

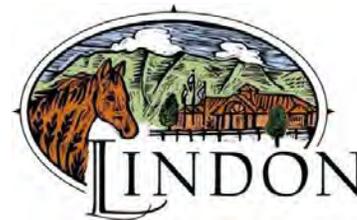
Lindon City Planning Commission Staff Report



May 10, 2016

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 10, 2016**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 04/26/2016

3. Public Comment



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

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

4. Site Plan - Dastrup Auto

Devin Dastrup requests site plan approval for a 2.3 acre used car lot, including a new 1,512 square foot building, located at approximately 475 North State in the General Commercial Auto (CG-A) zone.

(15 minutes)

5. Major Subdivision - Lindon Self Storage

Susan Palmer of Ridgepoint Management Group seeks subdivision approval for Lindon Self Storage Plat A, a forty-six (46) unit self storage condominium project located at approximately 860 West 200 South in the Light Industrial (LI) zone.

(15 minutes)

6. Site Plan - Lindon Self Storage

Susan Palmer of Ridgepoint Management Group seeks site plan approval for Lindon Self Storage, a forty-six (46) unit self storage condominium project to be located at approximately 860 West 200 South in the Light Industrial (LI) zone.

(15 minutes)

7. Conditional Use Permit — Bonati Child Day Care

Eliana M. Bonati requests approval of a conditional use permit (CUP) for child day care and preschool services to be located at 343 North 750 West in the Single Family Residential (R1-20) zone. The proposal will serve a maximum of 16 children.

(15 minutes)

8. Conditional Use Permit — All Wood Cabinet Doors

Rodolfo Rodriguez requests conditional use permit approval for a cabinet shop to be located at 515 N. Geneva Rd. in the Mixed Commercial (MC) zone.

(15 minutes)

9. Conditional Use Permit — CUWCD Pump House

K. C. Shaw requests conditional use permit approval for a pump house to be located at 486 S. Geneva Rd. in the Light Industrial (LI) zone.

(15 minutes)

10. Site Plan — Lindon Reception Center

Luis Sanchez, MSE Investments Corp. requests site plan approval for a reception center to be located at 283 North 290 West in the General Commercial (CG) zone.

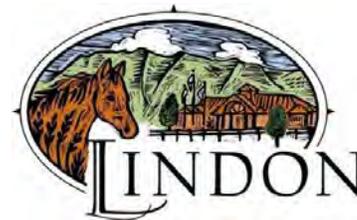
(15 minutes)

11. Concept Review — Walker Senior Project

Mr. Walker requests feedback on a concept for 17 units built for individuals aged 55 and older on 3 acres located at 70 North 400 East. This is not currently a permitted use. No action will be taken.

Notice of Meeting

Lindon City Planning Commission



(15 minutes)

12. New Business from Commissioners

(10 minutes)

13. Planning Director Report

Adjourn

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

Posted By: Brandon Snyder
Time: -9:00 am

Date: May 4, 2016
Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item I: Call to Order

May 10, 2016 Planning Commission meeting.

Roll Call:

Sharon Call
Rob Kallas
Mike Marchbanks
Matt McDonald
Bob Wily
Charlie Keller

Item 2: Approval of Minutes

Planning Commission Meeting — April 26, 2016

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

6 Mr. Van Wagenen led this discussion by stating this item has been continued
7 several times now and is a request to remove a master planned road connection from the
8 Street Master Plan Map; a section of the Williamson and Spencer property so the road
9 from 200 East would cul-de-sac into the Spencer property rather than going all the way
10 through. If eliminated, the connection limits traffic circulation and would also provide
11 one additional lot to the Williamson Farms Subdivision.

12 Mr. Van Wagenen explained there are four impacted owners, but three are heavily
13 involved. He further explained no substantial updates have been received regarding an
14 agreement on the future of the road. He noted the roadway in question was put on the
15 Street Master Plan during the 2000-2001 General Plan update. He noted that a review of
16 the different development scenarios were presented at the previous meetings and after
17 much discussion the applicant requested a continuation in order to discuss a possible
18 solution with the neighbors. Mr. Van Wagenen expressed that with the amount of time
19 that has passed from the initial application staff recommends maintaining the status quo
20 and to leave the road on the master plan and recommend denial to the City Council. At
21 this time he turned the time over to Todd Dudley, architect representing the applicant, for
22 comment.

23 Mr. Dudley agreed that we have heard all the discussion points at this time. He
24 noted that the Williamson's have made some attempts to purchase the property and made
25 offers with some discussion and they have countered back and forth but they have not
26 come to a resolution; so at this point they have heard everything and there is no further
27 discussion needed. Mr. Dudley pointed out this item has been before the Commission
28 three times and he feels everything has been said and feels it should just move forward.
29 Mr. Van Wagenen re-iterated that staff's recommendation is to maintain the status quo
30 and leave the road on the Street Master Plan. Chairperson Call called for any public
31 comment at this time.

32 **Blake Spencer:** Mr. Spencer mentioned his concerns about the road being eliminated as
33 they would be landlocked. He noted they want to be able to move on that if they can and
34 pointed out they can't build another home with a road there. Mr. Spencer also asked if
35 there has ever been a limitation on flag lots. Mr. Van Wagenen stated under the current
36 ordinance there cannot be back to back flag lots but there is no restriction in area
37 coverage. Mr. Spencer asked about the sewer requirements. Mr. Dudley stated the ground
38 slopes west and the sewer would have to slope east and is 3 to 4 ft. deep at the property
39 line (preliminary numbers). Mr. Dudley also clarified that the Spencer property is not
40 landlocked as they have access now; the ability to develop is more accurate.

41 **Rod Povey:** Mr. Povey asked if there is any reason why the sewer can't go to the lane
42 that Mr. Spencer is using now and out to the road. Mr. Dudley stated it is a matter of the
43 flow.

44 Chairperson Call observed that it sounds like there hasn't been any kind of a
45 resolution or agreement worked out by the affected property owners. Mr. Dudley added
46
47
48

2 the next item on agenda is Patti Toomer’s request to eliminate the road. There may not be
4 an agreement between the Williamson’s and Mrs. Toomer on a property purchase but
they are in agreement that they both want the road eliminated.

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

8 COMMISSIONER KELLER MOVED TO CLOSE THE PUBLIC HEARING.
10 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

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

14
16 Commissioner McDonald stated it is unfortunate the property owners have been
unable to come to an agreement but he is inclined to follow staff’s recommendation and
18 leave it as status quo and forward their recommendation of denial on to the City Council;
this will move it forward. Commissioner Keller asked if they deny the request would it
20 be imposed on the Williamson’s to stub the road in as they develop. Mr. Van Wagenen
stated in the event a denial happens and the road has to stay through there has been
22 conversation about leaving out lots 8 and 9 of the subdivision and subdivide in phases;
the Williamson’s can go ahead and develop.

24 COMMISSIONER MCDONALDS MOVED TO RECOMMEND TO THE CITY
26 COUNCIL DENIAL OF THE APPLICANT’S REQUEST TO REMOVE THE STREET
CONNECTION IDENTIFIED AT APPROXIMATELY 350 EAST 500 NORTH FROM
THE STREET MASTER PLAN. COMMISSIONER KELLER SECONDED THE
28 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
30 COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
32 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE

34 THE MOTION CARRIED UNANIMOUSLY.

36 5. **Continued Public Hearing—Street Master Plan Amendment (Approx. 200**
38 **East 500 North).** Patti Toomer requests preliminary approval of a proposed
amendment to the Lindon City Street Master Plan Map to remove a master planned
40 road connection located at approximately 200 East 500 North in the Single Family
Residential (R1-20) zone. The road connection was planned to connect future 500
42 North Street from 200 East with the proposed 350 East street (Continued from
4/12/2016).

44 COMMISSIONER MCDONALD MOVED TO OPEN THE PUBLIC
HEARING. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT
46 VOTED IN FAVOR. THE MOTION CARRIED.

2 Mr. Van Wagenen noted this item is a request by Mrs. Toomer to remove the
master planned road connection from 200 east as not to impact her property. It is the
4 same premise as the previous item that the property owners are trying to get together on a
consensus with no success at this time regarding this request.

6 **Rod Povey:** If Mrs. Toomer got the road removed and made it a flag lot how many lots
8 could she have. Mr. Van Wagenen stated she could have one flag lot.

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

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

16 Chairperson Call stated since the previous item was denied she would recommend
18 that the Commission also recommend denial of this item to the City Council.

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

22 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY
24 COUNCIL DENIAL OF THE APPLICANT'S REQUEST TO REMOVE THE STREET
CONNECTION IDENTIFIED AT APPROXIMATELY 350 EAST 500 NORTH ON
26 THE STREET MASTER PLAN WITH NO CONDITIONS. COMMISSIONER
KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS
28 FOLLOWS:

30 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
32 COMMISSIONER MCDONALD	AYE
COMMISSIONER KELLER	AYE

34 THE MOTION CARRIED UNANIMOUSLY.

- 36 **6. Annual Review of Group Home Facility — Housing Authority of Utah**
County, 306 East 400 North. This is a required annual review of a group home
38 operated by the Housing Authority of Utah County. The facility was previously
approved to provide housing for up to three (3) physically disabled adults. No
40 changes are proposed to the facility at this time. This is only a review of the
current use to ensure conformance with Lindon City Code and conditions of
42 approval.

44 Mr. Snyder led this discussion by stating this is the required annual review for
group homes approved within the City to determine that the facility is in compliance with
46 the Conditional Use Permit conditions and/or local ordinances (Lindon City Code 17.70
Group Homes) regulating these types of facilities. This facility is operated by the
48 Housing Authority of Utah County and is located at the entrance to Hollow Park on 400

2 north. He 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. The following
4 conditions were imposed in 2003:

- 6 1. The occupancy of the home be limited to three adult persons with disabilities.
- 8 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 been completed, but would not be required unless parking along the
entrance road becomes a problem)*
- 10 3. That the number of parking spaces be reviewed upon complaint.

12 Mr. Snyder stated Ms. Lynell Smith is in attendance tonight representing the
Housing Authority. He noted a copy of the minutes from the 2015 annual review and the
14 2015 incident report for the facility from the Police Department. He mentioned that Chief
Cody Cullimore has indicated that the incidents reported in 2015 appear to be normal
16 incidents for such a facility and it is not causing a disproportionate impact on public
safety. Mr. Snyder then asked Chairperson Call to confirm with the facility representative
18 the following questions per current ordinances:

20 Chairperson Call then confirmed the following statements with Ms. Smith as
follows:

- 22 1. That the facility is only providing housing for those with disabilities and their
care takers;
*Ms. Smith confirmed that they provide housing only for those with
24 disabilities and their care takers.*
- 26 2. That the applicants have adequate insurance coverage for the facility/vehicles
and liability coverage for third part individuals
*Ms. Smith confirmed they have adequate insurance coverage and the city
28 has a copy of the policy.*
- 30 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.
*Ms. Smith confirmed that no individuals currently housed pose a direct
32 threat to others and they have adequate staffing levels; she provided a
letter to the city.*

34 Mr. Snyder noted that no motion is necessary unless there is a change in the
36 conditions or additional conditions imposed. Chairperson Call thanked Ms. Smith for
attending and for her work at the facility. Ms. Smith thanked the Commission for their
38 time and for their support over the years. Chairperson Call asked if there were any further
questions or comments from the Commission. Hearing none she moved on to the next
40 agenda item.

- 42 7. **Annual Review of Group Home Facility – Lindon Care & Training Center,
680 N. State Street.** This is a required annual review of a group home for disable
44 adults operated by RHA Health Services of Utah. The facility provides housing for
multiple tenants. No changes are proposed to the facility as this is only a review of
46 the current use to ensure conformance with City Code.

48 Mr. Snyder explained this is also an annual required review. He noted that Deanna

2 Lundy is in attendance tonight representing the Lindon Care & Training Center.

4 He noted this facility located at 680 North State Street has been in existence for
6 many years; they believe prior to any ordinance regulating such businesses in Lindon. In
8 2006 the facility received final site plan approval for a new office building on the
10 property – and at that time they agreed to meet with the City on an annual basis for the
12 yearly reviews as required by the current ordinance. He noted the facility houses disabled
adults and provides and coordinates job training opportunities for the tenants. He noted a
copy of the minutes from the 2015 annual review has been included along with the 2015
incident report for the facility from the Police Department. Chief Cody Cullimore has
indicated that the incidents reported in 2015 appear to be normal incidents for such a
facility and it is not causing a disproportionate impact on public safety.

14 Mr. Snyder then asked Chairperson Call to confirm with the facility representative
the following questions per current ordinances:

16 Chairperson Call then confirmed the following statements with Ms. Lundy as
18 follows:

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

20 *Ms. Lundy confirmed they provide housing for those with disabilities and
22 can house up to 66 individuals. The staff ratio is 1 to 8 (a.m. hours) and 1
to 16 (p.m. hours) as required by the state. They do have several juveniles
in attendance at this time.*

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

26 *Ms. Lundy confirmed she will provide a copy of the insurance to the City.*

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.

28 *Ms. Lundy stated that they generally do not pose a threat to themselves or
30 others, and if they have an incident (sexual or otherwise) they will remove
them if necessary.*

32 Mr. Snyder noted that no motion is necessary unless there is a change in the
34 conditions or additional conditions imposed. Chairperson Call thanked Ms. Lundy for her
attendance and for her service to the community. Ms. Lundy thanked the Commission for
36 their time and for their support of the facility over the years.

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

40 **8. Annual Review of Group Home Facility – Timpview Residential Treatment
Center, 200 North Anderson Lane.** This is a required annual review of a
42 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. This is a review of the
44 current conditions of the facility to ensure conformance with city code.

46 Mr. Snyder stated this is also an annual review for the group home operated by
Alliance Youth Services noting this facility has had several past owners. Mr. Snyder

2 mentioned that Jim Otteson , Devin Jensen and Jared Young are in attendance as
representatives of this agenda item tonight.

