Lindon City Planning Commission Staff Report

May 12, 2015

Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 12, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 P.M.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

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

Invocation: By Invitation
Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes from April 14, 2015**
3. **Public Comment**

(Review times are estimates only.)

(15 minutes)

4. **Site Plan — Intermountain Precision Casting, approx. 1200 West 400 North**
   Todd Veenker of Intermountain Precision Casting requests site plan approval of an industrial building at approximately 1200 West 400 North in the Light Industrial (LI) zone.

(15 minutes)

5. **Site Plan — Prodigy Promos, approx. 122 South 1380 West**
   Eli McQueen of Big-D Construction requests site plan approval of an office/warehouse building at approximately 122 South 1380 West in the Light Industrial (LI) zone.

(1 minutes)

6. ***Continued* — Public Hearing — Ordinance Amendment — 17.57 Hillside Protection District**
   This item has been continued to the next available Planning Commission meeting.
   Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District.

(20 minutes)

7. **Public Hearing — Ordinance Amendment — 17.76 PRD Overlay Zone**
   Chris Knapp of Ridgeway Construction requests approval of an Ordinance Amendment to enact Lindon City Code (LCC) 17.76 Planned Residential Development Overlay (PRD Overlay) Zone. This overlay zone would permit multi-family development on commercial properties to which the overlay zone is applied.

(10 minutes)

8. **Public Hearing — Zone Map Amendment, approx. 520/530 South 400 West**
   Chris Knapp of Ridgeway Construction requests approval of a Zone Map Amendment to apply the Planned Residential Development Overlay (PRD Overlay) Zone to parcels located at approximately 520/530 South 400 West in the General Commercial (CG) Zone. The application of the PRD Overlay Zone would permit multi-family housing units on the properties.

(10 minutes)

9. **Public Hearing — Zone Map Amendment, Lindon City Community Center**
   Lindon City requests approval of a Zone Map Amendment from General Commercial (CG) to Public Facilities (PF) on properties identified by Utah County Parcel IDs 14:069:0045, 14:069:0105, 14:069:0070, and from Single Family Residential (R1-20) to Public Facilities (PF) on properties identified by Utah County Parcel IDs 14:069:0069, 14:069:0261.

(10 minutes)

10. Public Hearing — Ordinance Amendment — 8.24 Pheasant Hunting & 9.24 Weapons

Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons to clarify legal hunting areas within City limits.

11. New Business (Reports by Commissioners)

12. Planning Director Report

Adjourn

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

Posted By: Jordan Cullimore
Date: May 8, 2015
Time: ~11:00 am
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item 1: Call to Order

May 12, 2015 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission – Tuesday, April 14, 2015

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April 14, 2015 at 8:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 8:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Matt McDonald, Commissioner
Pledge of Allegiance: Andrew Skinner, Commissioner

PRESENT	**ABSENT**
Sharon Call, Chairperson	
Bob Wily, Commissioner	
Rob Kallas, Commissioner	
Mike Marchbanks, Commissioner	
Matt McDonald, Commissioner	
Andrew Skinner, Commissioner	
Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
Kathy Moosman, City Recorder	

Special Attendee:
Matt Bean, Councilmember

1. **CALL TO ORDER** – The meeting was called to order at 8:00 p.m.

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of March 24, 2015 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 24, 2015 AS AMENDED. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** –

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

CURRENT BUSINESS –

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

Jordan Cullimore, Associate Planner, led this discussion by explaining that Ryan Bybee and Trevor Sharp are in attendance as representatives of this application. He

further explained the applicant is proposing to construct a 49,248 square foot concrete tilt-up office/warehouse building on lot #1 of Ostler Industrial Park Plat "D" located in the Light Industrial zone. He noted the applicant is also proposing that 10% - 15% of the 49,248 square foot building will be used as office space, which means the building will include 4,900 square feet of office space and 44,100 square feet of warehouse. Mr. Cullimore further explained the parking ratio for office space is 1/350 square feet and the ratio for warehouse space is 1/1000 square feet. Consequently, the required number of spaces is 58, with at least 3 ADA accessible stalls. The applicant is also proposing 90 parking stalls with 4 ADA spaces of which meets the minimum requirement. Additionally, the Code requires 3 bicycle parking stalls. This site plan does not currently propose bicycle parking and staff is recommending that this requirement be included as a condition of approval.

