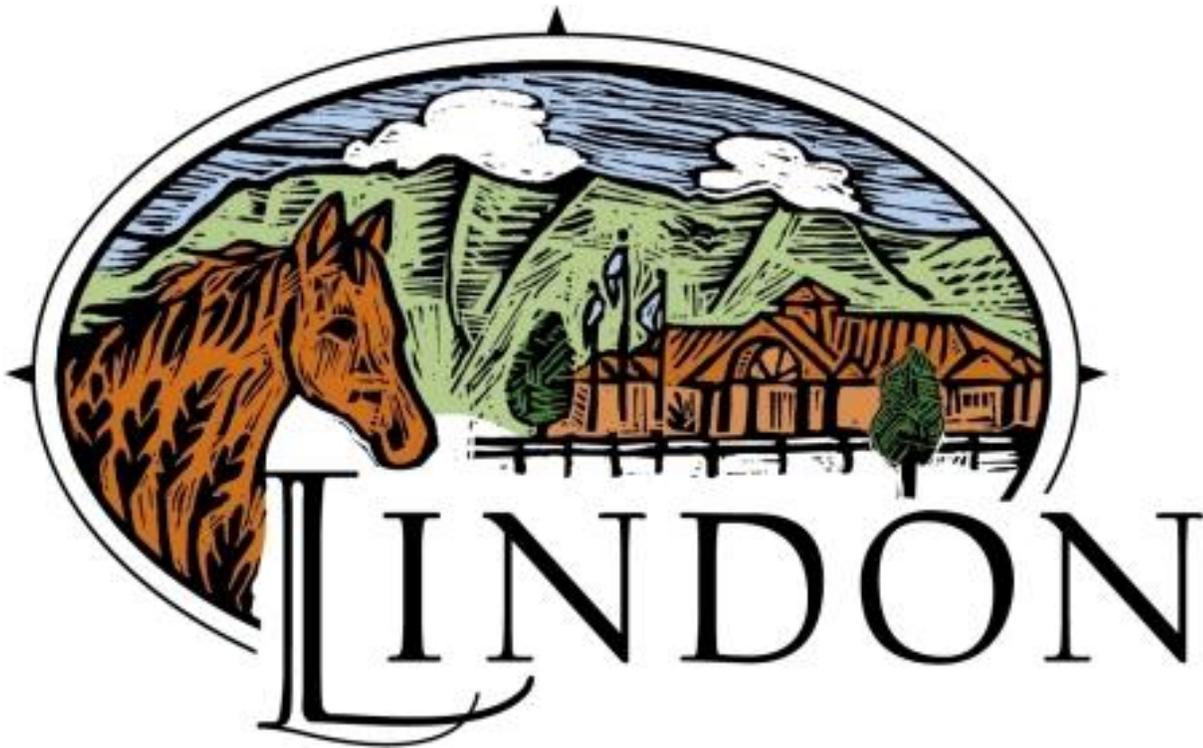


# **Lindon City Planning Commission Staff Report**



April 14, 2015

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 14, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **8:00 P.M.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

### AGENDA

Invocation: By Invitation  
Pledge of Allegiance: By Invitation



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

1. **Call to Order**
2. **Approval of minutes from March 24, 2015**
3. **Public Comment**

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

4. **Site Plan — Timpview Business Park, approx. 143 North 1800 West**  
Ryan Bybee with Timpview Business Park requests site plan approval of an office/warehouse building at approximately 143 North 1800 West in the Light Industrial (LI) zone.

*(15 minutes)*

5. **Site Plan — Interstate Grating Office Addition, approx. 1820 West 200 South**  
Rob Simons with Interstate Gratings requests site plan approval of a 5,208 sq. ft. office addition to the existing structure at approximately 1820 West 200 South in the Light Industrial (LI) zone.

*(15 minutes)*

6. **Site Plan — Joyner Business Park, Lot 9, Plat G, approx. 947 West 500 North**  
Bill West of Knight West Construction requests site plan approval of a 20,000 sq. ft. office/warehouse building at approximately 947 West 500 North in the Light Industrial (LI) zone.

*(15 minutes)*

7. **Conditional Use Permit — Premier Marine, approx. 226 South 1250 West**  
Aaron Davis requests approval of a conditional use permit for a boat mechanic shop (vehicle repair) at approximately 226 South 1250 West in the Light Industrial (LI) zone.

*(15 minutes)*

8. **Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones**  
This item was continued from the March 24, 2015 Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC 17.48 Commercial Zones that will increase the building height limit in the Planned Commercial 1 (PC-1) zone. Recommendations will be made to the City Council at the next available meeting.

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](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

**Posted By:** Jordan Cullimore  
**Time:** ~11:00 am

**Date:** April 9, 2015  
**Place:** Lindon City Center, Lindon Public Works, Lindon Community Center

## **Item I: Call to Order**

April 14, 2015 Planning Commission meeting.

### **Roll Call:**

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

## **Item 2: Approval of Minutes**

Planning Commission – Tuesday, March 24, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **March 24, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100  
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson  
9 Invocation: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Bob Wily, Commissioner

12 **PRESENT** **ABSENT**

13 Sharon Call, Chairperson  
14 Bob Wily, Commissioner  
15 Rob Kallas, Commissioner  
16 Mike Marchbanks, Commissioner  
17 Matt McDonald, Commissioner  
18 Andrew Skinner, Commissioner– arrive 7:30  
19 Hugh Van Wagenen, Planning Director  
20 Jordan Cullimore, Associate Planner  
21 Kathy Moosman, City Recorder

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

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.  
28 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 10,  
29 2015 were reviewed.

30  
31 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
32 REGULAR MEETING OF MARCH 10, 2015 AS AMENDED. COMMISSIONER  
33 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
34 THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

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

40 **CURRENT BUSINESS** –

41  
42 COMMISSIONER KALLAS MOVED TO AMEND THE AGENDA ORDER  
43 AND TO MOVE TO AGENDA ITEM NUMBER FIVE. COMMISSIONER  
44 MCDONALD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
45 THE MOTION CARRIED.

2           5. **Annual Review of Group Home Facility** – *Housing Authority of Utah County, 365 East 400 North*. This is a required annual review of a group home owned by  
4           the Housing Authority of Utah County. The facility was approved to provide  
6           housing for up to three physically disable adults. No changes are proposed to the  
8           facility as this is only a review of the current use to ensure conformance with City  
            Code and conditions of approval.

            Jordan Cullimore, Associate Planner, gave some background of this agenda item  
10           explaining this is the annual required review to determine that the facility is in  
            compliance with the Conditional Use Permit conditions and local ordinances regulating  
12           these types of facilities. He mentioned that this facility is owned by the Housing  
            Authority of Utah County and is located at the entrance to Hollow Park on 400 North. He  
14           noted a CUP was approved for this facility in 2003 to allow permanent residence of up to  
            3 physically disabled adults and their care takers. Mr. Cullimore stated that Lynell Smith,  
16           Director of the Housing Authority of Utah County, is in attendance to answer any  
            questions.

18           Mr. Cullimore then referenced the following conditions that were imposed in 2003:

- 20           1. The occupancy of the home be limited to three adult persons with disabilities.
- 22           2. That the park access in front of the home be painted red and signed for no  
            stopping or parking. *(It was determined in the 2006 review that this item had not*  
24           *been completed, but would not be required unless parking along the entrance*  
            *road becomes a problem).*
- 26           3. That the number of parking spaces be reviewed upon complaint.

            Mr. Cullimore added that a copy of the minutes from the 2014 annual review have  
28           been included in the packets and also a 2013-2014 incident report for the facility from the  
            Police Department. Chief Cullimore has indicated that the incidents reported in 2014  
30           appear to be normal incidents for such a facility and it is not causing a disproportionate  
            impact on public safety and nothing outstanding to report and no concerns.

32           Chairperson Call then confirmed with Ms. Smith the following criteria per ordinance:

- 34           1. That the facility is only providing housing for those with disabilities and their care  
            takers;  
36                      *Ms. Smith confirmed their facility will only provide housing for those with*  
                            *disabilities and their care takers.*
- 38           2. That the applicant's have adequate insurance coverage for the facility/vehicles/  
40           and liability coverage for third part individuals; and  
                            *Ms. Smith confirmed she has provided the required insurance to the city.*
- 42           3. That no individuals currently housed in the facility pose a direct threat to others  
44           safety within the group home or to the community in general.  
                            *Ms. Smith confirmed that no individual housed at the facility poses a threat to*  
46           *others.*

48

2 Mr. Cullimore noted that no motion necessary unless there is a change in the  
conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for  
4 attending and for her work at the facility. Ms. Smith thanked the Commission for their  
time and for their support over the years.

6 Following some general discussion Chairperson Call called for any further  
comments or questions from the Commissioners. Hearing none she moved on to the next  
8 agenda item.

- 10 6. **Annual Review of Group Home Facility** – *Lindon Care & Training Center, 680*  
12 *North State Street.* This is a required annual review of a group home for disabled  
adults owned by RHA Community Services of Utah. The facility provides  
14 housing for multiple tenants. No changes are proposed to the facility as this is  
only a review of the current use to ensure conformance with City Code.

16 Mr. Cullimore explained this is the annual required review for the Lindon Care &  
Training Center to determine that the facility is in compliance with the Conditional Use  
18 Permit conditions and ordinances that regulated these facilities. He noted this facility is  
owned by RHA Community Services of Utah and is located at 680 North State Street.  
20 Mr. Cullimore stated the facility has been in existence for many years – we believe prior  
to any ordinance regulating such businesses in Lindon. He added that Christine  
22 Christensen and Deanna Lundy, are in attendance representing this application.

24 Mr. Cullimore noted that in 2006 the facility received final site plan approval for  
a new office building on the property, and at that time they agreed to meet with the City  
on an annual basis for the yearly reviews as required by the current ordinance. He went  
26 on to say the facility houses disabled adults and provides / coordinates job training  
opportunities for the tenants. He noted that a copy of the minutes from the 2014 annual  
28 review have been included and also the 2013-2014 incident report for the facility from  
the Police Department. Mr. Cullimore stated that Chief Cody Cullimore has indicated that  
30 the incidents reported in 2014 appear to be normal incidents for such a facility and the  
facility is not causing a disproportionate impact on public safety.

32 Chairperson Call then confirm the following statements with the facility representatives  
34 as follows:

- 36 1. That the facility is only providing housing for those with disabilities and  
their care takers;

38 *Ms. Christensen confirmed there are 62 individuals currently  
housed with 66 being capacity. The staff ratio is 1 to 8 (a.m. hours)  
and 1 to 16 (p.m. hours) as required by the state.*

- 40 2. That the applicants have adequate insurance coverage for the facility/  
vehicles/and liability coverage for third part individuals;

42 *Ms. Christensen confirmed she will provide a copy of the  
insurance to the City.*

- 44 3. That no individuals currently housed in the facility pose a direct threat to  
others safety within the group home or to the community in general.

46 *Ms. Christensen stated that they generally do not pose a threat to  
themselves or others, and if they have an incident they remove  
48 them if necessary. Brian Haws commented they have made good*

2 *improvements in finding mechanisms to find other places for the*  
4 *individuals when necessary with a good response time.*

6 Mr. Cullimore mentioned that no motion is necessary unless new conditions are  
8 imposed to bring the facility into compliance with City Code. Commissioner Wily  
10 commented that these facilities provide a great service to the community. Chairperson  
12 Call commented that they must meet state and federal guidelines.

14 There was then some general discussion by the Commission regarding this agenda  
16 item. Following discussion Chairperson Call asked if there were any further questions or  
18 comments. Hearing none she moved on to the next agenda item.

- 18 8. **Concept Review** – *Lakeview Court Townhomes, approx. 520/530 South 400*  
20 *West.* Chris Knapp requests feedback on a proposal to adopt a PUD ordinance  
22 that would allow construction of townhomes (5 units) at 520/230 South 400 West  
24 in the General Commercial (CG) zone.

26 Mr. Cullimore opened the discussion by explaining this is a proposal by Chris  
28 Knapp who is requesting feedback on a proposal to adopt a PUD ordinance that would  
30 allow construction of townhomes (5 units) at 520/230 South 400 West in the General  
32 Commercial (CG) zone. The property in question is on two vacant non-conforming lots in  
34 the General Commercial (CG) zone located near the Maeser School. Mr. Cullimore stated  
36 they met with Mr. Cutler (previous applicant) a few times following up from the  
38 feedback at the last discussion, and for whatever reason the project of doing two twin  
40 homes will not work for him. Since that time, Mr. Knapp has indicated that he is  
interested in doing a similar project, but it was dis-similar enough that staff recommended  
coming in for a new Concept Review for feedback on his proposal. His proposal differs  
as he is proposing a townhome product (as opposed to twin homes) at approximately  
1,900 square ft. each with a price point around \$200,000 to \$220,000.