4 Mr. Snyder explained In March 2005 a CUP was issued for a juvenile group home
6 facility. It was approved for housing up to 12 youth that are not over the age of 18. He
then referenced the list of revised conditions which were imposed during annual reviews
(included in the staff report). He further explained that in 2013, the operator of Heritage
8 Youth Services worked with Brian Haws, Attorney for Lindon City, to clarify what type
of youth is accepted into the facility. Based upon Mr. Haws' recommendation conditions
10 13 through 19 (on the list included in the report) were added to replace conditions 2 and
8. Also, in December 2013, Heritage Youth Services applied for and received approval of
12 an expansion of the nonconforming use of the Timpview RTC. The expansion consisted
of a remodel/addition of the existing home and an increase in residents from 12 to 16,
14 with one additional staff with two conditions of approval as follows:

- 16 1. The septic tank upgrade have the capacity to accommodate the additional
residents and staff as proposed by the expansion;
- 18 2. Prior to occupancy of the new addition, the water issue be remediated that has
20 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.

22 Mr. Snyder noted that no known citizen initiated complaints about the facility
24 have been received during the previous year. He added that a copy of the minutes from
the 2015 annual review and the 2015 incident report for the facility from the Police
26 Department is included in the staff report. Chief Cody Cullimore has indicated that the
incidents reported in 2015 appear to be normal incidents for such a facility and it is not
28 causing a disproportionate impact on public safety.

30 Mr. Snyder then asked Chairperson Call to confirm with the facility
representatives the following questions per current ordinances:

32 Chairperson Call then confirmed the following statements with the representatives
as follows:

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

Mr. Otteson confirmed that statement.

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

*Mr. Otteson confirmed he has provided all required proof of insurance to
City staff.*

- 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.

*Mr. Otteson confirmed that statement. He noted that if one of the
46 individuals housed at the facility is a threat to others they will recommend
that they be removed from the facility. They must meet the supervision
48 protocol. He added that they meet all staffing levels.*

2 Mr. Snyder noted that no motion is necessary unless there is a change in the
conditions or additional conditions imposed. There was then some general discussion
4 regarding this agenda item. Chairperson Call thanked the representatives for the
information and for their good work in the community. Following discussion Chairperson
6 Call asked if there were any further questions or comments. Hearing none she moved on
to the next agenda item.

8
9. **Annual Review of Group Home Facility — Reflections Recovery Center, 145
10 South 200 East.** This is a required annual review of a residential substance use
disorder and mental health recovery center approved for up to 16 residents located
12 in the R1-20 zone. This is a review of the current conditions of the facility to
ensure conformance with City Code.

14
16 Mr. Van Wagenen gave an overview of this agenda item explaining this is also a
required annual review for the Reflections Recover Center to determine if the facility is
in compliance with the Conditional Use Permit conditions and/or local ordinances
18 regulating these types of facilities. He noted this facility is owned managed by
Reflections Recovery Center and has been in operation since early 2015. He explained
20 the Planning Commission granted a reasonable accommodation request in February of
2015 allowing more than four individuals to occupy the home in the residential
22 neighborhood. He noted the Planning Commission Report of Action, including conditions
of operation, is included in the staff packet along with a copy of the Reasonable
24 Accommodation Order that has been recorded at Utah County for the property.

26 Mr. Van Wagenen stated that there has been no known citizen initiated complaints
about the facility received during the previous year. Mr. Van Wagenen further explained
as this is Reflections Recovery Center first annual review so there are no previous review
28 minutes included. He did note that the 2015 incident report for the facility from the Police
Department in included in the staff packet with only two incidents reported and the
30 facility is not causing a disproportionate impact on public safety and Chief Cody
Cullimore has no major safety concerns regarding the facility.

32 Mr. Van Wagenen then asked Chairperson Call to confirm with the facility
representatives the following questions per current ordinances:

34 Chairperson Call then confirmed the following statements with the representatives
as follows:

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

38 *The representatives confirmed that statement.*

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

42 *The representatives confirmed they have provided adequate insurance
coverage to city staff.*

- 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 *The representatives confirmed that no individuals housed at the facility
pose a direct threat to others within the group home or to the community.*

48 *And their staffing levels are sufficient and comply with state requirements
(or higher).*

2

At this time Chris Clark, neighbor to the facility addressed the Commission. Mr. Clark stated he was in opposition to the facility going in at first but now feels the facility is a good neighbor and they have done everything they said they were going to do.

Lori Peters, neighbor to the facility (2 doors down from the facility) also addressed the Commission. Ms. Peters stated some of her ongoing concerns with the facility. She noted that the 17 ft. gate remains unlocked and it was understood it would be secure. Semi-trucks come and block the road and there are numerous cars that park there on visiting days. She has experienced discomfort from hearing vulgarity from patients and there are outdoor lights shining into yards (evening lights) and yard lights. There are also a lot of garbage cans on the street. Ms. Peters feels this has not been the best of situations to have as neighbors for them. She noted this is still a business in a residential area. The representatives stated they will be happy to address these valid concerns presented by Ms. Peters as they want to be good neighbors.

Mr. Van Wagenen noted that no motion is necessary unless there is a change in the conditions or additional conditions imposed. There was then some general discussion regarding this agenda item. Chairperson Call thanked the representatives for the information and for their good work in the community. Following discussion Chairperson Call asked if there were any further questions or comments. Hearing none she moved on to the next agenda item.

22
24 **10. Conditional Use Permit — Two Dudes Towing/Action Parking Enforcement**

LLC. Marc Palmer requests conditional use permit approval for an impound yard to be located at 154 South 1800 West in the Light Industrial (LI) zone.

26
28 Mr. Snyder led this discussion by explaining the applicant, Mr. Marc Palmer (who is in attendance), is requesting approval of a conditional use permit for an impound yard to be located at 154 South 1800 West in the Light Industrial (LI) zone. He noted the applicant has requested to relocate his two businesses to the proposed site. He explained that Mr. Palmer will be using the north half of the site and proposes no structure or changes to the site at this time. He noted the site is currently used for storage and business license records indicate no current business licenses for this location. Mr. Snyder stated this use requires a conditional use permit in the LI zone as wrecking and salvage yards are not permitted in the LI zone.

30
32
34
36 Mr. Snyder stated staff recommends the following condition(s) of approval:

- 38
1. No repairing, servicing, salvaging, or dismantling of vehicles
 2. Applicant must maintain the sight-obscuring (chain link with slats) fence.

40
42 Mr. Snyder noted the existing site improvements (chain link fence with slats and gravel) were installed after approval by the Planning Commission of the Wernli Site Plan 06-433-2, on July 26, 2006. Mr. Palmer was required to install the sight-obscuring fence and gravel for the outdoor storage of equipment and machinery. The motion to approve the site plan at that time allowed for the use of a temporary storage container (shed) for storage purposes only. He explained that the intent was that the improvements (landscaping, parking, etc.) would be required and installed with the future construction of a permanent building. He added that the purpose of the Light Industrial (LI) district to provide areas in appropriate locations where light manufacturing, industrial processes and

2 warehousing not producing objectionable effects may be established, maintained, and
3 protected. The regulations of the district are designed to protect environmental quality of
4 the district and adjacent areas. He mentioned that third party notices were mailed to the
5 adjoining property owners in accordance with Lindon City Code and staff has received
6 no public comment at this time.

7 At this time Chairperson Call asked for some clarification on the parameters of
8 Conditional Use Permits followed by discussion. Mr. Van Wagenen stated Conditional
9 Use Permits may be a specific topic for another discussion and if they feel there are
10 conditions that need to be met tonight in order to minimize any detrimental effects this
11 business may have on the area to list them in the motion. Chairperson Call stated her
12 biggest concern is that it is not a permitted use in the area. Mr. Van Wagenen clarified it
13 is a conditioned use. Mr. Palmer stated they will just store cars there, he will not be
14 servicing or dismantling vehicles. He also feels this will be an improvement from where
15 they are currently located and noted the site obscuring fence is currently in place.

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

18
19 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S
20 REQUEST FOR A CONDITIONAL USE PERMIT FOR AN IMPOUND YARD TO BE
21 LOCATED AT 154 SOUTH 1800 WEST WITH THE FOLLOWING CONDITIONS 1.
22 NO REPAIRING, SERVICING, SALVAGING, OR DISMANTLING OF VEHICLES
23 AND 2. APPLICANT MUST MAINTAIN THE SIGHT-OBSCURING (CHAIN LINK
24 WITH SLATS) FENCE. COMMISSIONER MARCHBANKS SECONDED THE
25 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL	AYE
27 COMMISSIONER KALLAS	AYE
28 COMMISSIONER MARCHBANKS	AYE
29 COMMISSIONER MCDONALD	AYE
30 COMMISSIONER KELLER	AYE

31 THE MOTION CARRIED UNANIMOUSLY.

32
33 **11. Aquatherm Minor Subdivision — Approx. 850 West and 600 North.** GBR
34 Capital requests approval of a one (1) lot subdivision including dedication of
35 public right-of-way, at 850 West and 600 North in the Mixed Commercial (MC)
36 zone.

37 Mr. Van Wagenen opened this discussion by giving a brief history of this agenda
38 item. He noted the applicant, John Gardner is in attendance along with Bill Gould
39 (architect) as representatives of this item. He explained this lot is being subdivided from
40 a larger parcel that is over 23 acres and the rest of the parcel can be further subdivided
41 and is therefore not part of this plat. He noted the development of this property requires
42 street right of way dedication to the City. He went on to say the site is located in the
43 Mixed Commercial (MC) zone and will have an office/warehouse building. Review of
44 the site plan will be reviewed on another agenda item.

45 Mr. Van Wagenen explained the minimum lot size in the MC zone is one acre
46 (43,560 sq. ft.). He noted the lot created by this subdivision will be 4.5 acres and meets
47 the required public street frontage of 100 feet as over 800 feet is provided as it is a corner
48

2 lot with approximately 412 ft. of new public frontage is being constructed on 800 west.
He noted there are road improvements required along 2800 West including road
4 widening, curb, gutter, and sidewalk. He added that these improvements are shown on the
Aquatherm site plan that will be reviewed during the next agenda item. However, the
6 improvements will be required for subdivision approval, even if the site development
were to not happen.

8 Mr. Van Wagenen noted the City Engineer is addressing the engineering
standards and all engineering issues will be resolved before final approval is granted. Mr.
10 Van Wagenen then referenced an aerial photo of the proposed subdivision followed by
some general discussion. He noted there are no concerns by staff and this is a pretty
12 straightforward subdivision. Chairperson Call observed that the frontage and lot size meet
the requirements and the improvements will be addressed in the final plat stage.

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

16

18 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE
APPLICANT'S REQUEST FOR APPROVAL OF A ONE (1) LOT SUBDIVISION TO
BE KNOWN AS AQUATHERM PLAT A WITH NO CONDITIONS.
20 COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
24 COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE
26 COMMISSIONER KELLER AYE
THE MOTION CARRIED UNANIMOUSLY.

28

30 **12. Aquatherm Site Plan — Approx. 850 West 600 North.** GBR Capital requests
site plan approval for the proposed Aquatherm office/warehouse, 73,000 sq. ft., to
be located at approximately 850 West 600 North in the Mixed Commercial (MC)
32 zone.

34

Mr. Van Wagenen explained this item is the same applicant as the previous agenda
item. They are proposing to construct a 73,000 square foot office/warehouse building at
36 850 West 600 North in the Mixed Commercial zone on what will be Lot 1 of Aquatherm
Subdivision Plat A in the Mixed Commercial zone (near the Vivint warehouse). He
38 noted this area has historically been used as pasture and road dedication and construction
for the future 800 West is occurring with the Aquatherm Subdivision.

40

Mr. Van Wagenen noted that general office requires one space for every 350
square feet with warehousing in the MC zone requiring one space for every 500 square
42 feet. Code allows a comparative use study to be provided in order to allow fewer than the
required stalls and the study should provide actual parking information for similar uses.
44 The bike parking in the MC zone requires an 8% ratio to required vehicular stalls up to
16 bike stalls and the total provided vehicle spaces is 122 which is fewer than what is
46 required for a 73, 300 s.f. building. He added that a comparative parking study needs to
be provided based on the Aquatherm's existing operations in another location.

2 Mr. Van Wagenen further explained the applicant has not provided this
information so that a reduction in the number of required stalls must be granted for the
4 project. If the reduction is granted, the applicant needs to show where future parking may
be located if necessary at a later date. He mentioned that 10 stalls are being provided at
6 the northwest corner of the building. This may or may not be adequate depending on the
results of any comparative parking use study. Also, a bike rack detail is required to
8 ensure it meets code.

10 Mr. Van Wagenen noted the required 20 foot landscape strip along 600 North and
800 West is being provided with the requisite trees every 30 feet on center and a grass
berm. Interior landscaping must be provided at 40 square feet per required stall with one
12 tree per 10 stalls. With the proposed 117 stalls, that equates to 4,680 square feet and 12
trees required. There are 18 trees provided, but verification of interior landscaping square
14 footage is still needed. The MC zone requires a minimum of 15% open space on the site.
Mr. Van Wagenen stated this site requires 29,533 s.f. of open space and 30, 651 s.f. is
16 provided. The required 5 foot landscape strip around the perimeter of the buildings per
MC zone standards is being provided except where loading docks are located. He
18 explained for the MC zone the architectural design requirement states that concrete tilt-up
buildings shall comply with painted or colored concrete exteriors are permitted as
20 required noting the shade of each color must be consistent noting that bare concrete
exteriors are not permitted.

22 Mr. Van Wagenen stated the exterior of a concrete tilt-up building shall be
finished with additional architectural details such as entrance canopies, wrought iron
24 railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
Although specific colors are not called out in the elevations, it appears there are dark
26 gray, light gray, and emerald green (trim) colors being proposed. He added that all colors
need to meet the color palette in the Design Guidelines. He then referenced the elevations
28 included in the report. He noted the building is within the 48 foot height limit in the LI
zone, the highest point of the parapet wall being about 38 feet.

30 Mr. Van Wagenen noted there are some engineering issues that will need to be
resolved before the plans are finalized and staff will ensure all requirements are met.
32 Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, the
existing site, site plan, architectural rendering and elevations, landscaping plan, and color
34 palette followed by discussion.