Mr. Cullimore then referenced the summary of parking requirements as follows:

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

Mr. Cullimore went on to say that the Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted every 30' on center. He noted that thirty percent of the frontage landscaping may be landscaped with non-living materials other than grass. He mentioned that the Planning Commission may approve proposed changes or alterations to this requirement as long as there is not any net loss of landscaping. Mr. Cullimore stated that the applicant's landscaping proposal takes a more water-wise approach than what is required by Code. The proposal does not include 70% of grass cover, but it does include at least 70% or more of live plant coverage. Mr. Cullimore directed the Planning Commission to consider whether to approve this proposed alteration if they deem it appropriate.

Mr. Cullimore discussed that Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. This site proposes 90 parking stalls, which will require at least 3,600 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. He noted the submitted landscaping plan proposes 3,663 square feet of interior landscaping, with at least 77% of the ground cover consisting of living vegetation. He noted the landscaping plan complies with the square footage and ground cover requirement. The code also requires 1 interior tree per 10 required parking stalls and the proposed site plan includes 9 interior trees which satisfies this requirement.

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

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

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

Mr. Cullimore also stated the Code requires buildings in the LI zone to be earth-tone colors. The proposed structure satisfies setback and height requirements in the LI zone. He noted that 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.

Mr. Cullimore then referenced an aerial photo of the site and surrounding area, photos of the site, site/landscaping plan, elevations and rendering of proposed building and the earth-tone color palette. At this time, Mr. Cullimore called for any questions or comments from the Commission.

Chairperson Call asked the applicants what type of vegetation they are considering. Mr. Bybee replied that the plan lists all the types of vegetation and materials they plan to use (mostly ground covers and low bushes/shrubs and trees). Commissioner Kallas asked if they have their tenants in place. Mr. Bybee stated they have several people looking at occupying the building, one company by the name of Coverstar with another potential tenant being an insulation company. Commissioner Wily commented that it looks like it will be a nice tilt up building.

Chairperson Call commented that it appears the parking is fine, the interior landscaping is fine, and the open space and architectural standards are all met and it also meets the required setbacks and height requirements in the Light Industrial zone. Commissioner McDonald pointed out that it appears the only concession they are asking for is the use of light vegetation instead of grass. Mr. Bybee stated they are motivated to maintain it and keep it nice.

Following some general discussion Chairperson Call called for any further comments or questions from the Commissioners. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE EXCEPTION OF GRASS BEING SUBSTITUTED WITH 70% OF LIVE SHRUBERY AND TREES. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE
COMMISSIONER MARCHBANKS	ABSTAIN

THE MOTION CARRIED UNANIMOUSLY.

Commission Marchbanks abstained from voting on this item due to a conflict of interest.

5. **<u>Site Plan</u>** – *Interstate Grating Office Addition, approx. 1820 West 200 South.* Rob Simons with Interstate Gratings requests site plan approval of a 5,208 sq. ft. office

additional to the existing structure at approximately 1820 West 200 South in the Light Industrial (LI) zone.

Hugh Van Wagenen, Planning Director, opened this agenda item by noting Mike Clark is in attendance tonight as representative of Interstate Gratings instead of Rob Simons. Mr. Van Wagenen explained the applicants are requesting site plan approval of a 5,208 sq. ft. office additional to the existing structure at approximately 1820 West 200 South in the Light Industrial (LI) zone. He noted the applicants were here not too long ago for an addition on this campus that was approved and the company is doing well and they are now looking for an increase of office space with an addition that will be adjacent to the existing office. The previous required parking equaled 125 stalls and in order to bring this into compliance this office addition will require 16 additional stalls (one stall for every 350 sq. ft. of floor area) and the required increase has been provided. He noted that five ADA parking spaces will also be provided on the site and will meet the code for the entire campus.