32 Mr. Cullimore noted that no motion necessary as this item is for feedback only.  
34 He then referenced for discussion an aerial photo of the land involved in the concept  
36 review along with zoning, photos of the existing lots and the applicant's concept site plan  
38 (3 alternative layouts) and elevation renderings. Mr. Cullimore explained that there is not  
40 an ordinance in place to accommodate this type of development so it is dependent on the  
feedback from the Commission and Council if Mr. Knapp will pursue proposing a PUD  
ordinance on an overlay onto the CG zone. This would need to come through an  
ordinance amendment with a recommendation to apply that zone to a specific lot or area.  
Mr. Cullimore stated that Mr. Knapp is just looking for feedback on this proposal from  
the Commission in considering the increase in density of the product. Mr. Cullimore  
asked if there were any questions at this time.

42 Commissioner Wily inquired about the driveways and if the stairs are inside the  
44 garage going up to the house. Mr. Knapp confirmed the stairs are in the garage going up  
46 to the house adding that the lot is an odd configuration with a steeper grade and what they  
48 are proposing is to keep the garages somewhat level with the road which would fit better  
with the landscape. Commissioner Marchbanks inquired how much net is in the backyard  
after the toe of the hill is removed. Mr. Knapp stated it would be close to 30 ft. to the  
retaining wall. Commissioner Kallas asked if their intent is to sell the units individually.  
Mr. Knapp confirmed they will be selling them as individual units with the grounds

2 maintained by an HOA. He noted they did a similar project in Orem behind Macy's on  
the east side of State Street.

4 Commissioner Wily asked what the living square footage of each floor will be.  
Mr. Knapp stated the main floor will be 850 sq. ft. and the upper level at around 1100 sq.  
6 ft. so about 1,950 sq. ft. total. Chairperson Call inquired if it is his intent to do just these  
units or are there plans for more. Mr. Knapp stated that he would like to expand to the  
8 south to 1600 north but he has not contacted the home owners at this time. Chairperson  
Call asked if it meets the setback requirements. Mr. Knapp confirmed they will maintain  
10 all required setbacks.

12 Commissioner Wily asked about the option of additional parking. Mr. Knapp  
stated there is an option that includes more parking on the south side of the building that  
would include one more parking space per unit as opposed to additional landscaping.  
14 Commissioner McDonald inquired if the additional parking will be in asphalt or concrete.  
Mr. Knapp confirmed it will be asphalt or concrete.

16 At this time Mr. Cullimore asked the Commission if they are comfortable with  
the additional changes in the density and allowing a townhome product rather than twin  
18 homes. Commissioner Kallas commented that the proposed twin home units were higher  
end units and he feels this proposal would probably be an apartment complex in a few  
20 years. Mr. Knapp stated that he understands that sentiment adding that they plan on  
building a nice product and they will be competitive with similar products in the area.

22 Commissioner Wily commented that the Commission was also skeptical about the  
proposed higher end twin home units. Mr. Knapp commented that he feels the location  
24 would not support a higher end product; this product is higher density but it is in a  
commercial zone with a school right behind it and he feels it would enhance the area.

26 Mr. Van Wagenen observed that it is clear, based on Mr. Knapp's concept, that  
someone could come in on grade level and put single family homes there; this is a  
28 commercial zone and it is clear the topography could handle single family homes as  
currently allowed. He advised the Commission, as they are giving feedback, to keep in  
30 mind if they are comfortable with this proposed product as opposed to single family  
homes (which is allowed) and could work based on the two proposed concepts. Mr.  
32 Knapp inquired if the lots are currently zoned to build single family homes. Mr.  
Cullimore replied these are legal non-conforming residential lots (because of historic use  
34 and intent) so they are substandard lots in size.

Mr. Cullimore stated if approved this would need an ordinance change and then a  
36 rezone of these lots to apply the new zone and then going through site plan and  
subdivision approval to put the PUD in place and finally application for a building  
38 permit. Chairperson Call commented that the next step is the City Council. Commission  
Kallas expressed that he feels this concept could work. Commissioner Wily commented  
40 that essentially someone could come in and build a single family home but it has been a  
long time and no one has wanted to do that. He added that the question is what is a good  
42 use for this property and this may be the right concept and use.

Commissioner Marchbanks stated that these lots have only really been marketed  
44 as residential for a year or so. Mr. Knapp stated that for the location the lots are high  
priced and he feels this is the best use of the land. And as far as a single family home  
46 goes, he personally would not want to build a brand new home at that location. He added  
that there are other commercial lots in the city that are cheaper.

2 Commissioner McDonald stated that he does not see it completely out of place at  
that location. Chairperson Call commented that this may be the best use of the land and  
4 may be something that could work. She added that the next step would be to go to the  
City Council for their feedback on this proposal. There was then some additional  
6 discussion regarding this issue.

8 Chairperson Call asked if there were any further questions or comments. Hearing  
none she moved on to the next agenda item.

- 10 7. **Annual Review of Group Home Facility** – *Heritage Youth Services/Timpview*  
*Residential Treatment Center, 200 North Anderson Lane*. This is a required  
12 annual review of a juvenile group home approved for up to 16 youth not over the  
age of 18. The facility provides housing and social activities for the youth and is  
14 located in the HI zone. This is a review of the current conditions of the facility to  
ensure conformance with City code.

16 Mr. Cullimore explained this is the annual required review for group homes  
18 approved within the City to determine that the facility is in compliance with the  
Conditional Use Permit conditions and local ordinances regulating these types of  
20 facilities. He commented that this facility is owned by Heritage Youth Services noting the  
facility has had several past owners. He added that Lynn Loftin and Corbin Lindy are in  
22 attendance as representatives of this agenda item tonight. He mentioned that in March  
2005 the current owners were issued a CUP for a juvenile group home facility. It was  
24 approved for housing up to 12 youth that are not over the age of 18.

26 Mr. Cullimore then referenced the following list of revised conditions which were  
imposed during annual reviews:

- 28 1. Occupancy is limited to 12 youth.
- 30 2. ~~No sex offenders reside at the home.~~ (removed 2013)
- 32 3. No youth over the age of 18 reside at the home.
- 34 4. An alarm system on the windows and doors is installed. (completed & inspected in 2005)
- 36 5. ~~No on-site schooling.~~ Any on-site instruction must be an accessory use and not a primary  
function of the facility. (updated 2009)
- 38 6. 15 mph speed limit signs be posted on Anderson Lane. (completed 2005)
- 40 7. A sign directing traffic to the group home be installed (so kids aren't dropped off at the  
Anderson residence). (completed 2007).
- 42 8. ~~Supervision ratio shall be no less than one staff to six youth 24 hours per day.~~ (removed  
2013)
- 44 9. The site shall be open to visitation by police and city officials without notice.
- 46 10. Training shall be provided for employees and residents regarding the speed limit  
requirements and illegal trespassing on the neighboring private property.
- 48 11. The CUP shall be reviewed annually or upon change of Program Directors.
- 50 12. That all other requirements and limits as per city ordinance are adhered to.
13. The Applicant shall not accept any residents into its facility who are in the custody of, or  
under the supervision of, the State's Juvenile Justice Services. (added 2013)
14. The Applicant shall accept no residents into it facility who are designated as needing a  
care continuum level higher than a Level Five as defined by the State's Protocols and  
Standards Manual (a.k.a NOJOS the Utah Network on Juveniles Offending Sexually).  
(added 2013)
15. The Applicant shall adopt and implement policies and procedures for 24-hour awake  
supervision of all residents. (added 2013)

- 2 16. The Applicant shall maintain a resident to staff ratio no greater than 6 to 1. (added 2013)
- 4 17. The Applicant shall adopt and implement policies and procedures for behavior  
6 management consistent with those required by the Utah Administrative Code, R501-2-7,  
8 so as to help ensure the safety of the residents and the protection of the community.  
10 (added 2013)
- 12 18. The Applicant shall adopt and implement policies and procedures to ensure that all  
14 potential residents, including referrals from the Utah Division of Family and Child  
16 Services, are screened by Mental Health Professionals to ensure that the potential  
18 resident's history, level of risk, and treatment plans are consistent with a Level Five  
20 facility and that they do not pose or present an unreasonable risk to other residents or to  
22 the community. (added 2013)
- 24 19. That the Applicant shall adopt and implement policies and procedures to hold youth  
26 accountable for their behavior in the facility and while in the community and to provide a  
28 safe environment for the residents in which to get help. Such policies and procedures  
30 shall include provisions for the removal of a resident from the facility should their  
32 psychological condition worsen or should they become un-governable in their current  
34 level of care. (added 2013)

36  
38 Mr. Cullimore further explained that in 2013, Heritage Youth Services worked  
40 with Brian Haws, Attorney for Lindon City, to clarify what type of youth is accepted into  
42 the facility. Based upon Mr. Haws' recommendation conditions 13 through 19 above  
44 where added to replace conditions 2 and 8. Also, in December 2013, Heritage Youth  
46 Services applied for and received approval of an expansion of the nonconforming use of  
48 the Timpvieview RTC. He noted the expansion consisted of a remodel/addition of the  
existing home and an increase in residents from 12 to 16, with one additional staff. Mr.  
Loftin then gave an update on the remodel status noting they are exploring options at this  
point and they are open to solutions. There was then some discussion regarding the  
remodel status of the facility.

Mr. Cullimore then referenced the two conditions of approval as follows:

1. The septic tank upgrade have the capacity to accommodate the additional residents and staff as proposed by the expansion;
2. Prior to occupancy of the new addition, the water issue be remediated that has been flooding the Anderson Property. The expansion is presently on hold because the facility is unable to comply with County Health Department requirements related to septic and sewer.

Mr. Cullimore noted that no known citizen initiated complaints about the facility have been received during the previous year. A copy of the minutes from the 2014 annual review have been included in the packets and also a 2013-2014 incident report for the facility from the Police Department. Chief Cullimore has indicated that the incidents reported in 2014 appear to be normal incidents for such a facility. The facility is not causing a disproportionate impact on public safety.

Chairperson Call then confirmed with the facility representative the following:

1. That the facility is only providing housing for those with disabilities and their care takers; *Mr. Loftin confirmed that statement.*

- 2           2. That the applicants have adequate insurance coverage for the facility/vehicles/and  
4           liability coverage for third part individuals; *Mr. Loftin confirmed he has provided  
6           all required proof of insurance to the City along with his business license.*
- 6           3. That no individuals currently housed in the facility pose a direct threat to others  
8           safety within the group home or to the community in general. *Mr. Loftin  
10          confirmed that statement. He noted that if one of the individuals housed at the  
12          facility is a threat to others they will recommend that they be removed from the  
14          facility.*

12           There was then some general discussion regarding this agenda item including  
14           review of the attached police report and revised conditions. Chairperson Call thanked Mr.  
16           Loftin for the information and for his work in the community. Following discussion  
18           Chairperson Call asked if there were any further questions or comments. Hearing none  
20           she moved on to the next agenda item.

- 18           4. **Site Plan** – *Utah Valley Mortuary, approx. 1200 West 700 North.* Ben Davis of  
20           UVM Building, LLC requests site plan approval of a 7,096 square foot funeral  
22           home at approximately 1200 West 70 North in the General Commercial (CG)  
24           zone.

24           Hugh Van Wagenen, Planning Director, opened the discussion by giving a brief  
26           summary of this agenda item. He explained that Ben Davis of UVM Building, LLC is  
28           requesting site plan approval of a 7,096 square foot funeral home at approximately 1200  
30           West 70 North in the General Commercial (CG) zone. He noted that the applicants,  
32           Matt and Ben Davis, are present as representatives of this agenda item.

30           Mr. Van Wagenen gave some background as follows:

- 30           1. This is a site plan application for a ~7,000 square foot commercial building with a  
32           mortuary as intended use.  
32           2. The site is located in the General Commercial (CG) zone.  
34           3. The site will share access from 700 North with Noah's Life Event Center to the  
36           west.  
36           4. A previous application for a two lot subdivision on this site was recently approved  
38           by the Planning Commission. That plat has not yet been recorded. It is  
40           recommended that the recordation of that plat be a condition of approval for this  
42           site.

40           Mr. Van Wagenen noted that for assembly type uses one parking stall is required  
42           for every 3 ½ person occupancy capacity of the building. The site plans shows 37 stalls  
44           which would account for an occupancy of 129 persons in the building at any given time.  
46           This should be ample parking based on the usable square footage of the building which is  
              about 5,100 square feet. Bicycle parking is required at an 8% ratio to the total number of  
              parking stalls; in this case two bike stalls are required and four stalls are provided. Two  
              ADA parking spaces are required based on the total number of vehicles spaces and two  
              are provided.