36 Mr. Van Wagenen then turned the time over to Mr. Gardner for comment. Mr.
Gardner stated they are happy to be staying in Lindon as they have outgrown their current
location. He noted they have been working with Aquatherm for a year. He then
38 explained their product (hydrophobic pipe) stating they have 50 employees. Mr. Gardner
stated they are anxious to get moving forward as soon as possible and will do a great job
40 on the project. Chairperson Call mentioned that the parking issues seem to be worked out
and it appears this will be a great addition to the city.

42 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion
44

46 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE VERIFIED CONDITIONS.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS
48 RECORDED AS FOLLOWS:

2 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER MARCHBANKS AYE
COMMISSIONER MCDONALD AYE
6 COMMISSIONER KELLER AYE
THE MOTION CARRIED UNANIMOUSLY.

8

10 13. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commission.

12 Chairperson Call asked for some clarification regarding Conditional Use Permits.
Mr. Van Wagenen explained the parameters of Conditional Use Permits. She also
14 mentioned the complaints heard tonight about the treatment facility and if those are
nuisance items that should be followed up on. Mr. Van Wagenen said he will check into
16 the issue noting there has been very little complaints since they opened. Commissioner
Kallas mentioned he has seen temporary signs tied to the two rail fencing along State
18 Street. Mr. Van Wagenen stated they are permitted temporarily. Commissioner Kallas
suggested that is something that should potentially be looked at in the future.

20

22 14. **Planning Director Report**–

22

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

24

- Councilmember vacancy due to the resignation of Councilmember Randi Powell.

26

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

30 **ADJOURN** –

32 COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE
MEETING AT 9:25 P.M. COMMISSIONER MARCHBANKS SECONDED THE
34 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

36

Approved – May 10, 2016

38

40

Sharon Call, Chairperson

42

44 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan — Dastrup Auto, 475 N. State

<p>Applicant: Devin Dastrup Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: General Commercial Auto</p> <p>Property Owner: Dastrup Auto Inc Address: 475 North State Parcel ID: Part of 14:067:0052 Lot Size: 2.3 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether the request for site plan approval of a 1,512 square foot office building and used vehicle lot complies with applicable land use requirements. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none">1.
--	--

BACKGROUND

1. This site was recently granted a rezone request from General Commercial to General Commercial Auto, which allows used car sales.
2. Earlier this year, ordinance 2016-3-O governing vehicle sales sites was passed by the City Council. The new ordinance applies to this application.

DISCUSSION & ANALYSIS

Parking Standards

Requirements:

- Automotive sales requires 1 space for every 250 square feet of showroom and office plus 1 per employee.
- Bike parking in Commercial zones requires minimum 2 stalls with an 8% ratio to required vehicular stalls up to 16 bike stalls.
- Guest stalls and employee stalls are to be differentiated from display stalls.

Provided:

- Total provided vehicle spaces is **4** employee spaces and **13** guest spaces (1 ADA). This meets code.
- Bike parking: **2** stalls are being provided. This meets code.
- Each different type of stall is appropriately marked and will be signed accordingly.

Landscaping Standards

Landscaped Strip Along Frontage

The required 20 foot landscape strip along State Street is being provided with the requisite trees every 30 feet on center and a grass berm.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 17 stalls, that equates to 680 square feet and 2 trees required. Sufficient trees are

provided, but only 640 square feet of interior landscaping is being called out. An additional 40 square feet needs to be verified.

Required Open Space

The CG zone requires a minimum of 20% open space on the site. This site requires 19,938 s.f. of open space and 22,610 s.f. is provided, a large area of which is the detention basin at the rear of the lot.

Architectural Standards

For the CG zone the architectural design standards state that brick, stone, or decorative concrete block must be 85% of the building façade. Windows and doors (fenestration) may also count toward the 85% requirement.

The architect has provided the following material percentages:

Brick: 66.5%

Windows and Doors: 27%

Stucco: 6.5%

The building being proposed is a one part commercial block type building which is an acceptable form in the Standards.

Although specific colors are not called out in the elevations, all colors need to meet the color palette in the Design Standards (attachment five). Please see the attached elevations in attachment three.

The building is within the 48 foot height limit in the CG zone.

Engineering Standards

There are some engineering issues that will need to be resolved before the plans are finalized and staff will ensure all requirements are met.

MOTION

See above.

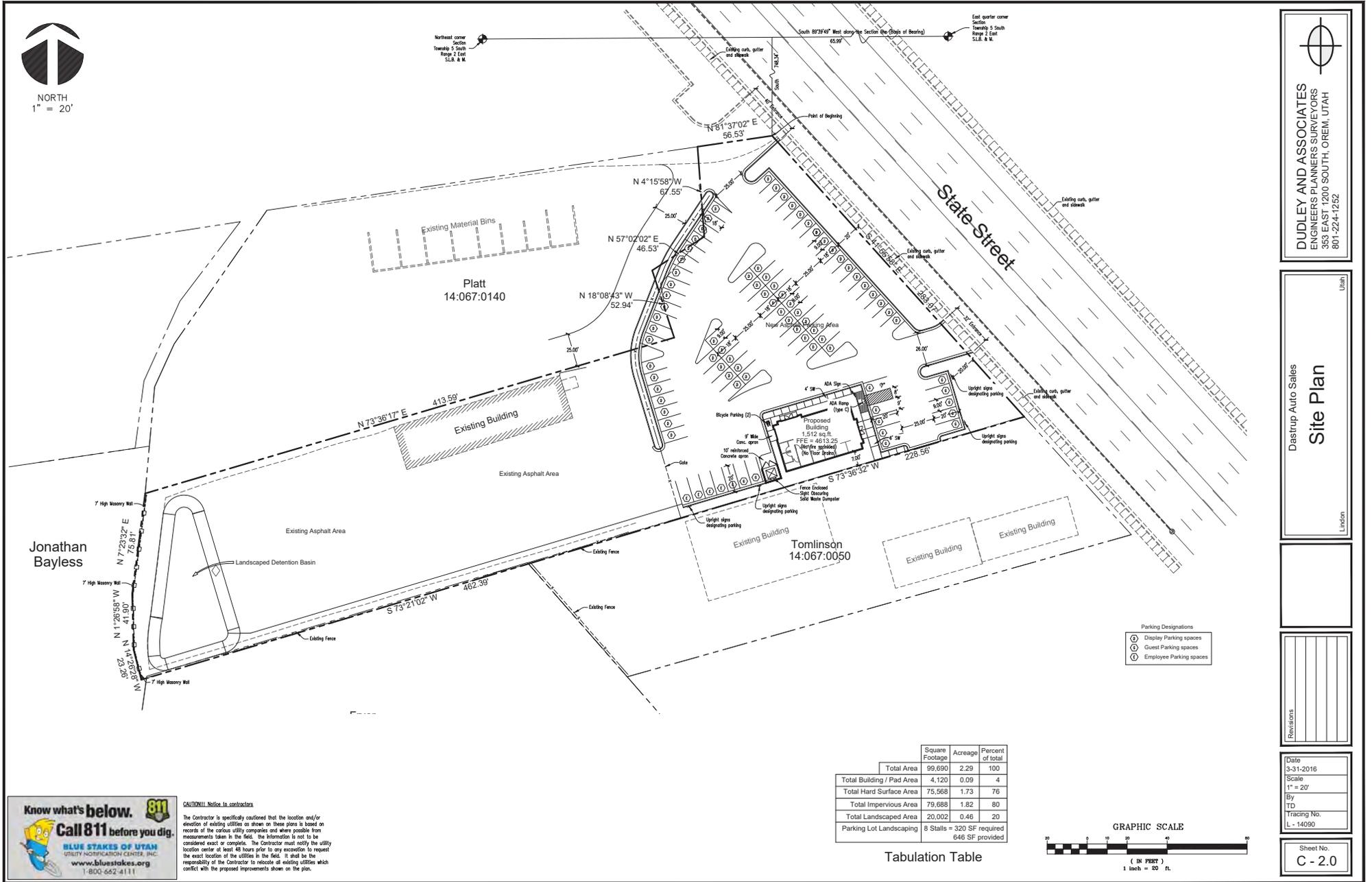
ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Site Plan
3. Architectural Rendering & Elevations
4. Landscaping Plan
5. Color Palette





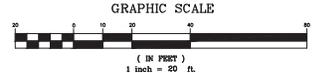
NORTH
1" = 20'



- Parking Designations
- ⊙ Display Parking spaces
 - ⊙ Guest Parking spaces
 - ⊙ Employee Parking spaces

	Square Footage	Acreage	Percent of Total
Total Area	99,690	2.29	100
Total Building / Pad Area	4,120	0.09	4
Total Hard Surface Area	75,568	1.73	76
Total Impervious Area	79,688	1.82	80
Total Landscaped Area	20,002	0.46	20
Parking Lot Landscaping	8 Stalls = 320 SF required 646 SF provided		

Tabulation Table



Know what's below. Call 811 before you dig.

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-642-4111

CAUTION!! Notice to contractors

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

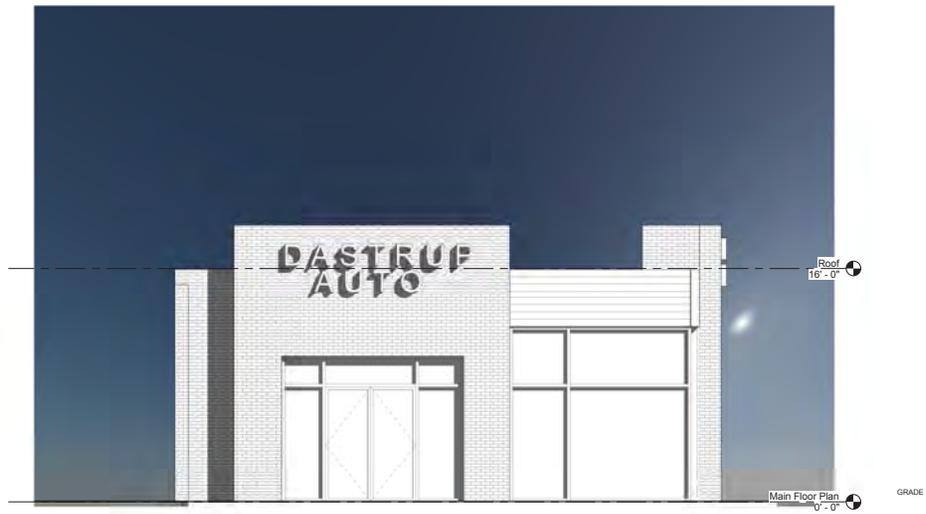

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Dasstrup Auto Sales
Site Plan
Lindon

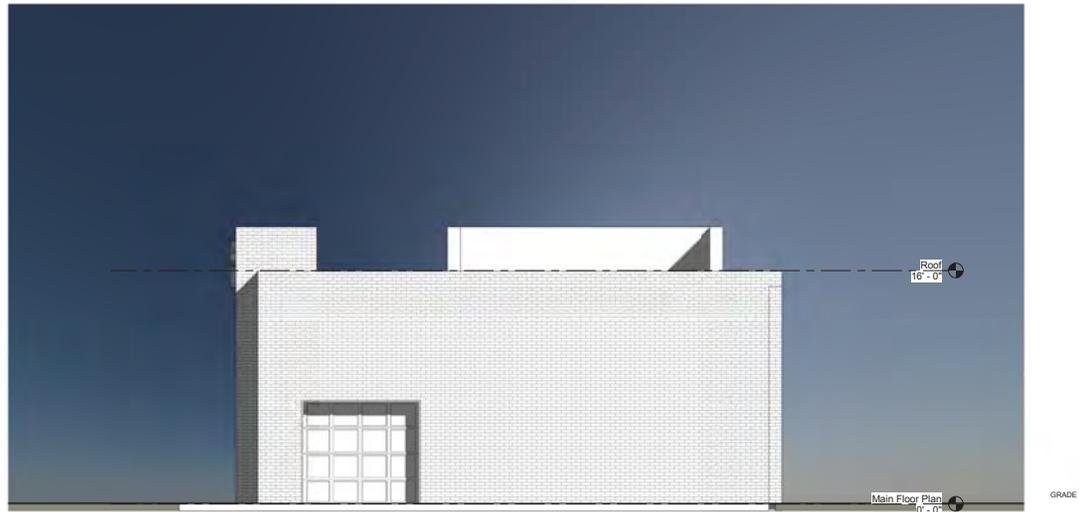
Revisions

Date: 3-31-2016
Scale: 1" = 20'
By: [Signature]
TD
Tracing No. L-14090

Sheet No. **C-2.0**



① Left Side Elevation
1/4" = 1'-0"



② Right Side Elevation
1/4" = 1'-0"

DAIN & ASSOCIATES
 DESIGN & ARCHITECTURE
 PHONE: 801-228-8806

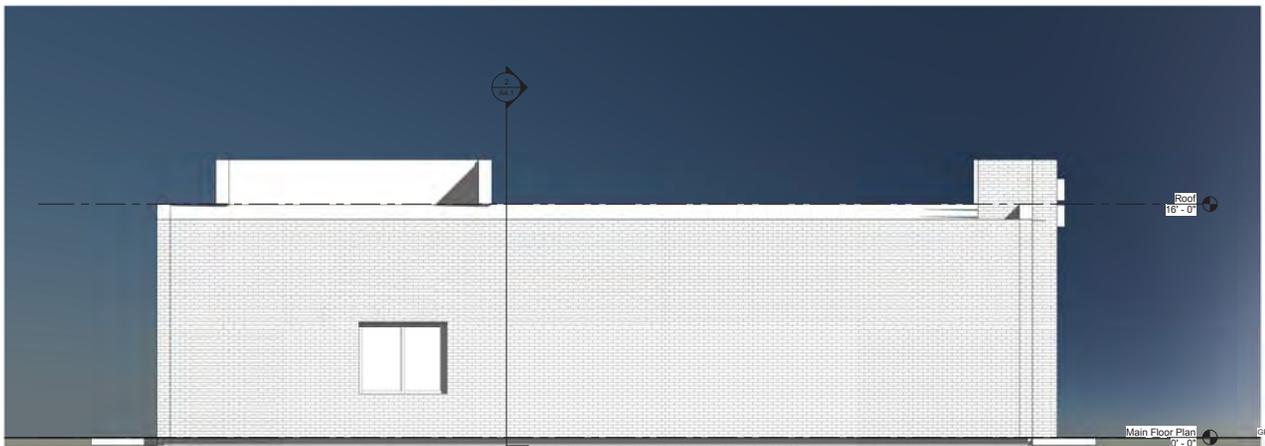
DATE: _____ Issue Date

REVISIONS: _____

A3.2



① Front Elevation
1/4" = 1'-0"