Mr. Van Wagenen explained that Lindon City Code 17.18.085 requires interior parking lot landscaping at a rate of 40 sq. ft. for every parking space, or 5,640 sq. ft. for this site. Approximately 4,550 sq. ft. is provided leaving the site short about 1,090 sq. ft. of interior landscaping. Also, Lindon City Code 17.18.085 requires one tree to be planted for every 10 parking spaces so an increase of 16 spaces will require two new trees to be planted. Mr. Van Wagenen noted the office addition will match the existing elevations of the building on 200 South and there are no outstanding engineering issues. Mr. Van Wagenen then referenced an aerial photo of the site and surrounding area, photographs of the existing site and the site plan documents followed by some general discussion.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF A 5,200 SQUARE FOOT OFFICE ADDITION TO INTERSTATE GRATINGS WITH THE CONDITION THAT THEY COMPLY WITH INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS INCLUDING NEW TREES WITH NO ADDITIONAL CONDITIONS. COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

Mr. Cullimore led this agenda item by explaining this is a proposal by Bill West (who is present for this item) of Knight West Construction. He noted that Mr. West is proposing to construct a 20,000 square foot office/warehouse building on lot 9 of Joyner Business Park Plat "G" in the Light Industrial zone (last undeveloped lot).

Mr. Cullimore stated that Mr. West is proposing 2,000 square feet of office space and 18,000 square feet of warehouse. He further stated that the parking ratio for office space is 1/350 square feet and the ratio for warehouse space is 1/1000 square feet. Consequently, the required number of spaces is 24, with at least 1 ADA accessible stall. He noted that is proposing 25 parking stalls with 2 ADA spaces and the proposal satisfies the minimum requirement. Additionally, the Code requires 2 bicycle parking stalls and the site plan currently proposes 4 bicycle stalls to meet this requirement.

Mr. Cullimore then referenced the Summary of Parking Requirements as follows:

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

Mr. Cullimore noted that this site does not include public frontage and the only required landscaping on this lot involves interior landscaping. Mr. Cullimore further explained that Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site proposes 25 parking stalls, which will require at least 1,000 square feet of interior landscaping. He noted that Mr. West's submitted landscaping plan proposes 1,005 square feet of interior landscaping and the finalized plans will note that at least 75% of the ground cover will consist of living vegetation. The code also requires 1 interior tree per 10 required parking stalls with the proposed site plan including at least 4 interior trees that will satisfy this requirement.

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

- Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2).
- Subsection 17.49.070(2) allows concrete tilt-up buildings subject to the following requirements:
    - Bare concrete exteriors are permitted if the concrete color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
    - Painted or colored concrete exteriors are also permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

Mr. Cullimore went on to say that the applicant has indicated that the building will be either a concrete tilt-up building with 25% of the exterior finished with rock wainscot, or a building with metal insulated panels that have a textured stucco finish with 25% of the exterior finished with rock wainscot or split face block. He noted that an artist's rendering of what the building will look like is included in the packets. Mr. Cullimore advised the Commission to consider whether they are comfortable approving the site plan with the understanding that either proposal may be pursued, or if the applicant needs to commit to one of the proposals before receiving approval.

Mr. Cullimore stated the Code requires buildings in the LI zone to be earth-tone colors. He further noted that the proposed structure satisfies setback and height requirements in the LI zone. He mentioned that the City Engineer is working through the technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted. Mr. Cullimore then referenced for discussion an aerial photo of the site and surrounding area, photos of the site, site plan, rendering of the proposed building and the earth tone color palette followed by discussion.

Mr. West commented that this project was previously approved in 2012 and was put on hold but with the market as it is now they are ready to move ahead with the project. He noted they will meet all code requirements and will ensure it will be a very nice looking building; he feels this be a nice addition to the business park. Chairperson Call commented that it appears that either proposal will meet all requirements. Following discussion the Commission was in agreement to allow Mr. West to choose either/or proposal as long as staff ensures that what is built is in compliance. Mr. Cullimore confirmed they will ensure it will be in compliance.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT THEY WORK WITH STAFF ON WHICH DIRECTION THEY CHOOSE AND TO MEET ALL ARCHITECTURAL STANDARDS FOR EITHER SCENARIO. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

7. **<u>Conditional Use Permit</u>** – *Premier Marine, approx. 226 South 125 West*. Aaron Davis requests approval of a conditional use permit for a boat mechanic shop (vehicle repairs) at approximately 226 South 1250 West in the Light Industrial (LI) zone.

Mr. Cullimore explained that Aaron Davis and Robert Hack are in attendance representing this application. He noted the applicants are requesting approval of a conditional use permit for a boat mechanic shop (vehicle repair) at approximately 226

South 1250 West in the Light Industrial (LI) zone. Mr. Cullimore explained that Mr. Davis is proposing to operate a boat repair shop at the location identified above. He mentioned that this use is classified under “vehicle repair” in Lindon’s Standard Land Use Table and “vehicle repair” is conditionally permitted in the Light Industrial (LI) zone. He noted that Mr. Davis’ business description is included in the packets.