2 Mr. Van Wagenen explained this site has public frontage along 700 North and this  
roadway has a unique cross section and tree plan. The proposed cross section and tree  
4 plan meet requirements with the exception of the two foot landscape berm. He stated that  
it is recommended that the two foot berm be installed per the cross section. However, the  
6 applicant is requesting a waiver from this requirement citing that the adjacent property  
(Noah's Life) was approved without the berm. Upon looking at this issue more closely, it  
8 was discovered that staff failed to notice that the berm was not represented on the Noah's  
Life plans. He noted the Planning Commission gave no formal permission for the berm to  
10 be left out on that site.

12 Mr. Van Wagenen stated the interior landscaping must be provided at 40 square  
feet per required stall. With the proposed 37 stalls that equates to 1,480 square feet  
required; 2,443 square feet are provided. Mr. Van Wagenen further stated the Code  
14 requires that a minimum of 20% of each lot in the CG zone be maintained in permanent  
landscaped open space. This one acre site requires 8,712 square feet and 18,288 square  
16 feet is provided, totally 42% of the site.

18 Mr. Van Wagenen further explained that for the CG zone the architectural design  
requirement states that architectural character shall be consistent with the Lindon City  
Design Guidelines. He noted that masonry materials such as brick, stone, and colored  
20 decorative concrete block are highly preferred for use as the primary building material  
(85% or greater) of commercial development. Fenestration (windows and doors) can also  
22 be used to count toward the 85% of the recommended building materials. Recommended  
secondary materials include brick, stone, colored decorative concrete block, stucco,  
24 wood/cement fiber siding & timbers. He also mentioned that all colors should meet the  
color palette in the Design Guidelines. He referenced the elevations which indicate that  
26 stone and stucco will be the exterior finish of the building. The applicant is also  
considering a brick/stucco exterior. Mr. Van Wagenen further stated that it is  
28 recommended that the right and rear elevation corners of the building be wrapped with  
stone or brick, depending on the applicant's final choice of material; the building is one  
30 story high which is within the 48 foot height limit in commercial zones.

32 Mr. Van Wagenen further discussed there is a large open ditch on the north edge  
of the property may be a hazard on the site. He noted that the Lindon City Ordinance  
requires that "Where an existing irrigation system consisting of open ditches is located on  
34 or adjacent to or within one hundred feet (100') of a proposed subdivision, complete plans  
for relocation or covering or other safety precautions shall be submitted with an  
36 application for preliminary approval of a plat." He noted the applicant does not anticipate  
any patrons of the site being near the ditch and has therefore not submitted any safety  
38 plans. He noted the Planning Commission can place conditions of approval regarding  
ditch safety if it feels them appropriate. Mr. Van Wagenen stated there are a few  
40 engineering issues that will need to be resolved before the plans are finalized and staff  
will ensure all requirements are met.

42 Mr. Van Wagenen then referenced an aerial photo of the site and surrounding  
area, photographs of the existing site, site plan documents, architectural rendering &  
44 elevations, landscaping plan, and 700 North cross section and landscape plan color  
palette followed by some general discussion. Mr. Van Wagenen stated that staff  
46 recommends the corners get wrapped 2 or 3 ft. to get the same appearance.

48 Chairperson Call observed that the biggest issue to work out tonight would be if  
we want the corners wrapped and the consideration of brick as opposed to stone and also

2 to recommend a condition that recording take place. She added that this looks like a  
really nice building and will be a nice addition to the city. Commissioner Kallas  
4 questioned if the building as shown on the plan today mediates the required 85%. Mr.  
Van Wagenen stated that it is pretty close at maintaining the 85% and the guidelines are  
6 just encouraged and recommended not required. Chairperson Call asked the applicants if  
they are comfortable with the wrapping requirement. Mr. Davis confirmed they are  
8 comfortable with wrapping the building corners. Mr. Davis also mentioned he could get  
documentation from the engineer regarding the ditch issue. He also mentioned fencing  
10 and their concerns of tearing out improvements. He noted the ditch is on their property  
with an easement. They are all inclined to make it safe and to also look nice and they  
12 have no concerns. Mr. Van Wagenen stated the city engineer has reviewed this  
application and is comfortable with it. Mr. Davis then described their building concept  
14 and operations at the facility.

16 Following additional discussion Chairperson Call observed the following  
recommended conditions need to be included in the motion.

- 18 1. Landscape berm on 700 north be installed.
- 20 2. Wainscot wrapping be installed on the east and west corners and match in height.
3. Provide required parking at a ratio of 1 stall per 3 ½ person capacity.
4. Plat needs to be filed prior to approval.

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

24  
26 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL OF A 7,000 SQUARE FOOT  
COMMERCIAL BUILDING TO BE KNOWN AS UTAH VALLEY MORTUARY  
28 WITH THE FOLLOWING CONDITIONS: 1. RUF SUBDIVISION PLAT NEEDS TO  
BE RECORDED PRIOR TO APPROVAL AND 2. LANDSCAPE BERM ON 700  
30 NORTH CROSS SECTION NEEDS TO BE REQUIRED AND INSTALLED AND 3.  
THE WEST ELEVATION CORNERS TO BE WRAPPED WITH WAINSCOTING OF  
32 EQUAL HEIGHT TO THE EAST SIDE AND 4. PROVIDE REQUIRED PARKING AT  
A RATIO OF 1 STALL PER 3 ½ PERSON CAPACITY OF THE BUILDING BASED  
34 ON USABLE SQUARE FOOTAGE. COMMISSIONER MARCHBANKS  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

44 9. **Public Hearing** – *Ordinance Amendment, LCC 17.48 Commercial Zones.* This  
46 is a required annual review of a group home for disabled adults owned by RHA  
Community Services of Utah. The facility provides housing for multiple tenants.  
48 No changes are proposed to the facility as this is only a review of the current use  
to ensure conformance with City Code.

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

6 Mr. Van Wagenen gave some background by explaining in the Lindon City Code  
7 one stated purpose of the Planned Commercial zones is to “provide for development of  
8 regional commercial centers.” The Planned Commercial zones in Lindon have access to  
9 some of the most robust telecommunications infrastructure in the United States. With  
10 Utah being promoted as “Silicon Slopes” there is a lot of momentum in the area for  
11 technology companies large and small as evidenced by the activity in Lehi. He noted that  
12 Mr. Willy Blocker was unable to attend the meeting tonight.

13 Mr. Van Wagenen further explained that Lindon is ideally located to participate  
14 and be a central node in the ever expanding tech movement with the existing  
15 infrastructure mentioned above and as the Lehi area becomes over saturated. He noted  
16 staff has had conversations with Mecca Holdings, owners of the Canopy Office Park and  
17 one of the vacant lots in the Planned Commercial zones, has indicated that increasing the  
18 current maximum building height from 48 feet to 110 feet would greatly enhance their  
19 recruitment efforts with large tech companies.

20 He noted that allowing a 100+ foot building in the Planned Commercial zones  
21 eliminates a barrier for a large company looking to locate near world class  
22 telecommunications infrastructure, an I-15 interchange, and the middle of Utah Valley.  
23 There was then some general discussion regarding this agenda item. Mr. Van Wagenen  
24 then referenced the aerial photo and zoning with distances to the residential zone.  
25 Following some additional discussion Chairperson Call stated that it appears the  
26 Commission would like to have further discussion regarding this issue.

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

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

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

36 COMMISSIONER MCDONALD MOVED TO RECOMMEND  
37 CONTINUATION OF THE PROPOSED ORDINANCE AMENDMENT.  
38 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
39 RECORDED AS FOLLOWS:

40 CHAIRPERSON CALL	AYE
41 COMMISSIONER WILY	AYE
42 COMMISSIONER KALLAS	AYE
43 COMMISSIONER MCDONALD	AYE
44 COMMISSIONER SKINNER	AYE
45 COMMISSIONER MARCHBANKS	AYE
46 THE MOTION CARRIED UNANIMOUSLY.	

48

2 **10. New Business: Reports by Commissioners –**

4 Chairperson Call mentioned that a resident informed her that there are not any  
6 bike racks at the Community Center. Mr. Van Wagenen stated that he will check into  
8 that issue. Commissioner Kallas asked if the Reflections Rehabilitation Treatment Center  
will need to have an annual review. Mr. Van Wagenen confirmed that the facility will be  
subject to an annual review.

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

12 **11. Planning Director Report–**

14 Mr. Van Wagenen reported on the following items followed by discussion:  
Ivory Super DRC April 9<sup>th</sup> at 1 pm.

- 16 • Ivory Joint Work Session April 14<sup>th</sup> at 6 pm.
- 700 North Districts Update
- 18 • Spring Gardens Update
- Easter Egg Hunt, April 4<sup>th</sup> at 9 am at Pheasant Brook Park
- 20 • Arbor Day April 24<sup>th</sup>, City Center Park

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

24

**ADJOURN –**

26

28 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE  
MEETING AT 10:00 P.M. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

30

Approved – March 24, 2015

32

34

\_\_\_\_\_  
Sharon Call, Chairperson

36

38

\_\_\_\_\_  
Hugh Van Wagenen, Planning Director

### Item 3: Public Comment

1 - Subject \_\_\_\_\_  
Discussion

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2 - Subject \_\_\_\_\_  
Discussion

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3 - Subject \_\_\_\_\_  
Discussion

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## Item 4: Site Plan — Timpview Business Park, approx. 143 North 1800 West

Ryan Bybee with Timpview Business Park requests site plan approval of an office/warehouse building at approximately 143 North 1800 West in the Light Industrial (LI) zone.

<p><b>Applicant:</b> Ryan Bybee <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>General Plan:</b> Light Industrial <b>Current Zone:</b> Light Industrial (LI)</p> <p><b>Property Owner:</b> Windsor Ventures, LLC <b>Address:</b> 143 North 1800 West <b>Parcel ID:</b> 48:327:0001 <b>Lot Sizes:</b> 2.68 acres</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether the request for site plan approval of a 49,248 square foot office/warehouse building complies with applicable land use requirements.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol>
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### **BACKGROUND**

1. The applicant proposes to construct a 49,248 square foot concrete tilt-up office/warehouse building on lot 1 of Ostler Industrial Park Plat "D".
2. The lot is located in the Light Industrial zone.

### **DISCUSSION & ANALYSIS**

#### **Parking Standards**

The applicant is proposing that 10% of the 49,248 square foot building will be used as office space, which means the building will include 4,900 square feet of office space and 44,100 square feet of warehouse. The parking ratio for office space is 1/350 square feet and the ratio for warehouse space is 1/1000 square feet. Consequently, the required number of spaces is 58, with at least 3 ADA accessible stalls.

The applicant is proposing 90 parking stalls with 4 ADA spaces. The proposal satisfies the minimum requirement.

Additionally, the Code requires 3 bicycle parking stalls. The site plan does not currently propose bicycle parking. Staff recommends that this requirement be included as a condition of approval.

#### *Summary of Parking Requirements*

- Vehicle Spaces Required: 58
- Vehicle Space Provided: 90
- Bicycle Spaces Required: 3
- Bicycle Spaces Provided: 0

## **Landscaping Standards**

### Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. Thirty percent of the frontage landscaping may be landscaped with non-living materials other than grass. The Planning Commission may approve proposed changes or alterations to this requirement as long as not net loss of landscaping occurs.

The applicant's landscaping proposal takes a more water-wise approach than what is required by Code. The proposal does not include 70% of grass cover, but it does include at least 70% or more of live plant coverage. The Planning Commission needs to consider whether to approve this proposed alteration.

### Interior Landscaping

The Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site proposes 90 parking stalls, which will require at least 3,600 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 3,663 square feet of interior landscaping, with at least 77% of the ground cover consisting of living vegetation. The landscaping plan complies with the square footage and ground cover requirement.

The code also requires 1 interior tree per 10 required parking stalls. The proposed site plan includes 9 interior trees to satisfy this requirement.

## **Architectural Standards**

### Building Materials

The Code requires that all buildings in the Light Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures." The applicant is proposing to construct a painted concrete tilt up building, which is allowed by the Code, subject to the following standards:

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

The building proposed by the applicant will include painted tilt-up finishes, as will also incorporate metal sunshades and brick finishes on the exterior. Elevations and an artist's rendering of the proposed building are included in attachment 4 for review.

### Building Color

The Code requires buildings in the LI zone to be earth-tone colors. Examples of earth tone colors are included in attachment 5.

## **Dimensional Standards**

The proposed structure satisfies setback and height requirements in the LI zone.

