are being finalized, and are expected to be presented to the City Council during April. A second public meeting will also be scheduled to review findings of the study.
5. The road construction projects on 200 East and 400 North are scheduled to begin in the near future. The asphalt portion of the roadway will be replaced and widened.
6. Two new pavilions are being installed at Hollow Park, and restroom facilities will be under construction in the near future.
7. The City's Arbor Day Celebration will be held May 5th at 10:00 a.m. at Pheasant Brook Park. The City received \$3,400 in grant funds from the State Forestry Department which were used to purchase the 30+ trees which will be planted during the celebration.

ADJOURN –

CHAIRPERSON PETERS ADJOURNED THE MEETING AT 9:30 P.M.

APPROVED – April 11, 2007

Jim Peters, Chairperson

Adam Cowie, Planning Director