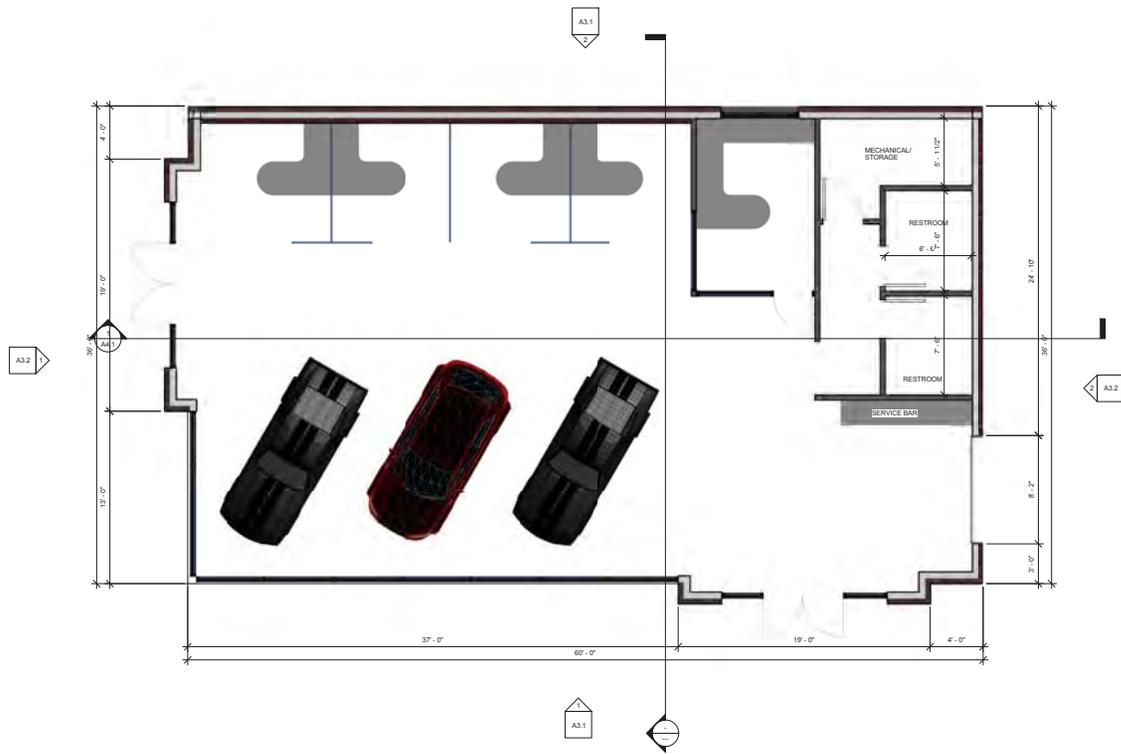
② Back Elevation
1/4" = 1'-0"

DAIN & ASSOCIATES
 DESIGN & ARCHITECTURE
 PHONE: 801-228-8806

DATE: _____ Issue Date

REVISIONS: _____

A3.1



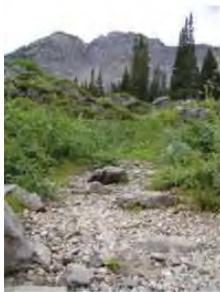
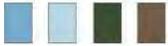
① Main Floor Plan
1/4" = 1'-0"

DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-228-8805

DATE:	Issue Date
REVISIONS:	

A2.0

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

Item 5: Major Subdivision — Lindon Self Storage Condo Plat approx. 860 West 200 South

<p>Applicant: Susan Palmer Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owners: Lindon Self Storage LLC Address: 860 West 200 South Parcel IDs: 14:065:0190, 14:065:0188, Subdivision Acreage: 2.3 acres</p> <p>Type of Decision: Administrative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a 46 unit condominium plat in the Light Industrial zone. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant's request for approval of a 46 unit condominium plat to be known as Lindon Self Storage with the following conditions (if any):</p> <ol style="list-style-type: none">1.
---	---

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the LI zone is 1 acre. Condominium units do not need to meet this requirement, but the site does. This site is over 2 acres.

Street Frontage

- This subdivision does not front on a public street but does have an existing access easement through the neighboring property to 200 South.

Other Requirements

- There are no public improvements required for this subdivision due to its location.
- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See above

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.



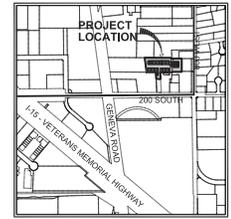
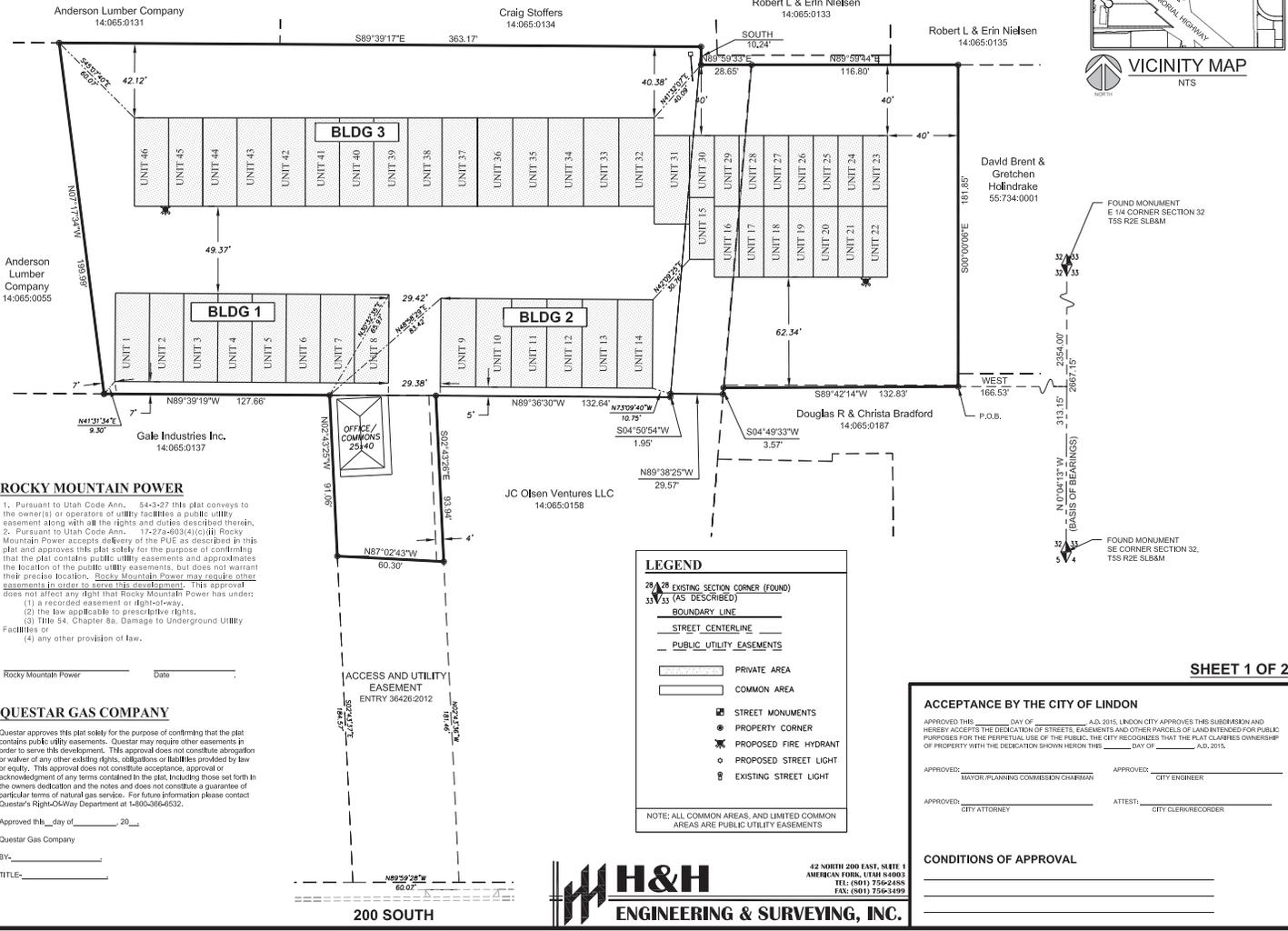


LINDON SELF STORAGE

SW1/4, SEC. 32, T5S, R2E, SLB&M
LINDON CITY, UTAH COUNTY, UTAH



860 WEST 200 SOUTH



VICINITY MAP
NTS

SURVEYOR'S CERTIFICATE
I, VICTOR E. HANSEN, A LICENSED LAND SURVEYOR HOLDING CERTIFICATE NUMBER 17695 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW-DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE LINDON SELF STORAGE, A UTAH CONDOMINIUM PROJECT, THAT THE SUBDIVISION PLAT FOR SAID CONDOMINIUM PROJECT, CONSISTING OF (2) PAGES, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 574-3(1) OF THE UTAH CONDOMINIUM ACT, AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

VICTOR E. HANSEN, PLS. - 176955

DATE

BOUNDARY DESCRIPTION - LINDON SELF STORAGE

A parcel of land located in Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, located in Lindon City, Utah County, Utah, being more particularly described as follows: Beginning at a point 100°04'13"W 315.15 feet and West 166.53 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°42'14" West 132.83 feet; thence South 04°49'33" West 3.57 feet; thence North 89°38'25" West 29.57 feet; thence South 04°50'54" West 1.95 feet; thence North 89°36'30" West 132.54 feet; thence South 02°42'22" East 93.94 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'25" West 91.06 feet; thence North 89°39'19" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 363.17 feet; thence South 10°24'46" West 89°59'33" East 28.65 feet; thence North 89°59'44" East 116.80 feet; thence South 00°00'00" East 181.85 feet to the point of beginning.

Containing 2.331 acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER ("OWNER") WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS RECORD OF SURVEY MAP ("MAP") AND DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR LINDON SELF STORAGE, A UTAH CONDOMINIUM PROJECT ("PROJECT"); OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND DECLARATION AND HEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR THE USE BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP TO BE PRIVATE AND INTENDED FOR USE ONLY BY THE OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

UTILITY DEDICATION

THE UNDERSIGNED OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AS "COMMON AREAS" INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREIN.

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNER, IN RECORDING THIS RECORD OF SURVEY MAP, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS AND OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AND ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: _____
BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY _____ WHO REPRESENTED THAT HE IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OCCUPANCY RESTRICTION NOTICE

THE CITY OF LINDON HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDING TO IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

LINDON SELF STORAGE

SW1/4, SEC. 32, T5S, R2E, SLB&M
LINDON CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY CLERK/RECORDER SEAL
-----------------	--------------------	--------------------	--------------------------

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann., 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann., 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve the development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way,
(2) the law applicable to prescriptive rights,
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

QUESTAR GAS COMPANY
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve the development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For future information please contact Questar's Right-of-Way Department at 1-800-368-6532.
Approved this _____ day of _____, 20____
Questar Gas Company
BY: _____
TITLE: _____

LEGEND

- 28' 22" EXISTING SECTION CORNER (FOUND)
- 33' 33" (AS DESCRIBED)
- BOUNDARY LINE
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENTS
- PRIVATE AREA
- COMMON AREA
- STREET MONUMENTS
- PROPERTY CORNER
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

NOTE: ALL COMMON AREAS, AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS

ACCEPTANCE BY THE CITY OF LINDON

APPROVED THIS _____ DAY OF _____, A.D. 2015, LINDON CITY APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THE PLAT CLARIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS _____ DAY OF _____, A.D. 2015.
APPROVED: _____ MAYOR PLANNING COMMISSION CHAIRMAN
APPROVED: _____ CITY ENGINEER
APPROVED: _____ CITY ATTORNEY
ATTEST: _____ CITY CLERK/RECORDER

CONDITIONS OF APPROVAL

H&H
ENGINEERING & SURVEYING, INC.
42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-6488
FAX: (801) 756-3499

SHEET 1 OF 2

Item 6: Site Plan — Lindon Self Storage, 860 West 200 South

<p>Applicant: Susan Palmer Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: Lindon Self Storage, LLC Address: 1545 West 200 South Parcel ID: 14:065:0190, 14:065:0188 Lot Size: 2.3 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether the request for site plan approval of a 46 unit self storage complex complies with applicable land use requirements. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none">
--	---

DISCUSSION & ANALYSIS

Parking Standards

In the LI zone stalls are required for every 200 feet of office space. This project will have an office space of 1,000 square feet. No requirement is needed for the storage units.

Summary of Parking Requirements

- Vehicle Spaces Required: 5
- Vehicle Space Provided: 6
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 2

Landscaping Standards

Landscaped Strip Along Frontage

There is no street frontage for this project and therefore no 20 foot landscape strip requirement. Access is through the neighboring lot to the south (Fezzari Bicycles) that does front on 200 South. An access easement is already in place.

There is also no minimum landscaping requirement in the LI zone and there are not enough parking stall to initiate parking lot landscaping.

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 concrete masonry unit building, with desert colors. All buildings in the LI zone are subject to the following standards:

- Twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning commission.

Elevations of the proposed buildings 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 four.