## **Engineering Requirements**

The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

### **ATTACHMENTS**

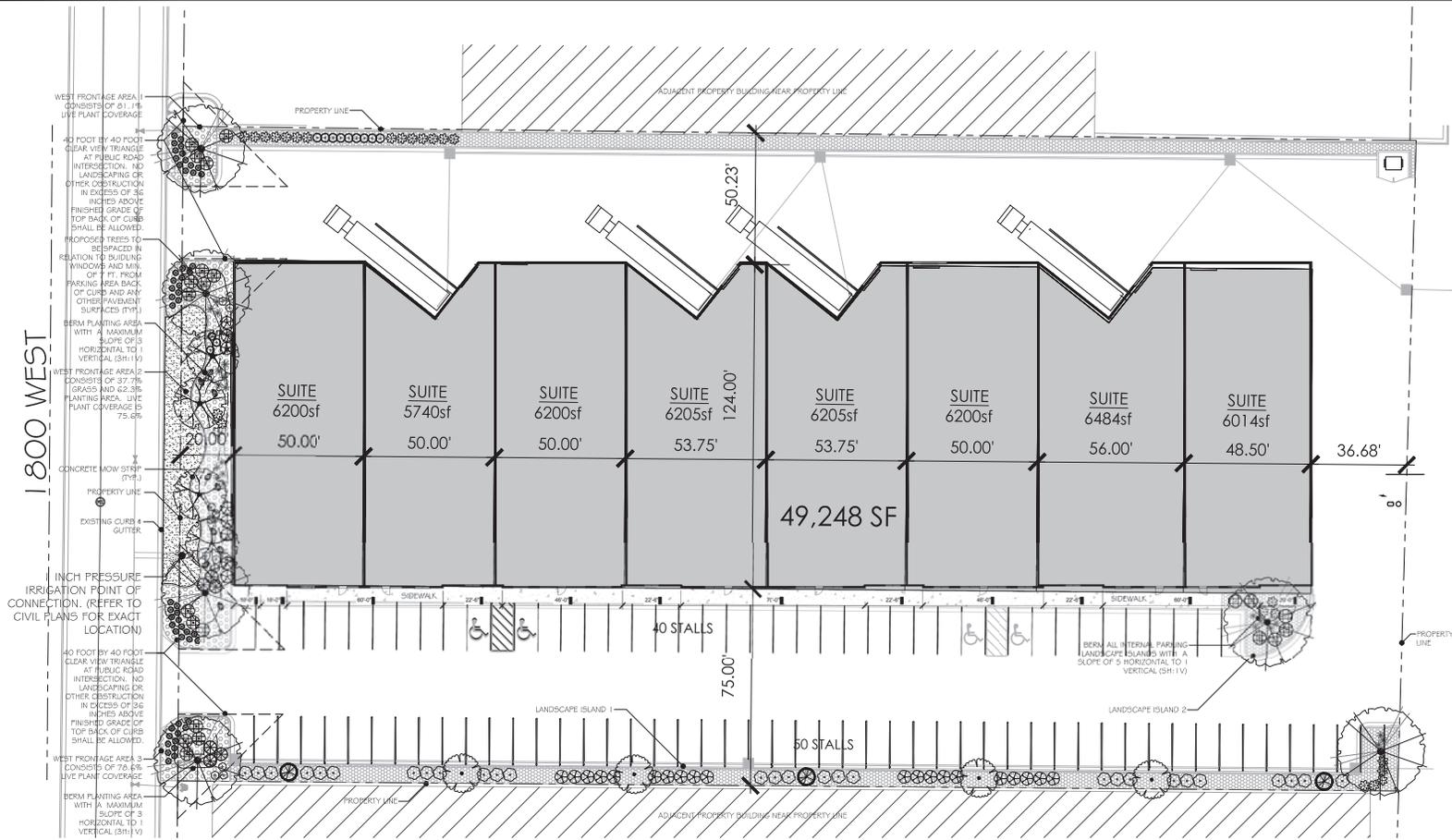
1. Aerial photo of the site and surrounding area
2. Photos of the site
3. Site/Landscaping Plan
4. Elevations and Rendering of Proposed Building
5. Earth-tone Color Palette



Timpview Business Park  
143 North 1800 West



10/20/2019 10:20 AM Ryan Bybee Warehouse 1800 West L-1.dwg - User: 10/20/2019 10:20 AM Ryan Bybee Warehouse 1800 West L-1.dwg  
 C:\Users\ryanbybee\AppData\Local\Temp\10/20/2019 10:20 AM Ryan Bybee Warehouse 1800 West L-1.dwg - User: 10/20/2019 10:20 AM Ryan Bybee Warehouse 1800 West L-1.dwg



**LANDSCAPE CALCULATIONS SUMMARY**

TOTAL SITE LANDSCAPING PROVIDED (INCLUDING RIGHT-OF-WAY)  
10,701 SF

TOTAL LANDSCAPE AREA IN TURF GRASS  
1,409 SF (13.2% OF LANDSCAPE)

TOTAL AREA IN NON TURF GRASS LANDSCAPING (INCLUDING ROAD R.O.W.)  
9,292 SF (86.8% OF TOTAL)

TOTAL IRRIGATED LANDSCAPE  
10,701 SF

REQUIRED 1800 WEST STREET TREES  
8.5 TREES (250 FT / 30)

PROVIDED 1800 WEST STREET TREES  
8 TREES

REQUIRED INTERIOR PARKING LOT TREES  
9 (1 TREE PER EVERY TEN REQ. PARKING STALLS - 90 STALLS)

PROVIDED INTERIOR PARKING LOT TREES  
9

INTERIOR PARKING LANDSCAPE AREAS  
(75% PLANT COVER REQUIRED)

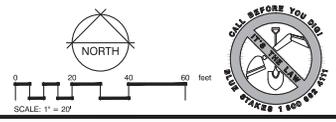
LANDSCAPE ISLAND 1 = 3,145 S.F. AND 77.7% COVERAGE

LANDSCAPE ISLAND 2 = 518 S.F. AND 80.9% COVERAGE

**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY
	<i>Cornus stolonifera</i> 'Bailey' / Bailey Red Tangled Dogwood		5 gal		20
	<i>Eucrymus alatus</i> 'Compactus' / Compact Burning Bush		5 gal		8
	<i>Acer platanoides</i> 'Royal Red' / Royal Red Maple	B 4 B	2" Cal		6
	<i>Juniperus horizontalis</i> 'Creeping Juniper		2 gal		22
	<i>Juniperus horizontalis</i> 'Limelight' / Limelight Juniper		2 gal		6
	<i>Miscanthus sinensis</i> 'Gracillimus' / Maiden Grass		2 gal		25
	<i>Pennisetum alopecuroides</i> 'Little Bunny' / Little Bunny Fountain Grass		2 gal		21
	<i>Perovskia atriplicifolia</i> 'Blue Spires' / Russian Sage		5 gal		15
MULCHES / ROCK					
	2-1/2" OF LANDSCAPE BOULDER (BROWNS, REDS & GRAYS)				9 BOULDERS
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET				1,409 S.F.
	4" DEPTH MINIMUM OF 1" TO 1-1/2" COLORED CRUSHED ROCK WITH 10 PERCENT OF 6" MINUS COLORED COBBLE ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER				3,331 S.F.
	4" DEPTH OF 3/4" TO 1" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER				5,941 S.F.
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY
	<i>Berberis thunbergii</i> 'Bagatelle' / Bagatelle Red Barberry		2 gal		9
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Foerster Reed Grass		2 gal		52
	<i>Cornus sanguinea</i> 'Midwinter Fire' / Blood-Twig Dogwood		5 gal		26

- NOTES:**
- SEE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS.
  - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
  - DECIDUOUS TREES TO BE A MINIMUM OF 6 FEET IN HEIGHT AND 2" CALIPER MEASURED 12 INCHES ABOVE GRADE WHEN PLANTED.
  - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE PROPERTY LINE AND ALONG FRONT FACE OF CURB OF DRIVEWAY.
  - WRITTEN AUTHORIZATION FROM THE SUPERINTENDENT OF PARKS SHALL BE REQUIRED PRIOR TO PLANTING OR RELOCATING ANY TREE LOCATED ON PROPERTY OWNED AND MAINTAINED BY LINDON CITY. THE WRITTEN AUTHORIZATION SHALL ADDRESS CONCERNS INCLUDING, BUT NOT LIMITED TO:
    - THE SPECIES, OPTIMUM PLANTING SEASON AND LOCATION OF EACH TREE.
    - THE IMPACT OF THE TREE ON PUBLIC AND PRIVATE UTILITY FACILITIES.
    - ANY ADDITIONAL CONDITIONS OR PROTECTIVE MEASURES DEEMED NECESSARY.
  - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
  - CONTRACTOR TO REFER TO THE DOCUMENT: "WHAT YOU SHOULD KNOW ABOUT TREES - LINDON CITY TREE PLANTING GUIDE - THE VALUE OF TREES".

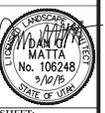


NO.	REVISIONS	BY	DATE

PLANNING, LANDSCAPE ARCHITECTURE, SITE DESIGN, SERVICES, DRIVE DESIGN, ARBOR CHECK DRIVE  
 FORESITE DESIGN GROUP, LLC  
 1800 WEST 1800 WEST, SUITE 100  
 LINDON, UTAH 84042  
 PHONE: 801.841.7464  
 WWW.FORESITEDESIGNGROUP.COM

**Foresite**  
Design Group, LLC

**RYAN BYBEE WAREHOUSE**  
**LANDSCAPE PLAN**  
 143 NORTH 1800 WEST LINDON, UTAH



SHEET: **L-1**  
 FILE NAME: SCALE: PSD-062-L1 1"=20'

RBYBYE LINDON 11.04.15 AM



3 FRONT ELEVATION ENLARGED\_Color  
2/10 1/4" = 1'-0"



1 FRONT ELEVATION\_Color  
2/10 1/4" = 1'-0"



2 LEFT ELEVATION\_Color  
2/10 1/4" = 1'-0"



BRICK - MONTEREY



SW7070  
SITE WHITE

SW7081  
SENSUOUS GRAY



ALUMINUM STOREFRONT



CLEAR ANNOXIDIZED



RYLAN BYBEE LINDON OFFICE WAREHOUSE

MATERIALS

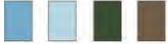
RYLAN BYBEE LINDON OFFICE WAREHOUSE 11.04.15 AM

2/17/2015 10:44:37 AM



FILED: 04/14/2015 10:44:37 AM - RYAN BYBEE LINDON ARCHITECTS AND ENGINEERS

**IV. Utah Mountain Desert Color Palette**



**Utah Mountain Desert Color Palette**

Primary Colors



The primary colors section consists of seven rows of five color swatches each, arranged in a gradient from top to bottom:

- Row 1: Light blue to medium blue.
- Row 2: Light grey to medium grey.
- Row 3: Light brown to medium brown.
- Row 4: Dark green to medium green.
- Row 5: Light green to medium green.
- Row 6: Yellow to light green.
- Row 7: Light brown to light green.

## Item 5 : Site Plan — Interstate Gratings Office Addition 1820 West 200 South

Rob Simons of Interstate Gratings requests site plan approval of a 5,200 square foot office addition at their existing location on 2000 South in the Light Industrial (LI) zone.

<p><b>Applicant:</b> Interstate Gratings <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Light Industrial <b>Current Zone:</b> Light Industrial (LI)</p> <p><b>Property Owners:</b> Bullriver No 1 LLC <b>Address:</b> 1820 West 200 South <b>Parcel ID:</b> 14:061:0100 <b>Lot Size:</b> 6.6</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>Whether to approve the site plan for a 5,200 square foot office addition in the LI zone.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of a 5,200 square foot office addition to Interstate Gratings with the following conditions (if any):</p> <ol style="list-style-type: none"><li>Comply with interior parking lot landscaping requirements, including new trees.</li></ol>
---	--

### **BACKGROUND**

- Interstate Gratings recently completed a break room addition and a warehouse building on this campus.
- Previous required parking equaled 125 stalls.

### **DISCUSSION & ANALYSIS**

#### **Parking Standards**

This office addition will require 16 additional stalls (one stall for every 350 sq. ft. of floor area). The required increase has been provided. Five ADA parking spaces will be provided on site and are sufficient for the entire campus.

#### **Landscaping Standards**

##### **Interior Landscaping**

LCC 17.18.085 requires interior parking lot landscaping at a rate of 40 sq. ft. for every parking space, or 5,640 sq. ft. for this site. Approximately 4,550 sq. ft. is provided leaving the site short about 1,090 sq. ft. of interior landscaping.

Also, LCC 17.18.085 requires one tree to be planted for every 10 parking spaces. An increase of 16 spaces will require two new trees to be planted.