Mr. Cullimore then referenced the applicable laws and standards of review as follows:

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Additionally, the Lindon City Code provides that a conditional use may be denied when:
    - "Under circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
    - "The 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."

Mr. Cullimore then mentioned items for consideration as follows:

- The applicant’s business description.
- The parking requirement for a new site plan proposing to conduct vehicle repair is 1 per 300 square feet of floor area excluding pay areas, plus 5 per single vehicle bay/shop. The space includes a 10x10 office space, but is otherwise a single vehicle bay, so the parking requirement for a new site plan would be 5 spaces. The applicant has indicated that he will have 6-7 spaces in front of his space that he will have access to. There will be 2 employees with the hours of operation being M-F 8 am to 6 pm, Saturday 8 am-6 pm and closed on Sunday.
- Staff has conferred with Chief Building Official Phil Brown. Mr. Brown indicated that there won’t be any unresolvable building code issues created by the use, and that he will ensure building code compliance before issuing a business license.

Mr. Cullimore then referenced for discussion an aerial photo of the area and site, photographs of the site and the business description followed by discussion.

Commissioner Kallas questioned what type of fence is in the back of the facility. Mr. Davis stated it is a 7' chain link fence with barb on top with a 5' concrete wall. Commissioner Kallas also inquired what will be visible. Mr. Davis stated from the road nothing will be visible. Commissioner Marchbanks stated he does not see visibility as being an issue in that particular location. There was then some discussion of storage and visibility of boats and materials at the facility.

Mr. Davis confirmed they will only be working on boats not any vehicles. Commissioner Kallas asked how many boats they would feel comfortable storing. Mr. Davis stated he feels they could store 8-10 boats comfortably without infringing on neighboring properties and it would cover their needs. Mr. Cullimore stated a condition could be to limit this to boat repair storage and to how many boats are stored. Commissioner Marchbanks suggested to limit the boat storage to front and back use. Following discussion the Commission was in agreement to limit the CUP to boats and not vehicles repair and to limit the boat storage. Chairperson Call pointed out that anytime there is a CUP and there are any complaints the Commission can re-valuate the permit.

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

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A BOAT REPAIR (NOT AUTO REPAIR) SHOP AT THE LOCATION REQUESTED WITH THE FOLLOWING CONDITION 1. NOT MORE THAN 12 BOATS STORED AT ANY ONE TIME IN THE REAR AND NOT MORE THAN 3 BOATS PARKED IN FRONT OF THE BUILDING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MCDONALD	AYE
COMMISSIONER SKINNER	AYE
COMMISSIONER MARCHBANKS	AYE

THE MOTION CARRIED UNANIMOUSLY.

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

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

Hugh Van Wagenen, Planning Director, opened the discussion by giving a brief overview of this agenda item. Mr. Van Wagenen noted that Willy Blocker (representing ownership) is in attendance tonight to address the Commission. Mr. Van Wagenen explained this item was continued from the March 24, 2015 Planning Commission meeting. He noted that this request is for approval of an Ordinance Amendment to LCC 17.48 Commercial Zones that will increase the building height limit in the Planned Commercial 1 (PC-1) zone and recommendations will be made to the City Council at their next available meeting.

Mr. Van Wagenen stated that Lindon City Code stated the purpose of the Planned Commercial zones is to "provide for development of regional commercial centers." He noted that the Planned Commercial zones in Lindon have access to some of the best telecommunications infrastructure in the United States. He also mentioned that there is a lot of momentum in the area for both large and small technology companies as evidenced by the activity in the Lehi area.

Mr. Van Wagenen explained that Lindon is ideally located to be a central node in the expanding tech movement with the existing infrastructure mentioned above and also as the Lehi area becomes over saturated. Mecca Holdings, owners of the Canopy Office Park and one of the vacant lots in the Planned Commercial zones, has indicated that increasing the current maximum building height from 48 feet to 110 feet would greatly enhance their recruitment efforts with large tech companies. He noted that allowing a 100+ foot building in the Planned Commercial zones eliminates a barrier for a large company looking to locate near world class telecommunications infrastructure, an I-15 interchange, and the middle of Utah Valley. Mr. Van Wagenen then referenced for discussion aerial & zoning photos showing distances to the residential areas and the conceptual size comparisons and also the proposed amendment.