Dimensional Standards

The site is located adjacent to a residential zone and all structures must be 40 feet away from said zone. The proposed structure satisfies setback (20 feet front and 40 feet from residential zones) and height requirements (48 feet) in the LI zone.

Engineering Requirements

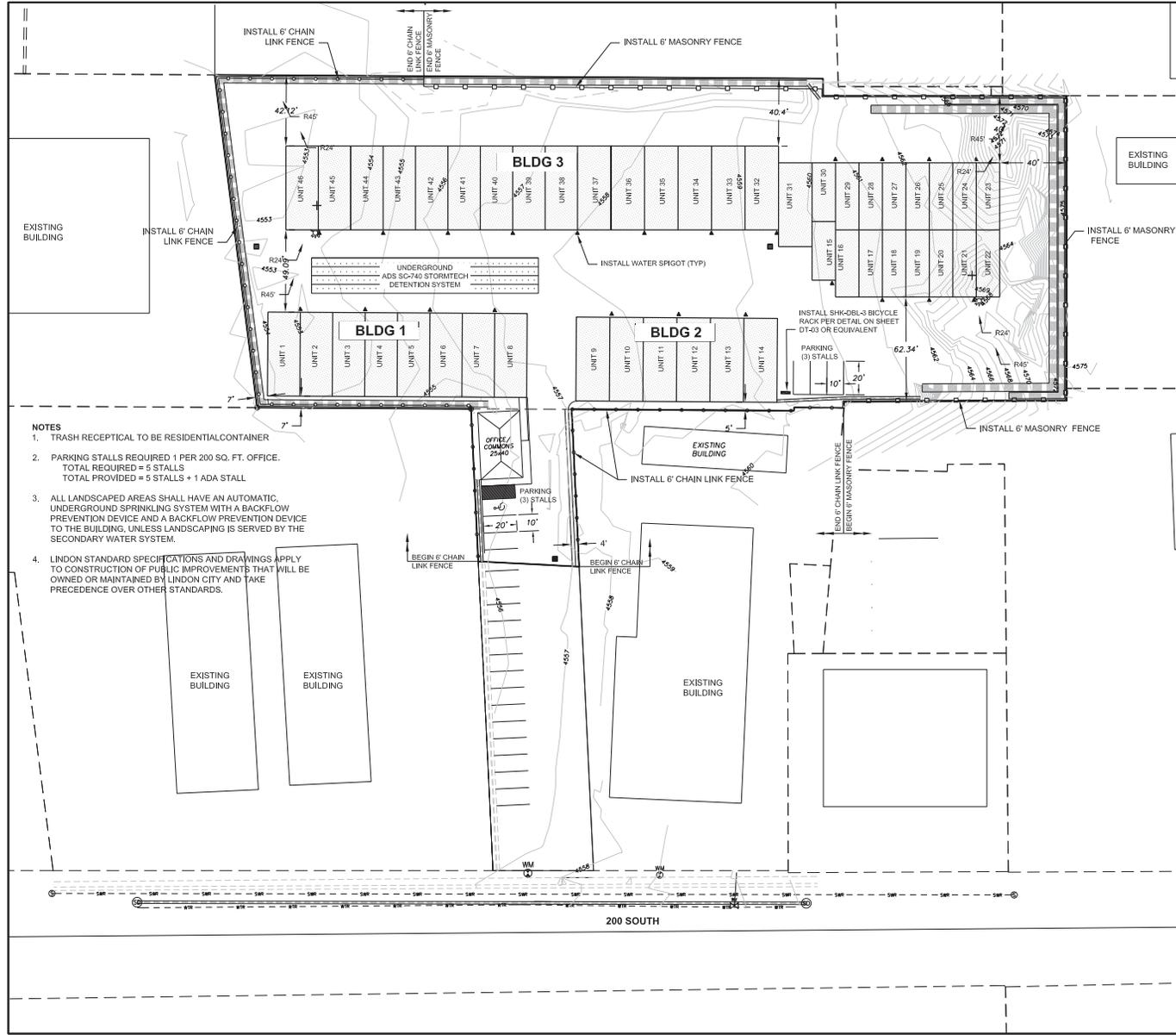
The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

ATTACHMENTS

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



SITE DEVELOPMENT CONSTRUCTION PLANS LINDON SELF STORAGE SITE PLAN & DIMENSION PLAN



- NOTES**
- TRASH RECEPTACLE TO BE RESIDENTIAL CONTAINER
 - PARKING STALLS REQUIRED 1 PER 200 SQ. FT. OFFICE.
TOTAL REQUIRED = 5 STALLS
TOTAL PROVIDED = 5 STALLS + 1 ADA STALL
 - ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 - 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.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED 6" PIPE PVC SDR-35 SEWER
	PROPOSED 15" RCP CLASS 2 STORM DRAIN
	PROPOSED 6" DUCTILE IRON CLASS 350 WATER
	PROPOSED 2" WATER
	PROPOSED RETAINING WALL (HEIGHT VARIES)
	PROPOSED 6" CHAIN LINK FENCE
	PROPOSED 7" MASONRY FENCE
	PROPOSED SPOGOT
	PROPOSED STORM DRAIN BOX W/ GRATE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING FENCE
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	PRIVATE AREA
	COMMON AREA

AREA DATA TABLE

TOTAL SITE SQUARE FOOTAGE	101519.06 S.F.
TOTAL LANDSCAPING ACREAGE	0.000 S.F.
TOTAL IMPERVIOUS AREA ACREAGE	101519.06 S.F.

PARKING DATA TABLE

BUILDING SQUARE FOOTAGE / USE TYPE	1000 S.F. / BUSINESS (OFFICE)
REQUIRED PARKING STALLS / USE TYPE	1/200 S.F.
TOTAL NUMBER OF REQUIRED PARKING STALLS	5
TOTAL NUMBER OF STALLS PROVIDED	6
TOTAL NUMBER OF ADA STALLS PROVIDED	1

VERIFY SCALE
 ORIGINAL DRAWING
 IF ONE DRAWING
 THIS SHEET ADJUST
 BY SCALES ACCORDINGLY

DESIGN	T. HENSON
DRAWN	T. HENSON
CHECK	V. HANSEN
APP'D.	V. HANSEN

42 NORTH 2000 EAST, SUITE 1
 HERRINGVILLE, UTAH
 TEL: (801) 764-8888

H&H
 ENGINEERING & SURVEYING, INC.

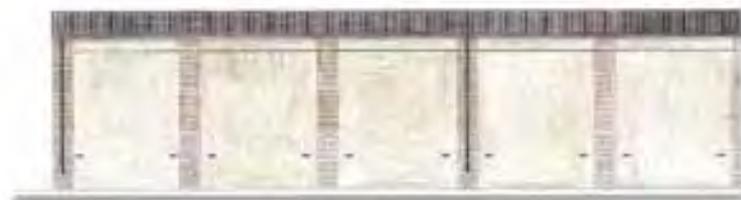
LINDON SELF STORAGE
 LINDON, UTAH
 SITE PLAN & DIMENSION PLAN

PROJ.	13-399-02
DATE	12-11-15
SHEET	C-02

SITE DEVELOPMENT CONSTRUCTION PLANS
**LINDON SELF STORAGE
 UNIT RENDERINGS**



EAST GABLE ELEVATION



TYPICAL LOW EAVE ELEVATION



TYPICAL HIGH EAVE ELEVATION



TYPICAL GABLE ELEVATION

Masonry
 Lehi Block #26U
 Bark-U
 Split-Face/Smooth



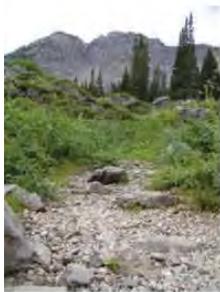
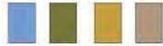
TYPICAL LOW EAVE ELEVATION

Garage Door
 (Desert Sand)

Metal Roof
 (Burnished Slate)

VERIFY SCALE OF THIS SHEET AGAINST THE ORIGINAL DRAWING. IF ONE OR MORE OF THESE CONDITIONS ARE NOT MET, THIS SHEET, ADJUST BY SCALES ACCORDINGLY.		
DESIGN	THOMPSON	
DRAWN	THOMPSON	
CHECK	VANHANSEN	
APPROV.	VANHANSEN	
NO.	DATE	REVISION
H&H ENGINEERING & SURVEYING, INC.		
LINDON SELF STORAGE LINDON, UTAH UNIT RENDERINGS		
PROJ.	13-399-02	
DATE	12-11-15	
SHEET	R-01	

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



Item 7: Conditional Use Permit — 343 North 750 West Bonati Child Day Care

Eliana M. Bonati requests approval of a conditional use permit (CUP) for child day care and preschool services in the Single Family Residential (R1-20) zone. The proposal will serve a maximum of 16 children.

Applicant: Eliana M. Bonati
Presenting Staff: Brandon Snyder

Zone: Single Family Residential (R1-20)

Parcel Address: 343 North 750 West
Parcel ID: 49:322:0081
Owner: Pilch, Josh (The applicant indicated that she purchased the property last month.)
Lot area: 0.50 acres (21,763.56 sq. ft.)
Lot: Lot 81, Plat C, Pheasant Brook Subdivision

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether to approve the applicants' request for a conditional use permit to provide child day care and preschool services in her home.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to provide child day care and preschool services in the applicant's residence located at 343 North 750 West in the Single Family Residential (R1-20) zone with the following conditions, if any:

- 1.
- 2.



FINDINGS OF FACT

1. The residence is located at 343 North 750 West, in the Single Family Residential (R1-20) zone. The applicant has indicated that she will live in the residence. The proposed name is Prince and Princess in Training.
2. The home was constructed in 1998. An addition to the side of the home was added in 2009. The rear patio was added in 2012. (BP's a2896-1998, b569-2009, and b1114-2012). The applicant is proposing no modifications to the home or property at this time. The activities will mainly take place in the recreation room and the family room found on the main level.
3. The Lindon City Standard Land Use Table by Zone indicates that Child Day Care - 5 to 16 children (4 or less not regulated) requires a conditional use permit in the R1-20 zone.
4. Third Party Public Notices required per Lindon City Code section 17.14.50 were mailed on April 29, 2016. No public comments have been received by Staff at this time.
5. The applicant will need approval from the Utah Department of Health for a Family Child Care License. The license permits the licensee a total capacity of 16. The license generally indicates that this number includes the provider's own children under the age of four. The applicant has indicated that she has no children, within that age group. The applicant is required to maintain the State license.
6. The applicant's business outline is included in this staff report. The application indicates business hours from 7:30 am – 5:30 pm. The request is for 16 kids. The applicant indicates there will be one assistant.
7. The applicant's proposed site recently already passed the Lindon City Final Fire Inspection.
8. A Lindon City business license (home occupation) is required after Planning Commission approval of the proposed CUP is given, but prior to providing child day care services.
9. The applicant will be required to maintain a Lindon City business license. The intent is that the proposed child day care/preschool (home occupation) is to be secondary to the residential use of the property.
10. The property meets the on-site parking requirements for the proposal in addition to the residential parking requirements. (2 spaces per dwelling (garage), 1 per outside employee and one per ten children). The property has 150' of frontage along 750 West, and 100' of frontage along 320 North.

ANALYSIS

- Utah State Code § 10-9a-103 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 Utah 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 State Code § 10-9a-507.

- Lindon City Code Section 17.20.060 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."



Prince and Princess in Training family child care proposal for child care

We are operating in Orem 848 W 1440 N and we have a license for 16 children, 4 children under 2 years old and 12 - 2 - 5 years old. Our neighbors enjoy that we are there and provide help for working parents who need a safe and fun place to have their children during the time they are working.

We are excited to have a permanent location for our family where we can plant our roots and be helpful to our community at 343 N 750 West Lindon UT - 84052

We provide drop-off facilities,- we have a driveway area, which are necessary to avoid interference with traffic and promote the safety of the children

We comply with any standards adopted by the Utah State Fire and Utah Health and Safety Code relating to large family day care homes; and

3. Comply with all provisions of the Lindon Municipal Code relating to large family day care homes and dwelling units; and

4. The use shall not create an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties; and Play equipment, swings, sandboxes, or structures shall be located in the rear yard only and No loud speaker or public address system shall be installed or operated on any open portion of the premises,

and any phonograph, radio or other recorded music used in connection with any activity shall be sufficiently modulated to ensure that the use does not disturb the adjoining and neighboring residents.

I certify under penalty of perjury that the foregoing statements and answers are true and correct to the best of my knowledge and that the dwelling unit will only be used for the purpose requested and/or other uses permitted under the zoning, and that the large family day care home herein described will not be operated unless and until the same has been licensed and will continue to be legally licensed for such use by the State of Utah.

Eliana Mori Bonati

Prince and Princess in Training director

343 North 750 West Lindon UT phone 801-372-0569

Item 8: Conditional Use Permit — All Wood Cabinet Doors 515 N. Geneva Rd.

Rodolfo Rodriguez requests conditional use permit (CUP) approval for a cabinet shop to be located at 515 N. Geneva Rd. in the Mixed Commercial (MC) zone.

<p>Applicant: Rodolfo Rodriguez Presenting Staff: Brandon Snyder</p> <p>General Plan: Mixed Commercial Zone: Mixed Commercial (MC)</p> <p>Property Owner: MS Business Properties Group 1 LLC Address: 515 N. Geneva Rd. Parcel ID: 14-064-0068 Lot Size: 1.05 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve the applicant's request for a conditional use permit (cabinet shop) at 515 N. Geneva Rd. Whether to impose reasonable conditions to mitigate potential detrimental impacts. <p><u>MOTION</u> I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit for a cabinet shop, indoor storage and production only, to be located at 515 N. Geneva Rd. in the MC zone, with the following conditions (if any):</p> <ol style="list-style-type: none">
--	---

OVERVIEW

The applicant has requested approval to operate a wood shop/carpentry shop (focus on cabinet doors). The applicant will occupy approximately 2,500 square feet of the existing building. Business license records indicate that the unit was last occupied by Cobalt Fabricators, which closed in May 2014. The applicant is not proposing any changes to the site.