#### **Architectural Standards**

The office addition will match the existing elevations of the building on 200 South. See pictures in Attachment #2

#### **Engineering Standards**

There are no outstanding engineering issues.

**MOTION**

I move to (*approve, deny, continue*) the applicant's request for site plan approval of a 5,200 square foot office addition to Interstate Gratings with the following conditions (if any):

1. Comply with interior parking lot landscaping requirements, including new trees.

**ATTACHMENTS**

1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.
3. Site Plan Documents







Page 29 of 63 04/14/2015

**SITE PLAN GENERAL NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, STOOP PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR VERIFY W/ OWNER THE EXACT NATURE OF ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PEPG ENGINEERING.
8. UNLESS STATED OTHERWISE ON THE PLANS, ALL SITE-PAINTED GUIDANCE IS TO BE WHITE, AND ALL SITE PARKING LINES ARE TO BE PAINTED YELLOW.
9. A MINIMUM OF 2 COATS OF PAINT REQUIRED ON ALL PAVEMENT MARKINGS. PAINT MUST BE COMPLETELY DRY BEFORE APPLYING SECOND COAT. ALL SITE PAINTING SHALL BE APPLIED PER MANUFACTURERS SUGGESTED RECOMMENDATIONS AT A MINIMUM WET THICKNESS OF 7.5 MILS PER COAT, MINIMUM OF 15 MILS WET THICKNESS TOTAL (2 COATS). 18 MILS MAX WET THICKNESS UNLESS OTHERWISE APPROVED BY OWNER AND/OR ENGINEER.
10. ALL SITE PAINTING SHALL COMPLY WITH THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
11. NO ADDITIONAL SIGHT LIGHTING FIXTURES ARE PLANNED WITH THIS PHASE. THE EXISTING SITE IS LIT BY POLE LIGHTING AT VARIOUS LOCATIONS AND BUILDING MOUNTED LIGHTING.

**CITY NOTES**

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
2. BUILDINGS WILL HAVE NO FLOOR DRAINS, AS SUCH A GREASE TRAP AND SAMPLING MANHOLE ARE NOT REQUIRED.

**SPECIFICATIONS**

1. ALL SITE WORK AND BUILDING CONSTRUCTION SHALL COMPLY WITH LINDON CITY STANDARDS AND SPECIFICATIONS.
2. AS A SECONDARY SPECIFICATION (FOR THOSE AREAS NOT COVERED BY LINDON CITY SPECIFICATIONS) ALL SITE WORK SHALL COMPLY WITH 2012 APWA STANDARDS AND SPECIFICATIONS.
3. ALL IMPROVEMENTS SHOWN SHALL COMPLY WITH 2012 IBC.
4. CONSTRUCTION SHALL COMPLY WITH GEOTECHNICAL REPORT COMPLETED BY PEPG ENGINEERING - DATED NOVEMBER 28, 2007.

**GENERAL KEYED NOTES:**

1. SEE SOILS REPORT AND ARCHITECTURAL PLANS FOR RIGID (CONCRETE) PAVING RECOMMENDATIONS AT ENTRY POINTS (ENTRY RAMPS, DOOR STOOPS (5'x5'), ETC.)
2. AREA TO MEET ADA AND LOCAL ACCESSIBILITY REQUIREMENTS. - SEE DETAIL SHEETS FOR LINDON CITY ADA DETAIL AND PAINTING INSTRUCTIONS. - SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION IN THE ADA PARKING AREA
3. ACCESSIBLE PARKING SPACE SIGNAGE REQ'D. SEE DETAIL SHEETS FOR SIZE, SIGN TYPE, AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACES - INCLUDE AT BOTTOM OF SIGNAGE).
4. PARKING SPACE SIZE SHALL BE 9' x 18' UNLESS NOTED OTHERWISE.
5. PAINTED ISLANDS YELLOW @ 2' O.C. AT 45° TO STALLS WITH 4" YELLOW EDGE STRIPING.
6. INSTALL 6" DIAM. PIPE BOLLARD. SEE SHEET DETAIL SHEETS
7. ADD ADDITIONAL ADA STALLS AND SIGNS AS NECESSARY TO MEET ADA CODE FOR TOTAL PARKING NUMBERS (5 ADA STALLS REQUIRED FOR 140 PARKING STALLS)
8. PLACE A 1-FOOT WIDE CONCRETE STRIP ADJACENT TO BUILDING. PLACE EXPANSION JOINT BETWEEN CURB AND BUILDING
9. ADD A NEW INTERIOR LANDSCAPE ISLAND - EXTERIOR CURB = 24" CURB AND GUTTER, LANDSCAPE = TURF GRASS SOD (KENTUCKY BLUE GRASS MIX)
10. MATCH EXISTING ASPHALT FOR LIP OF CURB ELEVATION (SPILL CURB)
11. MATCH EXISTING ASPHALT FOR LIP OF CURB ELEVATION (CATCH CURB)

**FLOOD ZONE NOTE**

A MAJORITY OF THE PROPERTY LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA MAP# "490210 0005 C" THE BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 4497.00 FEET. THE LOWEST ALLOWABLE FINISHED FLOOR ELEVATION SHALL BE 4498.00 FEET. SAID ELEVATION WAS OBTAINED FROM "OSTLER INDUSTRIAL PARK PLAT A" (ENTRY# 103795 MAP# 7789) THE CONTROLLING ELEVATION MONUMENT USED IS USGS BM V-17, ELEV. 4503.595. SAID MONUMENT IS LOCATED 48 FEET WEST OF UNION PACIFIC RAILROAD STA. 710, WHICH IS SIGNED AND LOCATED APPROX. 2270 FEET SOUTH OF THE INTERSECTION OF 200 SOUTH AND 2000 WEST STREETS.

**DATUM STATEMENT**

J-U-B BENCHMARK: S 1/4 CNR, SEC. 34, T5S, R2E, SLB & M: UTAH CO. & J-U-B ELEV=4749.53

PEPG SURVEY BENCHMARK: S 1/4 CNR, SEC. 31, T5S, R2E, SLB & M: UTAH CO. & PEPG ELEV=4494.61

CONCLUSION: SINCE BOTH BENCHMARKS MATCH UTAH COUNTY PUBLISHED ELEVATIONS - PEPG/J-U-B ARE USING THE SAME DATUM ELEVATION AND CULVERT/CHANNEL ELEVATIONS MATCH J-U-B MASTER PLANS



VICINITY MAP

SITE LOCATION

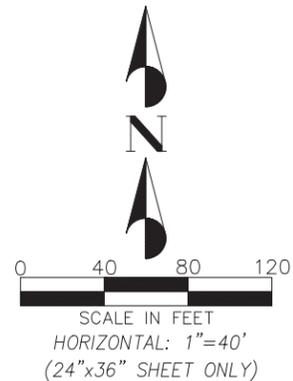
**LAND USE TABLE (ON-SITE)**

TOTAL PROPERTY AREA	287,315	SQ.FT.
LANDSCAPE AREA	31,544	SQ.FT.
ASPHALT/CONC AREA	129,381	SQ.FT.
EXIST. DITCH AREA	10,480	SQ.FT.
GRAVEL AREA	10,006	SQ.FT.
BUILDING AREA (ROOF)	103,878	SQ.FT.
CELL TOWER AREA	2,026	SQ.FT.
TOTAL IMPERVIOUS	234,460	SQ.FT.

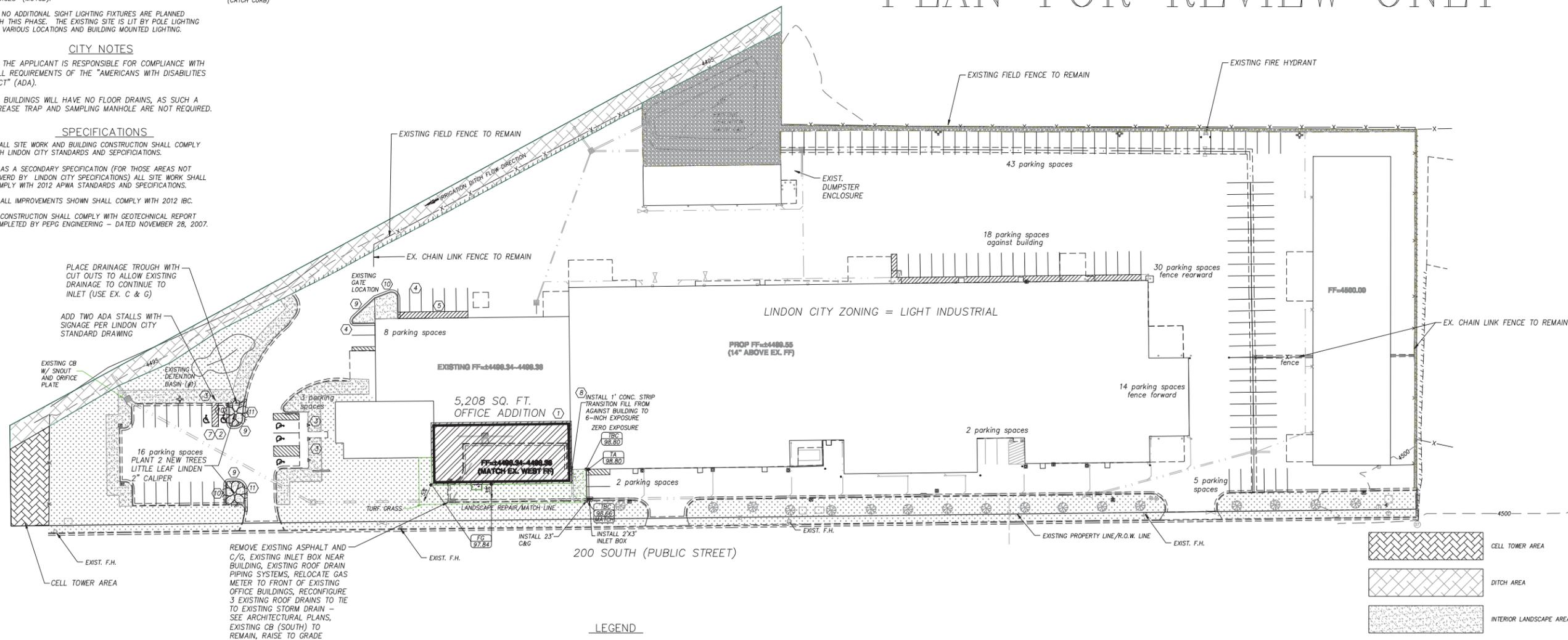
\*OFF-SITE LANDS ALONG 200 SO. = 5,596 SQ. FT.  
 \*IMPERVIOUS TOTAL INCLUDES ROOF AND ASPH/CONC ONLY  
 \*INTERIOR LANDSCAPE AREA PROVIDED FOR CODE COMPLIANCE = 5,683 SQ. FT.  
 \*INTERIOR LANDSCAPE AREA REQUIRED = 5,640 SQ. FT.

**PARKING REQUIREMENT TABLE**

TYPE	S.F.	SPACES REQ.	TOTAL
OFFICE AREA	8,458	1 SPACE/350 S.F.	24.17
MANUFACTURING	63,790	1 SPACE/750 S.F.	85.05
WAREHOUSE AREA	28,932	1 SPACE/1000 S.F.	28.93
BREAK ROOM AREA	2,698	1 SPACE/1000 S.F.	2.70
TOTAL BUILDING AREA	103,878		
TOTAL PARKING SPACES REQ'D			141
TOTAL PARKING SPACES PROVIDED			141



PLAN FOR REVIEW ONLY



**LEGEND**

- PROPERTY LINE
- - - - - EXIST. CURB & GUTTER
- x - x - x - EXIST. FENCE LINE
- x — x — x — PROP. CURB AND GUTTER/CONCRETE

- [Pattern] CELL TOWER AREA
- [Pattern] DITCH AREA
- [Pattern] INTERIOR LANDSCAPE AREA
- [Pattern] GRAVEL AREA
- [Pattern] CONCRETE AREA
- [Pattern] LANDSCAPE AREA

**FIRE MARSHALL NOTES**

WHILE EXTERIOR STORAGE IS NOT EXPECTED; ANY EXTERIOR STORAGE SHALL BE SUBJECT TO THE REVIEW/GUIDANCE OF LINDON CITY FIRE MARSHALL. STORAGE SHALL COMPLY WITH ANY REQUIREMENTS THE FIRE MARSHALL SHALL HAVE REGARDING SETBACK FROM LOT LINES OR AISLE WIDTHS.