Mr. Van Wagenen then turned the time over to Mr. Blocker to address the Commission noting Mr. Blocker has also provided some drawings and renderings for review. Mr. Blocker stated they own 10 acres north of Home Depot. He stated he asked his architect as to what size building could be put there given the parameters of the city i.e., building height, parking, landscaping etc. He also told the architect to orient the building so it has a view of Mt. Timpanogos. Mr. Blocker pointed out that this will be a landmark building and will give a lot of exposure to the City. He then referenced the view lines pointing out that the parcel is a long narrow site. Mr. Blocker noted there is a terrace included in the rendering which would also be a nice amenity. He stated the total square footage of the building is 189,000 square feet noting the problem they are running into is the cost of construction relative to the land and they would need a large enough footprint to be able to do the job because the market is driving this and as a result they would have to cut off a portion of the building and would need to go higher.

Chairperson Call inquired if a building of that size and height goes in how would it impact the residents above the site as far as their view of lake, etc. Commissioner McDonald stated the nice thing about this particular site is that the road goes up to 400 west and continues to climb up into the residential neighborhood. Mr. Blocker referenced a photo showing the houses on the crest of the road stating the building will not diminish their view of the lake as the existing structures currently block the view. Mr. Van Wagenen stated that Mr. Blocker is aware that the neighbors will be notified of

this change. He noted there is a significant slope difference from where the building would start to where the neighborhoods begin.

Chairperson Call inquired what would happen to their project if the requested height is not approved and it was limited to 80 ft. Mr. Blocker stated the project would not be permitted and they could not go through with it because it would not "pencil out" at 80 ft. He added that they would have to shorten the building and go up to get more ground to facilitate enough parking; that is the tradeoff. Mr. Van Wagenen stated that staff's perspective is that making a landmark building located on an existing interchange with an office park and other businesses in the area may be a great site for the in-fill with the prominence it would bring to the city; not only with the infrastructure.

Chairperson Call asked staff if approving this at 110' will also increase the height limit for any area in the city. Mr. Van Wagenen referenced the zone map showing the changes in the PC zones. He explained that there are currently 2 vacant parcels in the PC zone (including the parcel in question) the other being the parcel across the street owned by the Larry H. Miller Group. He noted that because of its size limitation it is not practical to go up to provide parking for whatever the building space will be; currently there is only the one "pocket" of PC zone in the city. Commissioner McDonald asked if this is the only vacant PC1 zone in the city and mentioned the concerns with the traffic issues with the office buildings. Mr. Blocker commented that the traffic issue and also being on 1600 north is relative because being right off of the freeway interchange is their selling point.

Councilmember Bean asked for confirmation what is driving the parking ratio and what is the city requiring for the parking ratio. Mr. Blocker stated that the ratio is 2 per thousand. Mr. Van Wagenen commented that it varies but 4 per thousand is the high end of what the city requires and noted it is a market driven requirement. Councilmember Bean commented that what Mr. Blocker is talking about is a market driven requirement not a city requirement because they are looking at more productive work spaces with more employees in smaller spaces so they need more parking. He noted the city does not require underground parking and questioned if that is something they would consider so they could meet their parking needs without having to go so high. Mr. Blocker confirmed they have looked at underground parking but the costs would put the project completely out of touch and it would not pencil out. Commissioner Kallas questioned what the building heights are at Thanksgiving Point. Mr. Blocker stated he believes the tallest building there is approximately 100 ft. Commissioner Marchbanks pointed out the high costs of underground parking causes other effects and that is where it just wouldn't pencil out.

Councilmember Bean pointed out a lot of buildings are doing underground parking and he feels if Mr. Blocker is asking to do something significantly different from what the current zoning allows (more than doubling the building height) then it seems the applicant should be willing to look at other ways to ameliorate the problem besides going higher on the building. Chairperson Call agreed that a lot of new structures are utilizing underground parking. Mr. Blocker stated they reached the water table at about 14 ft. on the other building in the area which may also pose a problem in this proposed location regarding underground parking. There was then some general discussion regarding the parking issues. Mr. Blocker stated they would love to have the variance to be able to have the flexibility, but if they cannot get approval they will deal with what they have because they have already purchased the property.