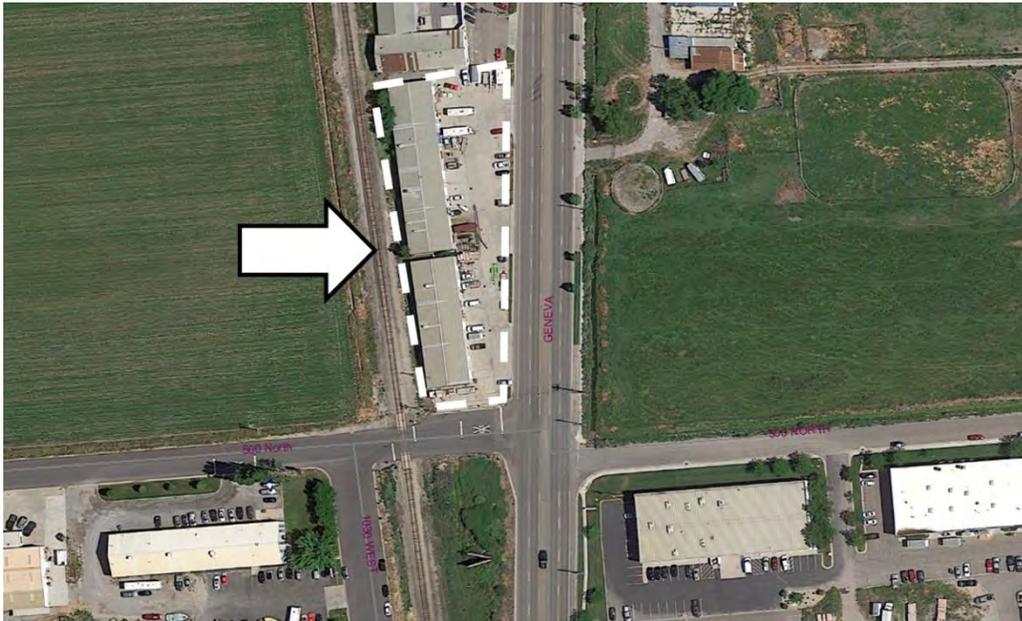
The purpose of the MC zone is to provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained and protected. The regulations of this district are designed to protect environmental quality, compatibility, competitiveness, and aesthetics of the district and adjacent areas.

The Fire Inspector has indicated that cabinet shops 2,500 square feet or larger require a sprinkler system. Code also requires a dust collection system in the shop. If the business plans on spraying cabinets, drawers, doors or boxes, it will require a spray booth or spray room with a fire suppression system protecting that area. In the shop if they are using rags to apply varnishes or lacquer they will need a metal can with a tight fitting lid to put the used rags in. An inspection of the location will be required prior to the issuance of the business license.

The applicant has been encouraged to contact and consult with the Building Official and the Fire Inspector to determine whether the structure in which the business is planned will comply with all applicable code requirements and at what expense.

FINDINGS OF FACT

1. The building is located at 515 N. Geneva Rd., in the Mixed Commercial (MC) zone. Utah County records indicate the adjusted year built as 1998. Aerial images indicate that the structures were located on the property prior to 1993.
2. **The Lindon City Land Use Table indicates that “Cabinets and Similar furniture & Fixtures - indoor storage and production only” is a conditional use in the MC zone.**
3. Third Party Public Notices required per Lindon City Code section 17.14.50 were mailed on April 29, 2016. No public comments have been received by Staff at this time.
4. The **applicant’s business outline** is included in this staff report. The applicant has indicated that no outdoor storage, display, or production is proposed.
5. A Lindon City business license is required after Planning Commission approval of the proposed CUP is given, but prior to business activities. The applicant will be required to maintain a Lindon City business license.
6. The property meets the on-site parking requirements for the proposed use (1 stall/750 sq. ft.).



ANALYSIS

Applicable laws and standards of review

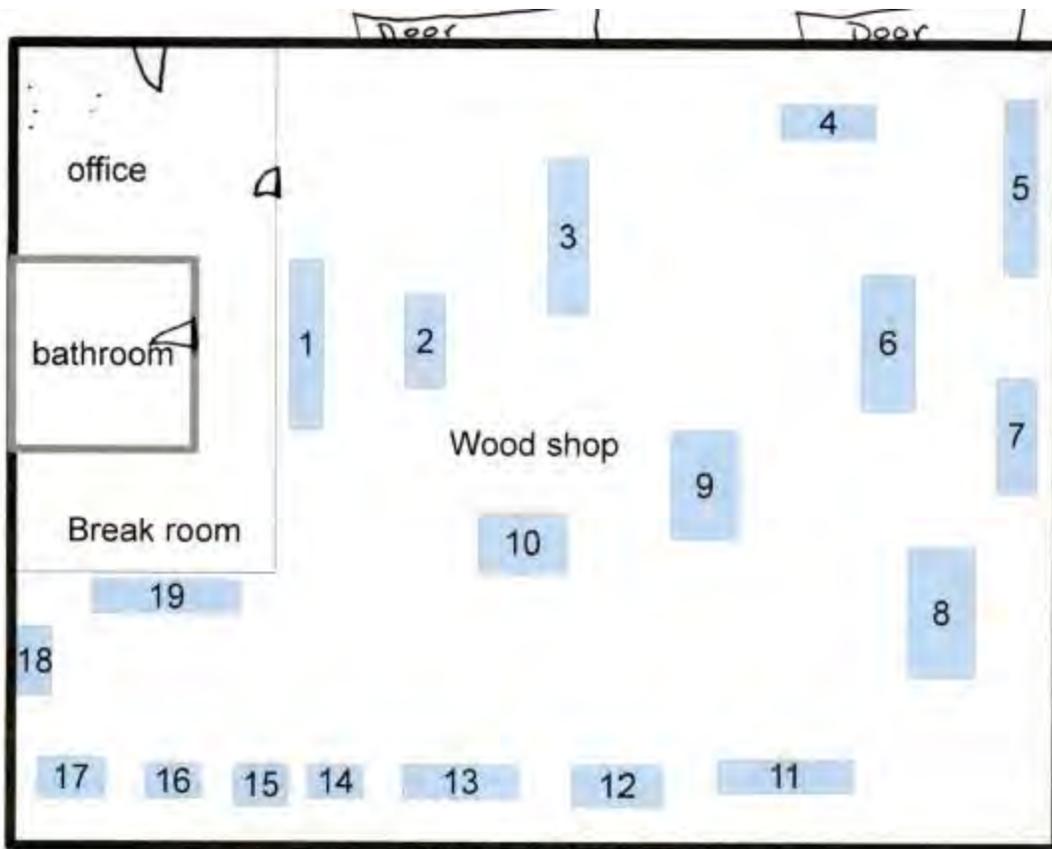
- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate 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.
- Lindon City Code Section 17.20.060 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."

ATTACHMENTS

1. APPLICANT'S PROPOSED USE DESCRIPTION AND EXHIBITS





Floor plan & machines

- | | |
|----------------------|-----------------------|
| 1 shop saw | 15 shaper |
| 2 plainer | 16 shaper |
| 3 Joiner | 17 dust collector |
| 4 hinges drill | 18 door clamp station |
| 5 line board machine | 19 panel clamp |
| 6 sanding station | |
| 7 dust collector | |
| 8 time saver | |
| 9 table saw | |
| 10 dust collector | |
| 11 edge bender | |
| 12 shaper | |
| 13 compressor | |
| 14 shaper | |

- in some ocations, Paint will be use to Paint cabinets and or doors.

Written Description of the proposed use.

To whom it may concern:

All wood cabinet doors is a family own business, that has been providing high quality custom cabinet doors for over ten years in the area of Orem Utah. Our normal business hours are from Monday to Friday from 7 am to 5 pm, sometimes weekends depending on clients and job that need to be finished.

This business has a total of three employees. The owner, and to other people. There is no increases in traffic, light, noise, odor, or pollution generated by this business. We work with wood so there is some wood dust being released on the daily bases, to manage this issue we use dust collectors in our shop. We have three dust collectors around the shop and make sure we clean our shop regularly. There are currently two other wood shops in the same business complex as we are and this shop is no different from the type of amount of dust the other shops generate. This shop should not disturb in any way the neighboring businesses or surroundings.

All Wood cabinet doors does not have any "process water" discharged to the city sewer system. The only water that is required for our business is for the employees to use the bathroom facilities.

If you have any more questions feel free to contact Jessica (385) 235 9838 or Rodolfo(owner) at (801) 400 8717.

Item 9: Conditional Use Permit — CUWCD Pump House 486 S. Geneva Rd.

K.C. Shaw requests conditional use permit approval for a pump house (site plan) to be located at 486 S. Geneva Rd. in the Light Industrial (LI) zone.

<p>Applicant: K.C. Shaw, Central Utah Water Conservancy District Presenting Staff: Brandon Snyder</p> <p>General Plan: Light Industrial Zone: Light Industrial (LI)</p> <p>Property Owner: Central Utah Water Conservancy District Parcel ID: 38-468-0002 (Lot 2 (utility lot), Eastlake at Geneva North Commercial Subdivision, Plat A) Lot Size: 30.000 sq. ft. (0.69 acre)</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve the applicant's request for a conditional use permit. Whether to impose reasonable conditions to mitigate potential detrimental impacts. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for a conditional use permit for a pump house (site plan) to be located at 486 S. Geneva Rd. in the Light Industrial (LI) zone with the following conditions (if any):</p> <ol style="list-style-type: none">
---	---

BACKGROUND

- The applicant proposes to construct a CWP High Head Well Pump House (#13) to utilize approximately 65,000 acre-feet of surface and ground water rights. The well was previously constructed at this site. The proposed use is for culinary water production.
- Water shares were previously tendered with the recorded subdivision plat.
- The applicant indicates that there will be no full time employees at this site. The well house will be visited periodically, perhaps once each day for operation and maintenance purposes. Traffic to the site will be light and limited primarily to service vehicles. Every few years a small crane or drilling rig may be required to perform maintenance on the well pump.
- The well house will be constructed with noise attenuation features for the noise from the pump motor. The water from the well will be treated using chemical chlorination injection at the site. **There will be no process water that will be discharged into the city's sewer system.**
- Any water use associated with **the site, such as irrigation, will be provided from the District's** water supply.
- Lindon City Code (LCC) 17-32-350, indicates that site plans for installation of public utility facilities (water wells, pump stations, and other similar uses), are subject to Planning Commission approval as a conditional use.
- The purpose of the LI zoning district is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

8. The following uses are permitted in the LI zone: Culinary Water Treatment Plants – Purification, Water Storage, and Water Pressure Control Stations.



REVIEW PROCESS

Review

The City Engineer and applicant are working through technical issues related to the proposal. City Staff will ensure all issues are resolved before final Engineering approval is granted.

Public Comment

Third party notices were mailed on April, 2016, to the adjoining property owners in accordance with LCC 17.14.50 Third Party Notice. Staff has received no public comment.



Table 1. Property Information (LCC Light Industrial 17.49)

	Minimum Requirement	Proposed Site
Lot area	1 acre	0.69 acres (30,000 sq. ft.) <i>(see exemption below)</i>
Lot frontage	100 feet	No frontage <i>(see exemption below)</i>
Building height	48 feet (max)	25 feet
Parking	1/750 sq. ft. floor area (industrial zone)= 2 stalls	5 stalls
Building setbacks		
Front, Rear, Sides	20 feet (all)	35 feet+ (all)

DISCUSSION

Public Utility Lots shall be exempt from the following: (LCC 17-32-350(2))

- a. Minimum lot size requirements. *(See table above)*
- b. Minimum lot frontage requirements provided easement documents are recorded ensuring perpetual access to the lot. *(Access is from the west via a recorded easement)*

Notwithstanding section 2 above, all other standards of the underlying zone may be imposed, subject to review and consideration by the Planning Commission of whether or not the standard or condition is necessary in order to protect the public health, safety, welfare, and aesthetics of the area, or is otherwise in the public interest.

Landscaping Standards

Landscaping The property has no public street frontage. Therefore, the site is not required to install the landscaped strip twenty (20) feet in width. The site has less than 10 parking stalls. Therefore, no interior parking landscaping is required. The on-site landscaping areas are landscaped with evergreen trees, shrubs, boulders, rock mulch and cobble stone rock. This complies with all applicable codes.

Fencing Standards

Fencing The proposal includes a chain link security fence. No other fencing is required as the site is not adjacent to a residential use or zone.

Architectural Standards

Materials The structure exterior walls will be constructed of entirely brick (or a decorative block). These materials comply with the materials standards. The materials are of earth-tone colors.