**DETENTION/STORAGE NOTE:**

THE AREA OF THE PROPOSED BUILDING IS APPROXIMATELY EQUIVALENT TO THE ASPHALT BEING REMOVED; AS SUCH, NO ADDITIONAL DETENTION IS PROPOSED WITH THIS CONSTRUCTION.

NOTES

NO.	REVISIONS	DATE
1.	CITY REQUIRES	

INTERSTATE GRATINGS  
 1820 WEST 200 SOUTH, LINDON  
 2015 OFFICE ADDITION  
 WEST-RIDGE-INV\_2015 SITE-01  
 PROJECT NUMBER DRAWING FILE

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**ALPINE CIVIL DESIGN!**  
 154 NORTH 200 EAST  
 ALPINE, UTAH 84004  
 PH: (801) 367-4367

PLOT DATE: 4-03-15  
**SITE PLAN**  
 C1  
 SHEET NO.

## Item 6: Site Plan — Joyner Business Park, Lot 9, Plat G, approx. 947 West 500 North

Bill West of Knight West Construction requests site plan approval of a 20,000 sq. ft. office/warehouse building at approximately 947 West 500 North in the Light Industrial (LI) zone.

<p><b>Applicant:</b> Bill West <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>General Plan:</b> Light Industrial <b>Current Zone:</b> Light Industrial (LI)</p> <p><b>Property Owner:</b> Lakeview Properties, LC <b>Address:</b> 947 West 500 North <b>Parcel ID:</b> 43:201:0009 <b>Lot Sizes:</b> 1.02 acres</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether the request for site plan approval of a 20,000 square foot office/warehouse building complies with applicable land use requirements.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol>
--	--

### **BACKGROUND**

1. The applicant proposes to construct a 20,000 square foot office/warehouse building on lot 9 of Joyner Business Park Plat "G".
2. The lot is located in the Light Industrial zone.

### **DISCUSSION & ANALYSIS**

#### **Parking Standards**

The applicant is proposing 2,000 square feet of office space and 18,000 square feet of warehouse. The parking ratio for office space is 1/350 square feet and the ratio for warehouse space is 1/1000 square feet. Consequently, the required number of spaces is 24, with at least 1 ADA accessible stall.

The applicant is proposing 25 parking stalls with 2 ADA spaces. The proposal satisfies the minimum requirement.

Additionally, the Code requires 2 bicycle parking stalls. The site plan currently proposes 4 bicycle stalls to satisfy this requirement.

#### *Summary of Parking Requirements*

- Vehicle Spaces Required: 24
- Vehicle Space Provided: 25
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 4

#### **Landscaping Standards**

##### **Landscaped Strip Along Frontage**

This site does not include public frontage. The only required landscaping on this lot involves interior landscaping, which is addressed below.

### Interior Landscaping

The Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site proposes 25 parking stalls, which will require at least 1,000 square feet of interior landscaping. The submitted landscaping plan proposes 1,005 square feet of interior landscaping and the finalized plans will note that at least 75% of the ground cover will consist of living vegetation.

The code also requires 1 interior tree per 10 required parking stalls. The proposed site plan includes at least 4 interior trees to satisfy this requirement.

## **Architectural Standards**

### Building Materials

The Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures.” The code also requires the following:

- Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2).
- Subsection 17.49.070(2) allows concrete tilt-up buildings subject to the following requirements:
  - 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.
  - 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.

The applicant has indicated that the building will be either a concrete tilt-up building with 25% of the exterior finished with rock wainscot, or a building with metal insulated panels that have a textured stucco finish with 25% of the exterior finished with rock wainscot or split face block. An artist’s rendering of what the building will look like is included in attachment 4.

The Planning Commission will need to discuss whether they are comfortable approving the site plan with the understanding that either proposal may be pursued, or if the applicant needs to commit to either one proposal or the other before receiving Planning Commission approval.

### Building Color

The Code requires buildings in the LI zone to be earth-tone colors. Examples of earth tone colors are included in attachment 5.

## **Dimensional Standards**

The proposed structure satisfies setback and height requirements in the LI zone.

### **Engineering Requirements**

The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

### **ATTACHMENTS**

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



Joyner Business Park Lot 9, Plat G  
947 West 500 North

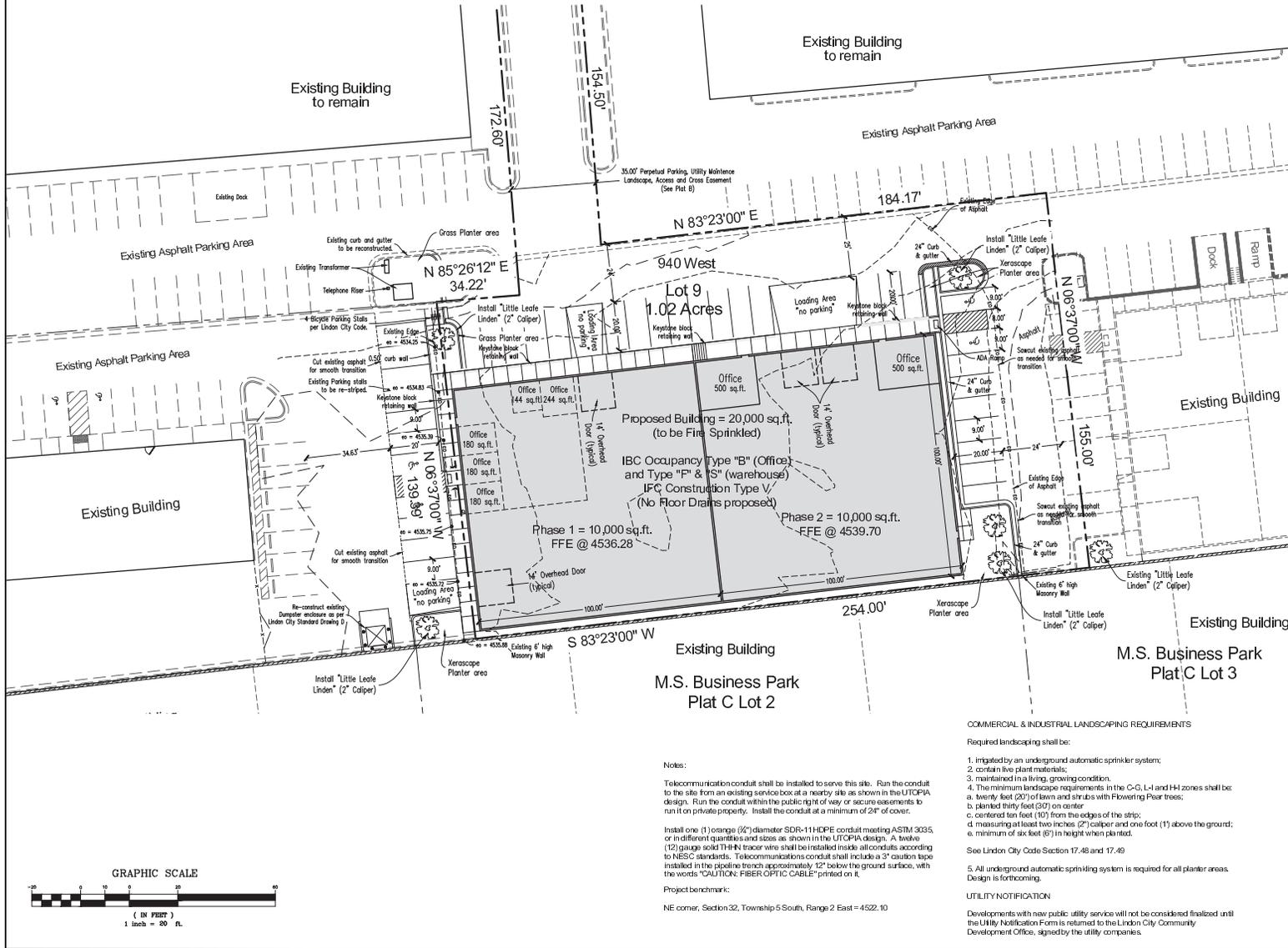




NORTH  
1" = 20'

# Joyner Business Park Lot 9, G

Lindon, Utah



**Property Description**  
All of Lot 9 Plat "G", Joyner Business Park Subdivision

**Notes:**

- The Applicant is responsible for compliance with all requirements of the "Americans With Disabilities Act" (ADA)
- All landscaped areas shall have an automatic underground sprinkling system with a backflow prevention device to the building, unless landscaping is served by the secondary water system.
- Water meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fence areas or under covered parking.
- Lindon Standard Specifications and Drawings apply to construction of public improvements that will be owned or maintained by Lindon City and take precedence over other standards.
- All Unassd Sewer Laterals to be capped at the main

Prior to the Site Plans being finalized, the following must be done:

- water shales must be turned in.
- The bond must be in place for any public improvements associated with the site plan. This involves the developer submitting an itemized listing of required public improvements and corresponding costs and the City Engineer reviewing the costs and preparing a Bond Release Form, which establishes the required amount of the bond.
- The Lindon City Utility Notification Form must be submitted to the city, signed by each organization listed on it.
- The UPDES Permit must be submitted to the city. Building permits can not be submitted to the city until the site plan is finalized by the City Engineer.

**Developer:**  
Lakewood Properties LC  
451 East 1200 South Suite A  
Pleasant Grove, Utah 84062  
801-785-8025

**Engineer:**  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

**Site Data:**  
Zone = Light Industrial  
Total Area = 44,431 sq. ft. 1.02 acres  
Area to be disturbed = 35,099 sq. ft. 0.81 acres  
Total number of Units = 4

**Parking Requirements:**  
1 space/350sqft. Office = 2,000 sq.ft. = 6 spaces  
1 space/1000 sq.ft. of Warehouse = 18,000 = 18 spaces  
Spaces required = 24  
Spaces provided = 25

	Square Footage	Acreage	Percent of total
Total Area	44,431	1.02	100
Total Building / Pad Area	20,000	0.46	45
Total Hard Surface Area	23,886	0.54	53
Total Impervious Area	43,326	0.98	98
Total Landscaped Area	1,105	0.03	2

Tabulation Table

**COMMERCIAL & INDUSTRIAL LANDSCAPING REQUIREMENTS**

- Required landscaping shall be:
- irrigated by an underground automatic sprinkler system;
  - contain live plant materials;
  - maintained in a living growing condition.
4. The minimum landscape requirements in the C-G, L-I and H-I zones shall be:
- twenty feet (20') of lawn and shrubs with Flowering Pear trees;
  - planted thirty feet (30') on center;
  - centered ten feet (10') from the edges of the strip;
  - measuring at least two inches (2") caliper and one foot (1') above the ground;
  - a minimum of six feet (6') in height when planted.
- See Lindon City Code Section 17-46 and 17-49

5. An underground automatic sprinkling system is required for all planter areas. Design is forthcoming.

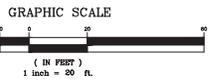
**UTILITY NOTIFICATION**

Developments with new public utility service will not be considered finalized until the Utility Notification Form is returned to the Lindon City Community Development Office, signed by the utility companies.

**Notes:**  
Telecommunication conduit shall be installed to serve this site. Run the conduit to the site from an existing service box at a nearby site as shown in the UTCPA design. Run the conduit within the public right of way or secure easements to run it on private property. Install the conduit at a minimum of 24" of cover.

Install one (1) orange (3/4") diameter SDR-11 HDPE conduit meeting ASTM 3035, or in different quantities and sizes as shown in the UTCPA design. A twelve (12) gauge solid THHN tracer wire shall be installed inside all conduits according to NESC standards. Telecommunications conduit shall include a 3" caution tape installed in the pipeline trench approximately 12" below the ground surface, with the words "CAUTION: FIBER OPTIC CABLE" printed on it.

**Project benchmark:**  
NE corner, Section 32, Township 5 South, Range 2 East = 4522.10



Dudley and Associates, Inc.  
Engineers Planners Land Surveyors  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

Joyner Business Park Lot 9G  
**Site Plan**

Lindon City

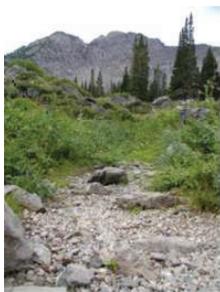
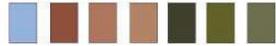
REVISIONS

DATE  
7-13-2011  
SCALE  
1" = 20'  
BY  
TD  
TRACING NO.  
L-13688

SHEET No.  
**C - 2**



**IV. Utah Mountain Desert Color Palette**



**Utah Mountain Desert Color Palette**

Primary Colors



The primary colors section consists of seven rows of five color swatches each, arranged in a grid. The colors are: Row 1: various shades of blue; Row 2: various shades of grey; Row 3: various shades of brown; Row 4: various shades of dark green; Row 5: various shades of medium green; Row 6: various shades of yellow-green; Row 7: various shades of tan and light green.

## Item 7: Conditional Use Permit — Premier Marine, approx. 226 South 1250 West

Aaron Davis requests approval of a conditional use permit for a boat mechanic shop (vehicle repair) at approximately 226 South 1250 West in the Light Industrial (LI) zone.

<p><b>Applicant:</b> Aaron Davis <b>Presenting Staff:</b> Jordan Cullimore</p> <p><b>Zone:</b> Light Industrial (LI)</p> <p><b>Property Owner:</b> Dennis &amp; Burl Franco <b>Parcel ID:</b> 45:241:0001 <b>Parcel Address:</b> 226 South 1250 West</p> <p><b>Type of Decision:</b> Administrative <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to approve the applicant's request for a conditional use permit to operate a boat repair (auto repair) shop at the location identified.</li><li>2. Whether to impose reasonable conditions to mitigate potential detrimental impacts.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit to operate a boat repair shop at the location requested, with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol>
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### BACKGROUND

1. The applicant's proposes to operate a boat repair shop at the location identified above. This use is classified under "vehicle repair" in Lindon's Standard Land Use Table.
2. "Vehicle repair" is conditionally permitted in the Light Industrial (LI) zone.
3. The applicant's business description is included in attachment 4.

### 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.
- Additionally, the Lindon City Code provides that a conditional use may be denied when:
  - "[U]nder 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 practical means available to the applicant to effectively mitigate such detrimental effects;" or,
- "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

*Items to Consider*

- The applicant's business description is attached. Please review.
- The parking requirement for a new site plan proposing to conduct vehicle repair is 1 per 300 square feet of floor area excluding pay areas, plus 5 per single vehicle bay/shop. The space includes a 10x10 office space, but is otherwise a single vehicle bay, so the parking requirement for a new site plan would be 5 spaces. The applicant has indicated that he will have 6-7 spaces in front of his space that he will have access to.
- Staff has conferred with Chief Building Official Phil Brown. Phil indicated that there won't be any unresolvable building code issues created by the use, and that he will ensure building code compliance before issuing a business license.

**ATTACHMENTS**

1. Aerial photo of the area
2. Aerial photo of the site
3. Photographs of the site
4. Business Description







Premier Marine

The business activities that will occur on the location of 226s 1250w will be boat service and repair of the engines and related parts. Boats are much different than cars with grease, waste and associated things. Boats have no "greasy" components from road grime like cars. Any leaks would stay in the hull with no way for any oil to leak on the ground. We will have a industrial container that collects any waste oil that a company comes by and collects monthly. We have a storage area behind the building where we plan to keep any boats that are waiting for delivery or parts. Our intentions are to have a clean, well organized front area with no garbage or clutter. The proposed hours of operation will be monday thru friday 8am-6pm. Saturday 8am-4pm. No work on Sundays. We don't feel we need a tremendous amount of parking for customers since most people drop their boat off and leave. General walk-in traffic should be minimal. The start-up number of employees will be 2.

This is a new business. There will be a slight increase in traffic. The noise level will be minimal. The noise that could be possible would be from a boat motor running for few minutes and an small air compressor in shop. There won't be any pollution problems, since EPA standards of todays engines are in effect with the products we will be servicing.

There won't need any "water processing" needed because the only water run off would be just from the cooling system needed to run the engine on a garden hose. The oil of the engine isn't exposed to the cooling system.

3000 sq. ft. total

Aaron Davis  




←  
drop off  
area



front of  
← shop



←  
rear  
parking  
area  
for  
boats

## Item 8: Public Hearing — Ordinance Amendment, LCC 17.48 Commercial Zones

Lindon City requests approval of an Ordinance Amendment to LCC 17.48 Commercial Zones that will increase the building height limit in the Planned Commercial 1 (PC-1) zone. Recommendations will be made to the City Council at the next available meeting.

<p><b>Applicant:</b> Lindon City <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Address:</b> City-wide Impact</p> <p><b>Type of Decision:</b> Legislative <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <p>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</p> <p><b><u>MOTION</u></b></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-10-0 (<i>as presented, with changes</i>).</p>
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### **DISCUSSION & ANALYSIS**

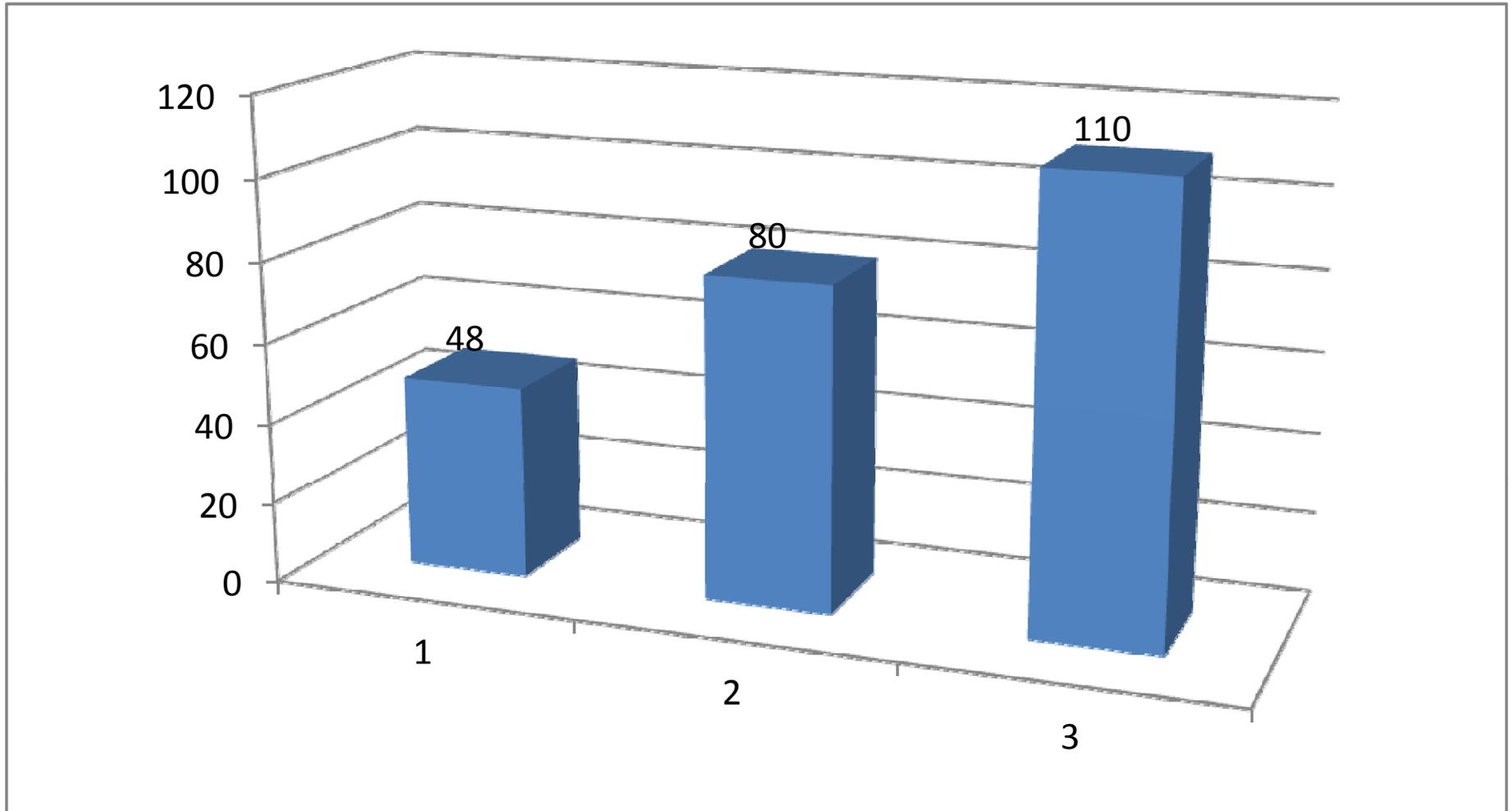
In the Lindon City Code one stated purpose of the Planned Commercial zones is to “provide for development of regional commercial centers...” The Planned Commercial zones in Lindon have access to some of the most robust telecommunications infrastructure in the United States. With Utah being promoted as “Silicon Slopes” there is a lot of momentum in the area for technology companies large and small as evidenced by the activity in Lehi. Lindon is ideally located to participate and be a central node in the ever expanding tech movement with the existing infrastructure mentioned above and as the Lehi area becomes over saturated.

Mecca Holdings, owners of the Canopy Office Park and one of the vacant lots in the Planned Commercial zones, has indicated that increasing the current maximum building height from 48 feet to 110 feet would greatly enhance their recruitment efforts with large tech companies. Allowing a 100+ foot building in the Planned Commercial zones eliminates a barrier for a large company looking to locate near world class telecommunications infrastructure, an I-15 interchange, and the middle of Utah Valley.

### **ATTACHMENTS**

1. Aerial & zoning with distances to residential
2. Conceptual Size Comparisons
3. Proposed amendment





## Chapter 17.48 COMMERCIAL ZONES

17.48.010	General provisions.
17.48.020	Zone development
17.48.030	Landscaping within the general commercial zone.
17.48.040	Fencing and screening.
17.48.050	Storage and merchandise.
17.48.060	Maintenance of premise.
17.48.070	Site lighting.
17.48.080	Architectural design.
17.48.090	Special provisions.
17.48.100	Planned commercial zone.

## Section 17.48.010 General provisions.

The Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located. These zones include the General Commercial Zones (CG, CG-A, CG-A8, CG-S) and the Planned Commercial (PC-1 and PC-2) Zones.

For a full list of permitted uses in these zones, refer to the Standard Land Use Table in appendix A. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10 adopted 10/4/06, Ord. 2013-12 amended 12/4/13)

## Section 17.48.020 Zone development standards.

The following development standards apply, except as other wise approved by the Planning Commission for site designs in the various CG zones that are consistent with the Lindon City Commercial Design Guidelines.

**(See Table 17.48.020 page 7)**

Ord. 2008-6, adopted 04/15/2008, Ord. 99-6, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 2006-10 Adopted 10/4/06; Ord. 2013-12 Amended 12/4/13)

## 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.

## LINDON CITY CODE

- 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 count sidewalk width as part of the twenty (20) feet in landscaping requirement.
    - 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 as 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 17.48.040 Fencing and screening.

1. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:

LINDON CITY CODE

- 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. 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.

(Ord. 2000-3, Amended, 10/04/2000; 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; Ord. 2014-7, Amended 2/4/14)

Section 17.48.050 Storage and merchandise.

1. The storage of merchandise outside an approved building shall be in an area approved as a part of the site plan and shall be within an area enclosed with a sight obscuring fence of at least six (6') feet in height. However, promotional displays, vehicle sales lots, and plant materials may be displayed outside of an approved building or enclosed area so long as they are placed adjacent to a building wherein the business displays the bulk of its goods for sale.
2. This subsection shall not apply to temporary site plans under 17.17.
3. Landscaped areas and parking lots shall not be used for the displaying of merchandise.
4. Stacking of merchandise or materials of any kind shall not be allowed to protrude above required walls or fence lines unless approved by a temporary use permit.
5. No outdoor storage can be placed without any required fencing first being installed.
6. For outdoor storage areas required to be visually obscured, the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a site obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
  - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining uses;
  - b. The appearance of the fence/landscape screen will not detract from adjoining uses and/or use of the property.
  - c. The proposed fence/landscape screen will shield the adjoining uses from noise, storage, traffic or any other characteristic of the storage use that is incompatible with adjoining uses.
  - d. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006; Ord. 2012-12, amended 10/2/12).

Section 17.48.060 Maintenance of premise.

1. No excessive or offensive noise, dust, odor, smoke, or light, shall be emitted which is discernable beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

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2. No person shall store junk, unlicensed and/or inoperable vehicles, partially or completely dismantled vehicles, or salvaged materials in any commercial zone outside a building.
3. All solid waste storage facilities shall be enclosed with a masonry wall and constructed as per adopted City standards. The minimum access width to a solid waste storage facility shall be fifteen (15) feet.
4. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the CG, PC-1 or PC-2 zones. The space around buildings and structures in these zones shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
5. The architecture, appearance, and aesthetics of all buildings, structures, and edifices in all commercial zones shall be maintained to reasonable upkeep and maintenance standards.

(Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006).

### Section 17.48.070 Site lighting.

1. On-site lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
2. Street lights shall be installed on all public roads according to standards established in the Land Development Policies, Standard Specification and Drawings manual. (Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-10, adopted 10/4/2006)

### Section 17.48.080 Architectural design.

1. Architectural character, street scape, site design and other amenities in the CG, CG-A, CG-A8, or CG-S zones shall be consistent with the Lindon City Commercial Design Guidelines as presently constituted and as may be amended from time to time.
2. All sides of the buildings shall receive design consideration consistent with the Commercial Design Guidelines, particularly where exposed to vehicular traffic or adjoining properties.