ANALYSIS

Applicable laws and standards of review

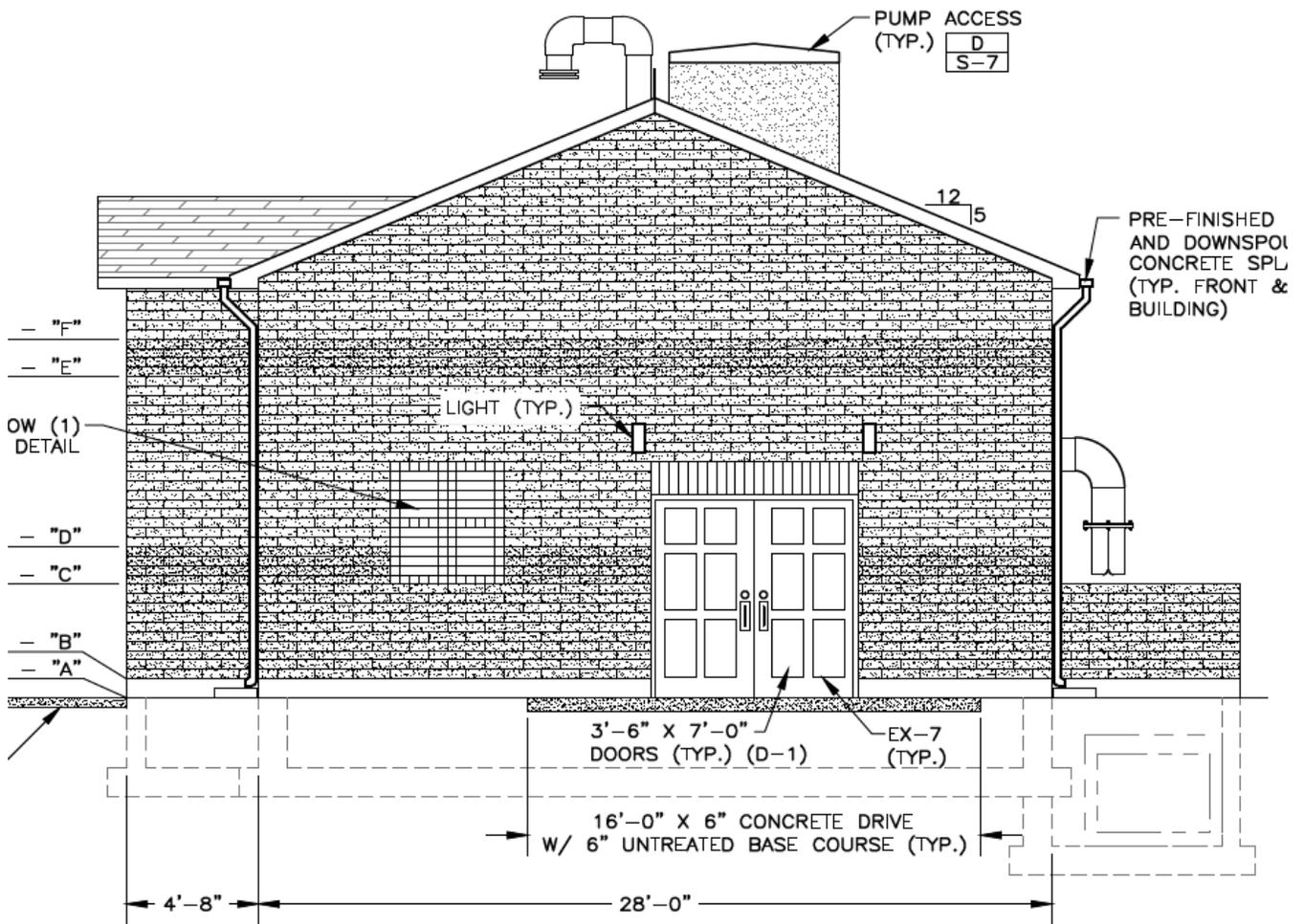
- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be

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.
- Lindon City Code Section 17.20.060 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."

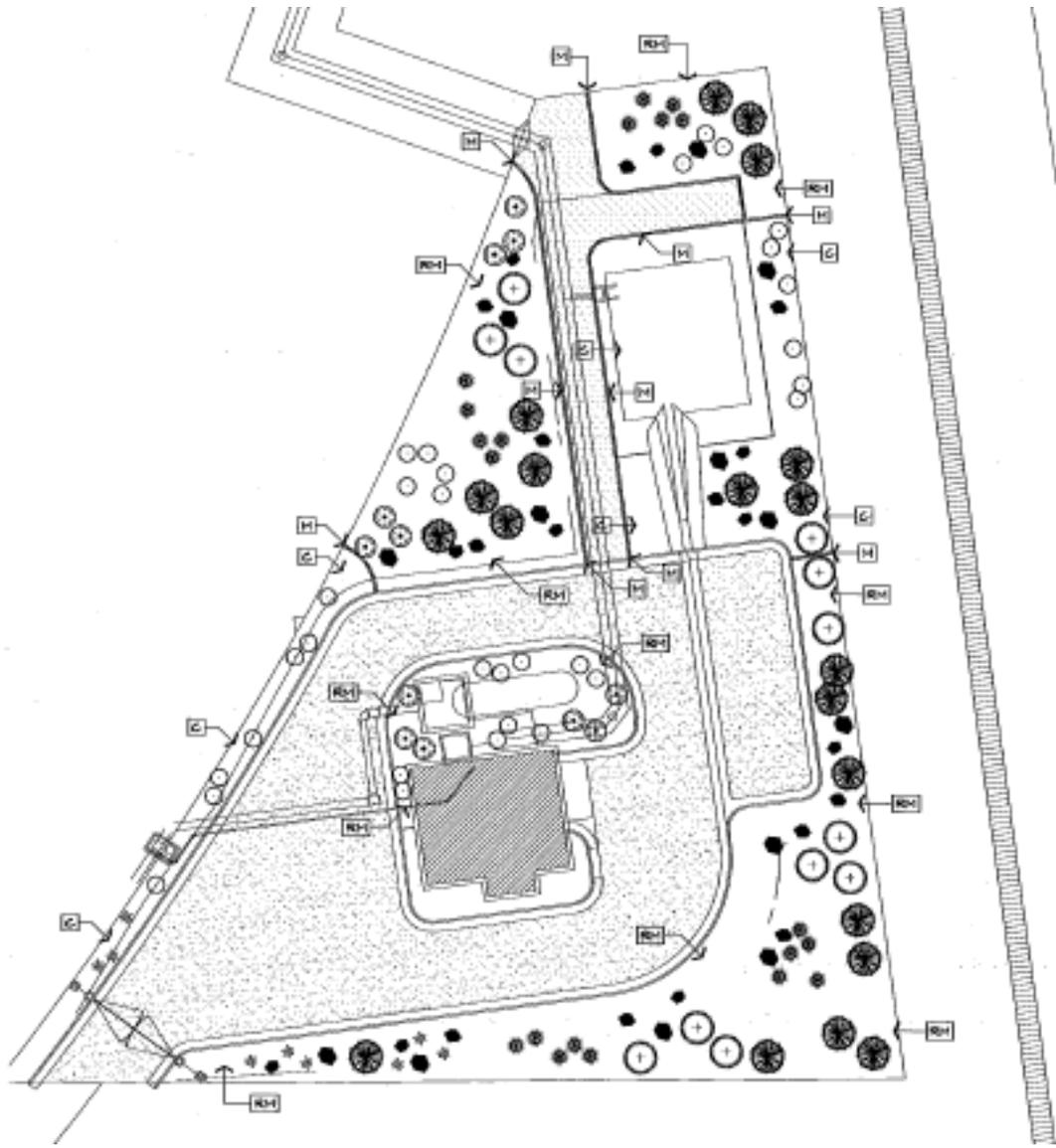
ATTACHMENTS

- Front Elevation and nearby existing facility (similar)
- Landscape Plan
- Site Plan



EAST ELEVATION





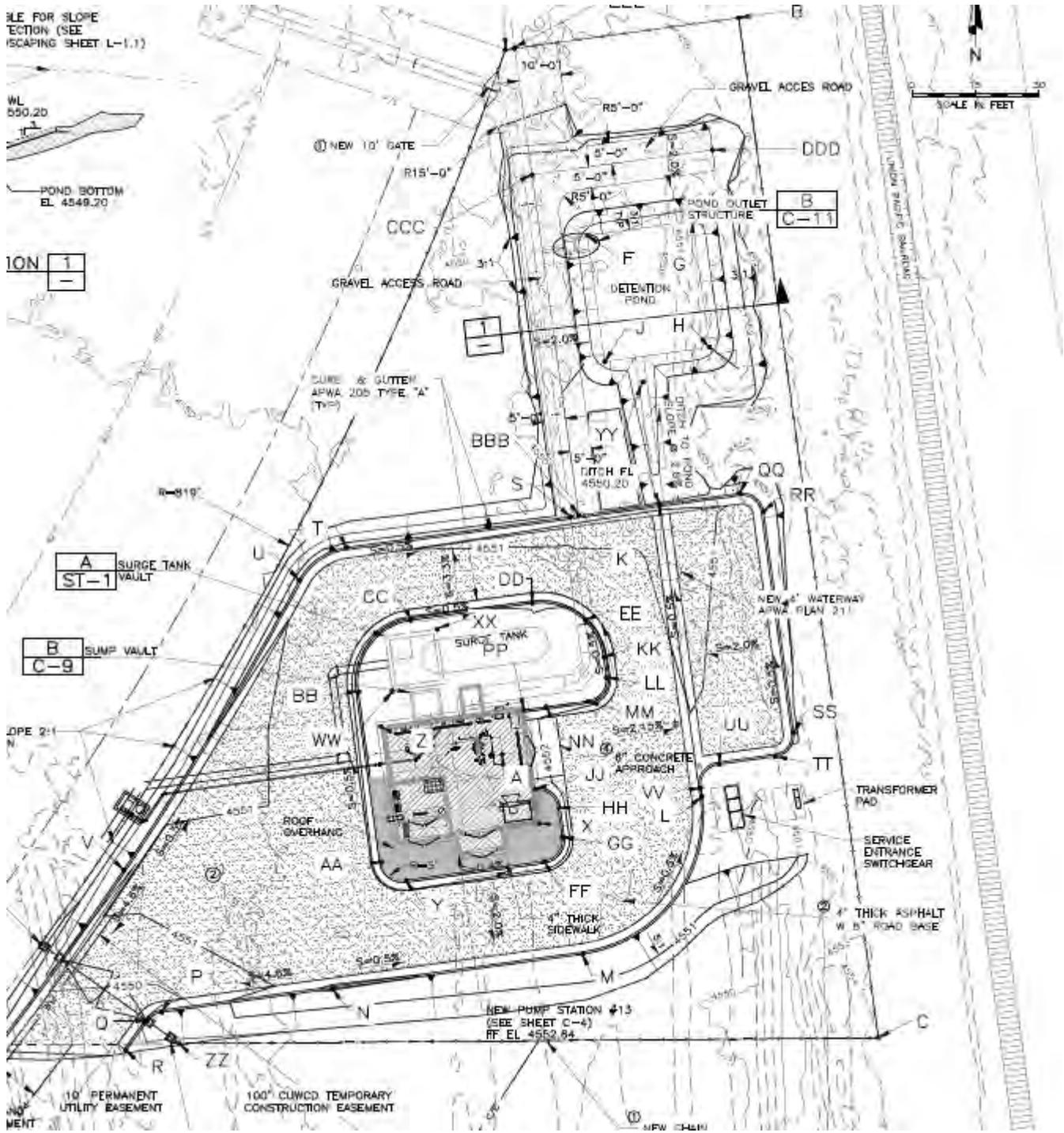
FILE FOR SLOPE SECTION (SEE ESCAPING SHEET L-1.1)

WL 550.20

POND BOTTOM EL. 4549.20

ION

1
-



Item 10: Site Plan — Lindon Reception Center 283 North 290 West

Luis Sanchez, MSE Investments Corp. requests site plan approval for the Lindon Reception Center 5,800 sq. ft., to be located at 283 North 290 West in the General Commercial (CG) zone.

Applicant: Luis Sanchez, MSE Investments
Presenting Staff: Brandon Snyder

General Plan: Commercial
Zone: General Commercial (CG)

Property Owner: MSE Investments Corp.
Address: 283 North 290 West
Parcel ID: 48-368-0015
Lot Size: 1.119 acres
Legal Description: Lot 15, Plat E, Old Station Square Subdivision

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval complies with applicable land use requirements of the General Commercial (CG) zone.

MOTION

I move to (*approve, deny, continue*) the site plan for the Lindon Reception Center at 283 North 290 West in the General Commercial (CG) zone approval with the following conditions (if any):

- 1.
- 2.

BACKGROUND

1. The applicant proposes to construct a reception center facility which is a permitted use.
2. The intent of the zone is to provide areas where commercial and service uses may be located.
3. Site plan review is required for all new development within a non-residential zone per Lindon City code Section 17.17.110.



REVIEW PROCESS

DRC Review

Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

Public Comment

Third party notices were provided on April 29, 2016, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has met with two residents near the proposal to discuss and review the plans. The residents were pleased with the architecture and feel the building and use will fit in nicely with the surrounding homes.

Table 1. Property Information (LCC Commercial 17.48)

	Minimum Requirement	Proposed Site
Lot area	20,000 sq. ft.	1.119 acres (48,761 sq. ft.)
Building height	Maximum 48'	Height: 30'10"
Onsite parking stalls and bicycle stalls	Vehicle: 74 stalls (1/3 1/2 person capacity in the building) Bicycle: 6	Vehicle: 74 stalls Bicycle: 6
Building setbacks		
Front	20 feet	100 feet+
Rear	15' SD/sewer plat easement. Trail is located offsite.	31 feet
Side (south)	12' plat access easement	35 feet
Corner Side (north)	20 feet	21 feet

DISCUSSION & ANALYSIS

Landscaping Standards

Landscaping Strip The CG Zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass along all public street frontages. The site shall be a min. of 20% in landscaping (site = 24%). The landscaping plan, as well as the interior landscaping plan, complies with these and all other landscaping requirements.

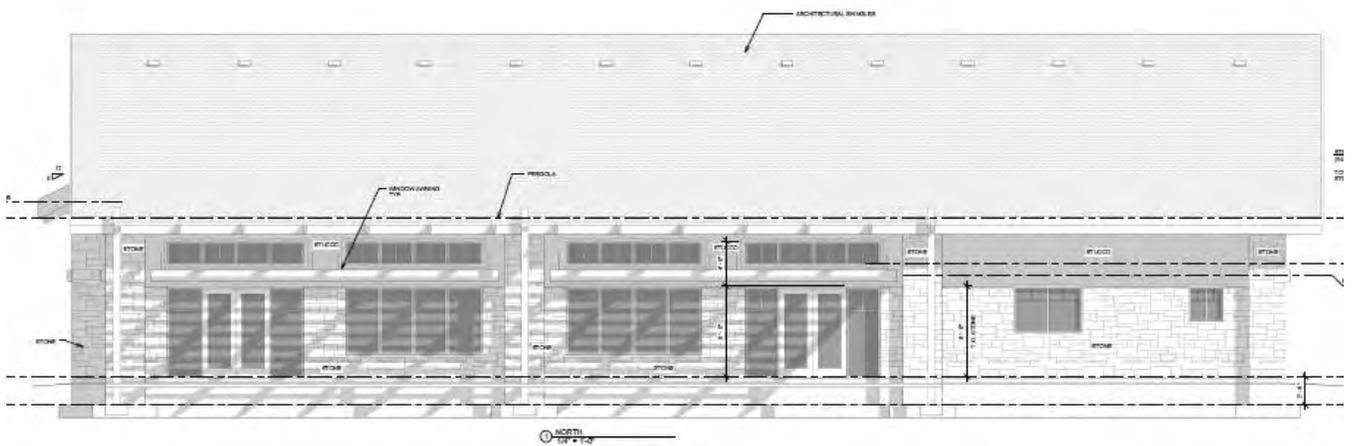
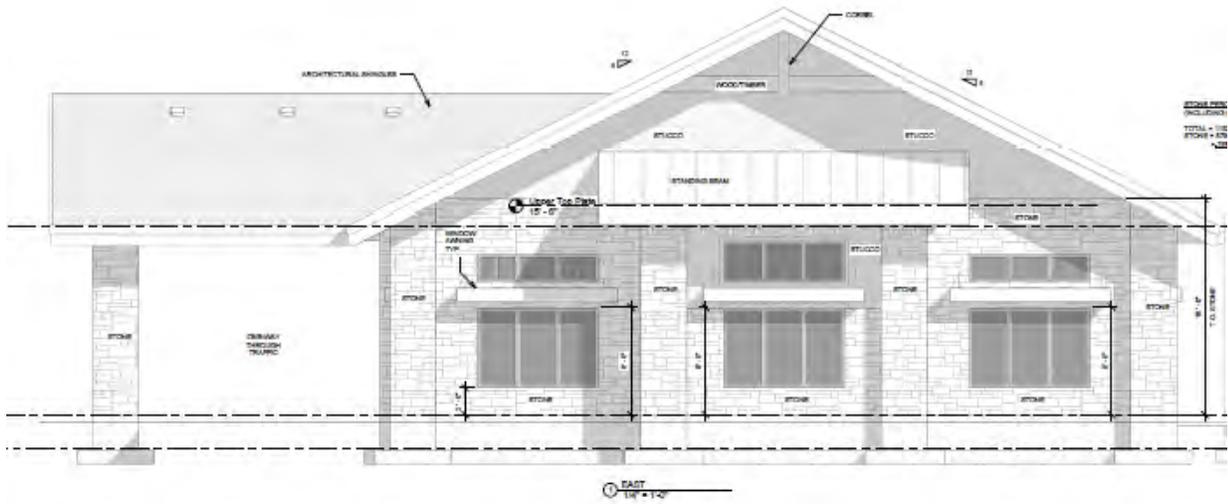
Architectural Standards

Building Materials and Color

Lindon City code requires that architectural character, street scape, site design and other amenities in the CG zone shall be consistent with the Lindon City Commercial Design Guidelines. All sides of the buildings shall receive design consideration consistent with the Commercial Design Guidelines (LCC 17.48.080). The proposed building colors are earth tones. The building exterior is to be stone with trim and accents in stucco and aluminum. The proposal complies with the Commercial Design Guidelines.

ATTACHMENTS

1. Site Plan
2. Landscape Plan
3. Elevations



Item 11: Concept Review — Walker Senior Project 70 North 400 East

Applicant: Larry Walker
Presenting Staff: Hugh Van Wagenen

Type of Decision: None
Council Action Required: No

SUMMARY OF KEY ITEMS

1. This is a concept review to receive feedback from the Planning Commission regarding the applicant's proposal.

MOTION

No motion necessary.

OVERVIEW

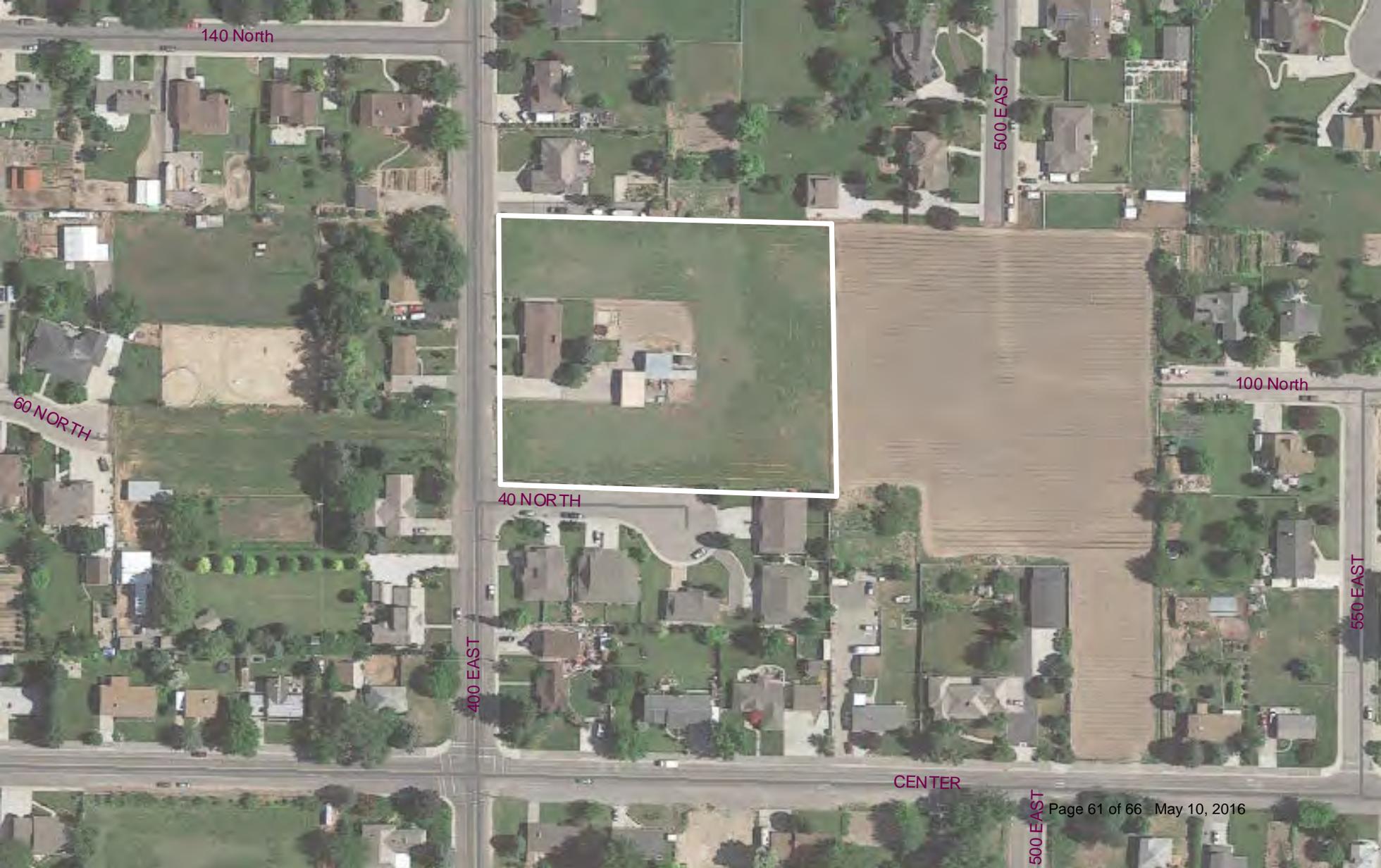
Mr. Walker requests feedback on a 55+ community that would be located at about 70 North 400 East. The current proposal would require a new ordinance. Please see the applicants letter for me information.

MOTION

No motion necessary.

ATTACHMENTS

1. Aerial
2. Sketch of possible layouts
3. Letter



140 North

500 EAST



100 North

40 NORTH

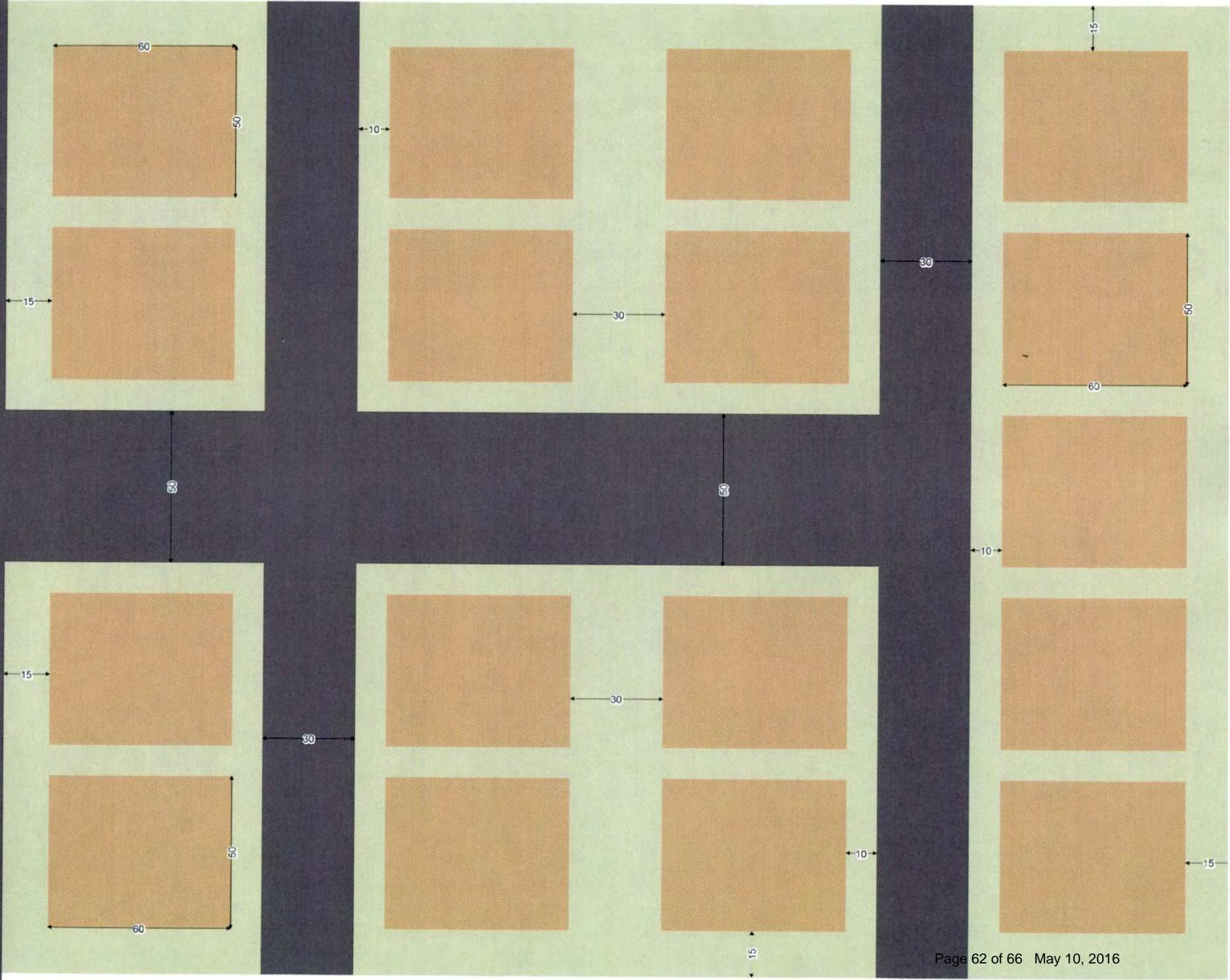
400 EAST

550 EAST

CENTER

500 EAST

400 East



Current Property Taxes

Primary Land	Secondary Land	Primary Imp	
\$684.59	\$1229.76	\$1042.62	Total = \$2956.97

5 Lot Subdivision	\$2,350,000.00	(5 Homes Built)
Property Tax	\$27,607.80	
55 Or Older Community	\$5,950,000.00	(17 Single Units Built)
Property Tax	\$69,900.60	

Increase in Property Tax for City, County, and School District a year.

	Lindon City	County	Alpine School District
55 + Comm.	\$12155.85	\$5985.70	\$51,759.05
5 Lot Sub.	\$4801.05	\$2364.10	\$20,442.65
Increase	\$7354.80	\$3621.60	\$31,316.40

Property Tax increase a year from single home to 55 Community.

\$69,900.60

\$2,956.97

66,943.63

264 E. Center Street

Lindon, Utah, 84042

February 2, 2016

Lindon City Council

100 N. State Street

Lindon, Utah , 84042

Dear City Council Members:

I am writing to ask you to support my proposed 55 and older housing development for 70 North 400 East, Lindon.

My name is Larry Walker and I am a long-term resident and land owner in Lindon. As I near retirement I have found I am in a home that is much too large for me and my wife, Dorothy. I own a three-acre parcel of land at 70 North 400 East that has been in my family for over 60 years. This land has meant a lot to my family and is a place I would like to spend the rest of my life on. I am interested in making it into a small, 55 and older community that incorporates 17 individual cottages designed specifically for this age demographic. Not only would it help out my wife and me adjust to this next stage in our lives, but it would provide 16 other small homes to fellow citizens in similar situations as ours. Having a 55+ older community housing option would benefit Lindon's citizens because it provides a home development that allows our fellow community members to remain in Lindon but in smaller, more manageable homes.

In the AARP magazine, Barry Rand published an article on Livable Communities. "The birth of the boomer generation brought with it a time of tremendous demographic upheaval in the United States. Today this generation is again leading a demographic revolution. With 10,000 people turning 65 each day, we are quickly approaching a point where the number of people 65 and older will outnumber children 15 and under for the first time in the United States History. More than 90 percent of the 60-plus population wants to stay where they live as they get older and are seeking ways to adapt their current homes and communities to their needs."

I am looking to help provide our community with a solution to this growing need. Developing a 55+ housing development allows our citizens to adapt to this new stage of life and also help them remain members of our community. Lindon is a wonderful city to live in and one I look forward to continuing to be a part of during my retirement.

For your consideration, I have attached a proposal, with a property tax comparison, for the 55 & older community versus a five-lot subdivision.

Thank you for your time and consideration.

Sincerely,

Larry Walker

(385-207-9002)

Item 12: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 13: Planning Director Report

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Adjourn