(Ord. 98-6, Repealed and Replaced, 10/03/2000; Ord. 97-7, Amended, 08/17/2000; Ord. 2006-10, adopted 10/4/2006; Ord. 2013-12 amended 12/4/13)

### Section 17.48.090 Special provisions.

1. The requirements of this Section shall run with the land and be binding on successors, owners and tenants so long as the buildings are occupied or the use exists.
2. The owners of a commercial development which contains more than one parcel of record or which has more than one owner may be required by the approving authority to submit documents to the City for approval which assure unified control of the development.
3. Any person who desires to occupy vacant floor space, or to change the use of the floor space shall be required to first obtain a certificate of occupancy from the City. Any person constructing or altering a building in the commercial zones shall first obtain a building permit from the City for such construction or alteration and then shall obtain a certificate of occupancy from the City before the building being constructed or altered is occupied.
4. If the City determines that the developer, tenant, manager, owner or any other interested person, firm or corporation has failed to maintain the premises consistent with all applicable zoning, health, safety, and building codes and ordinances, the City shall so notify said persons, firms or corporation by written notice specifying the deficiency complained of, and unless such failure is corrected to the satisfaction of the City within thirty (30) days, such failure or deficiency shall be deemed to constitute a "public

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nuisance” which may be abated in any lawful manner including but not limited to the manner set forth in Chapter 8 of Title 10 Utah Code Annotated 1953, as amended. (Ord. 98-6, Repealed and Replaced, 10/03/2000)

### Section 17.48.100 Planned commercial zone.

Approximately between 600 South and 200 South, and 400 West and I-15.

1. Purpose. The purposes of the PC zones are:
  - a. To provide for development of regional commercial centers that can accommodate retail, office, and service uses in areas that are convenient to the traveling public while protecting the character and quality of adjacent residential areas and the overall community of Lindon.
  - b. To provide aesthetic controls for building architecture and site development.
  - c. To provide development guidelines to ensure effective and safe traffic control and movement while creating an aesthetically pleasing traffic environment.
2. Uses within the PC-1 and PC-2 zones shall be allowed as outlined in Appendix A, Standard Land Use Table of the Lindon City Code as presently constituted and as may be amended from time to time.
3. Site development standards.
  - a. Building and Fence setback: The building setback and fence setback from any dedicated street shall be thirty feet (30').
  - b. Building Heights: No building or structure shall be higher than ~~forty eight feet (48')~~ one hundred and ten feet (110') including mechanical appurtenances, which shall be properly screened, above the average grade of the street sidewalks adjacent to the property within the PC-1 Zone.
  - c. Building design and materials. The architecture, design theme, and construction materials of the building's front elevation shall be applied to all exterior walls of the building. The rear of the building and any portion of the building that traditionally gets less attention to aesthetics shall be enhanced by the same architecture and design theme as those portions of the building that get high visibility from the public, except exterior building striping or similar decor shall not be installed on the rear or side exterior building walls directly adjacent to residential areas. Building exterior materials shall be eighty five percent (85%) brick, decorative stone, fluted block, colored textured block, concrete tilt-up that meets the specific architectural theme for the development, glass and wood. Sheet metal and corrugated metal shall be prohibited, except for trim, soffits, fascia, mansards and similar architectural features. Other materials may be used if approved by the Planning Commission.
  - d. Building orientation. No building front shall face toward an adjacent residential zone. The only building accesses permitted with orientation toward adjacent residential zones shall be emergency accesses only as required by the currently adopted building and fire codes.
4. Landscaping:
  - a. 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):
    - i. Enhance the visual environment by:
      - Adding visual interest through texture, color, size, shape, etc., and
      - Enhancing perspective by framing views, complimenting architecture, screening and creating points of interest and activity.

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- ii. Ensure public safety by;
    - Guiding the circulation of cars and people,
    - Controlling access to parking lots,
    - Making traffic diverters prominent, and
    - creating street identification by varying the species, height, and location of landscaping.
  - iii. Minimize noise and glare.
  - iv. Conserve energy.
  - v. Complement architecture by landscaping around buildings.
  - vi. Screen areas of low visual interest.
  - b. 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 location 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.
  - c. Open Space. A minimum of twenty percent (20%) of each lot shall be maintained in permanent landscaped open space.
  - d. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
    - i. 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 not count sidewalk width as part of the twenty (20) feet in landscaping requirement.
    - ii. 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.
    - iii. Trees shall be planted thirty (30 feet on center, centered ten (10) feet from the edges of the strip in all required landscaped and bermed areas.
    - iv. 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 approve alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission.
  - e. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, must 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.
  - f. 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.
  - g. 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. 2014-7, Amended 2/4/14)

5. Screening and lighting.
  - a. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all commercial zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:
    - i. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;
    - ii. The appearance of the fence/landscape screen will not detract from the residential use and /or non-residential use of the property;
    - iii. 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;
    - iv. 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.
  - b. Lighting: Free standing lighting fixtures of at least eight feet (8') in height and not to exceed twenty feet (20') in height and producing at least one (1) foot candle of illumination shall be installed and maintained along the street right-of-way lines and designed to shine away from residential developments. The lighting shall be designed to discourage the occurrence of graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.
6. Special provisions:
  - a. Outside storage and display areas: The storage of merchandise or other material outside an approved building is prohibited. Outside display areas shall be approved as a part of the site plan. Landscaped areas shall not be used for the display of merchandise nor storage of materials unless approved by a temporary use permit.
  - b. Receiving areas (docks): Receiving areas located within one hundred fifty feet (150') of a residential zone shall be located inside an approved building or in an area enclosed on three (3) sides and covered with a roof. Access to receiving docks shall be from the front of the building or from the side of the building, provided the side of the building is not oriented toward an adjacent residential zone. Receiving areas shall be signed to indicate the hours the receiving area is operational and shall be signed to prohibit engine idling when the receiving area is closed. Receiving areas adjacent to a residential zone shall not operate between the hours of 10:00 PM and 6:00 AM unless provisions can be made to bring merchandise into the store through the front or side of the store not oriented toward a residential area. Materials, such as pallets, store fixtures, and other similar items shall not be stored in the receiving area. Any and all venting of the receiving areas shall be to the interior.
  - c. Solid waste areas: Solid waste dumpsters located within one hundred fifty feet (150') from any adjacent residential zone shall be located in an enclosure, the materials of which shall be approved by the City as a part of the site plan. Pick up of solid waste shall not occur between the hours of 10:00 PM and 6:00 AM.

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- d. Site maintenance. Except for snow removal, all common area maintenance of the site shall be between the hours of 6:00 AM and 10:00 PM. Snow removal may be conducted on the site any time as necessary.
- e. Certificate of Occupancy: No certificate of occupancy shall be issued for any building on any portion of a development until the landscaping is in place or a bond, cash deposit, or equivalent, is deposited with the City conditioned on and guaranteeing the installation of all landscaping shown on the approved site plan. All landscaped areas shall be maintained in a neat, clean, orderly and slightly condition. This shall include proper pruning, lawn mowing, weeding, removal of litter, fertilizing, replacing of dead plants and the regular watering of all plants. Failure to maintain the landscaping as provided herein shall be a violation of this chapter and enforceable as provided by law.

(Ord. 2008-10, amended 09/02/2008, Ord. 2008-4, amended 2/19/2008, Ord. 2000-3, Amended, 10/04/2000; Ord. 98-6, Repealed and Replaced, 10/03/2000, Ord. 2006-6, adopted 3/22/2006).

**Table 17.48.020 (see section 17.48.020 page 1)**

	CG	CG-A	CG-A8	CG-S	PC-1, PC-2
Min lot size	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	20,000 sq/ft	1 acre
Front setback	20'	20'	20'	20'	30'
Side or rear yard setback when adjacent to a non-residential zone	0'	0'	0'	0'	0'
Side or rear yard setback when adjacent to a non-residential sue or a residential zone	40'	40'	40'	40'	50'
Street side yard setback (corner lot)	20'	20'	20'	20'	30'
Minimum structure height	10'	10'	10'	10'	14'
Maximum structure height	48'	48'	80'	48'	<del>48'</del> <u>110'</u>

(~~Ord. 2015-XX, amended XX/XX/XXXX;~~ Ord. 2013-12, amended 12/4/13)

## Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject \_\_\_\_\_  
Discussion

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Item 2 – Subject \_\_\_\_\_  
Discussion

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Item 3 – Subject \_\_\_\_\_  
Discussion

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## **Item 10: Planning Director Report**

- Osmond Senior Living Tour – Tuesday, April 28 at 6:00pm

**Adjourn**

# PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
<b>Ordinance changes: LCC 17.38 'Bonds for Completion of Improvements to Real Property'</b>	January 2014	City Initiated	Mar. 11	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
<b>Zone Change: Old Town Square</b>	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>				
<b>Property Line Adjustment: LBA Rentals</b>	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 &amp; 140 South Main Street. This project is in conjunction with the Castle Park project.</i>				
<b>Ordinance changes: LCC 17.32, 17.58, 17.66.020 'Subdivisions'</b>	Nov. 2012	City Initiated	Nov. 13, Dec. 11, Jan. 8, Jan. 22	TBD
<i>City initiated ordinance changes needed to bring code into compliance with current practices and State laws.</i>				
<b>Site Plan: Lindon Senior Apartments</b>	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State &amp; Main</i>				
<b>Amended Site Plan: Wasatch Ornamental Iron</b>	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
<b>Property Line Adjustment</b>	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
<b>Site Plan: Scott's Provo GM</b>	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
<b>Property Line Adjustment</b>	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
<b>Site Plan: Timpview Business Park</b>	Mar. 2015	Ryan Bybee	Apr. 14	N/A
<i>Request for site plan approval of an office/warehouse building at approximately 143 North 1800 West.</i>				
<b>Concept Review: Lakeview Court Townhomes</b>	Mar. 2015	Chris Knapp	Mar. 24	Apr. 7
<i>Townhome concept on 400 West that would require a new PUD ordinance.</i>				
<b>Site Plan: Interstate Grating Office Addition</b>	Mar. 2015	Rob Simons	Apr. 28	N/A
<i>5,000 sq. ft. office addition to existing site on 1820 West 200 South.</i>				
<b>Site Plan: Joyner Business Park Lot 9</b>	Mar. 2015	Bill West	Apr. 14	N/A
<i>Request to building a 20,000 sq. ft. office/warehouse at 947 West 500 North.</i>				
<b>CUP: Premier Marine</b>	Mar. 2015	Aaron Davis	Apr. 14	N/A
<i>Request for a Conditional Use Permit to operate a boat repair shop 226 South 1250 West</i>				
<b>NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.</b>				
<b>PC / CC Approved Projects - Working through final staff &amp; engineering reviews (site plans have not been finalized - or plat has not recorded yet):</b>				
Stableridge Plat D	Tim Clyde – R2 Project		Old Station Square Lots 11 & 12	
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan		Lindon Harbor Industrial Park II	
Lindon Gateway II	Freeway Business Park II		Lakeside Business Park Plat A	
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A		Green Valley Subdivision	
Bishop Corner Plat B	Reflections Recover Center		Lindon Springs Garden Minor Subdivison	
Zyto/Tams Office Buildings Site Plan	Lexington Cove Major Subdivision		Coulson Cove Plat D	
Lindon Tech Center Site Plan	Pen Minor Subdivision		Lindon Tech Center Subdivision	
Happy Valley Derby Darlins CUP	Westlind Industrial Condo Subdivision		Ruf Subdivision	
	Spring Gardens Senior Community		Utah Valley Mortuary Site Plan	

Board of Adjustment		
Applicant	Application Date	Meeting Date

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

Grant Applications	
Pending	Awarded
<b>EDCUtah</b> — Economic Development Study on 700 North; \$5,000	<b>MAG Bicycle Master Plan Study</b> Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.
<b>Hazard Mitigation Grant / MAG Disaster Relief Funds-</b> (pipe main ditch)	<b>EDCUtah 2014</b> — Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
<b>FEMA Hazard Mitigation Grant</b> – (pipe Main Ditch)	<b>CDBG 2014 Grant</b> – Senior Center Computer Lab (\$19,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 43 New residential units: 6	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 34 Land Use Applications: 20	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 4			2015 Utah APA Fall Conference Committee MAG Trails Committee

# Lindon City

## Legend

- Conditional Use Permit
- Building Under Construction
- Site Plan
- Commercial Subdivision
- Residential Subdivision