Commissioner McDonald stated he likes the proposal and he sees it as the wave of the future with being higher and bigger and seems like a good fit for the parcel and it will not impact other areas of the city. Commissioner Wily agreed with that statement adding that he likes the ideas of a beautiful Class A office structure with terrific visibility from the freeway that would be an "anchor" to the Lindon Technology Park. He went on to say that we are fortunate with the topography of the land that it will have little impact on the residential community in the area, but will have a lot of impact from freeway views. Chairperson Call stated we need to ensure that the residents in the area are notified before it comes to the City Council. Mr. Van Wagenen asked if it would help to have a building rendering showing how it would affect the skyline.

Commissioner Kallas expressed that he does not see this as being an offensive move or negative as it is right by the freeway and it appears to be a nice building. However, he would suggest, when making an ordinance change like this, that the developer attend a community meeting/open house to present the proposal to the residents so they are made aware of it and to have their feedback heard. Commissioner Skinner commented that the more information given to the residents the more likely they are to warm up to the idea. He also feel this is a forward thinking plan and there are a lot of benefits to be accrued with the City of Lindon becoming a tech center with the infrastructure that is already there; it could be a win-win situation but also agrees the neighbors should be involved. Commissioner Marchbanks gave some history stating he spent 2 years going door to door to the neighbors in the area when that location was originally developed and he feels if this is presented to them in a round table meeting forum there is a good chance they will warm up to the idea; it would be short-sided to try and circumvent that step.

Mr. Van Wagenen noted that staff has already done the appropriate noticing and can notice more specifically if needed as to advertise some public meetings/open houses etc. He noted this has been an ongoing discussion with Mr. Blocker for several years and from what he is hearing tonight the feedback is to keep pursuing the proposal and have more discussion and come to a potential decision. Mr. Van Wagenen would suggest continuing this item tonight and noted it will come back as a concept review at a later date.

Chairperson Call called for any public comments. Hearing none she called for a motion to close the public hearing.

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

Chairperson Call called for any further comments or discussion from the Commissioners. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION OF ORDINANCE AMENDMENT 2015-10-O TO A LATER DATE. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE

COMMISSIONER KALLAS AYE
COMMISSIONER MCDONALD AYE
COMMISSIONER SKINNER AYE
COMMISSIONER MARCHBANKS AYE
THE MOTION CARRIED UNANIMOUSLY.

9. **New Business: Reports by Commissioners** –

Chairperson Call mentioned that she toured the new Reflections Treatment facility and noted they did a very nice job and they already have several clients. Mr. Cullimore mentioned that they received their state and city licenses last week and they are in place. Chairperson Call added that she noticed they frosted the upper floor windows that was not required and hired a neighbor across the street to do the painting so it seems they are reaching out to have a good relationship with the neighbors. There was then some additional discussion regarding the treatment center. Chairperson Call asked if there has there been any efforts made to appoint a new Planning Commission member. Mr. Van Wagenen stated they are still in the process and if anyone knows of a possible candidate to please let him know.

Commissioner Wily mentioned at the last meeting they discussed the annual reviews of group homes and if staff can approve those without a review if there are no issues. Mr. Van Wagenen stated they are reviewing the group home ordinance along with City Attorney, Brian Haws, and they are looking at re-vamping the ordinance and it should be completed in the near future and will be brought back before the Commission. Commissioner Wily also mentioned that Center Street looks much better with the bushes and weeds cut off of the fence and noted it makes a big difference. Commissioner Kallas asked about the status of the recent Kids Village application. Mr. Van Wagenen stated that the applicant has pulled the application due to financial issues. Apparently they were able to purchase their current building and are staying at that location.

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

10. **Planning Director Report**–

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

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

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

ADJOURN –

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

Approved – April 28, 2015

_____
Sharon Call, Chairperson

_____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

_____
_____
_____
_____

2 - Subject _____
Discussion

_____
_____
_____
_____

3 - Subject _____
Discussion

_____
_____
_____
_____

Item 4: Site Plan — Intermountain Precision Casting 1200 West 400 North

Todd Veenker with Intermountain Precision Casting requests site plan approval of an office/manufacturing building at 1200 West 400 North in the Light Industrial (LI) zone.

Applicant: Todd Veenker **Presenting Staff**: Hugh Van Wagenen **General Plan**: Light Industrial **Current Zone**: Light Industrial (LI) **Property Owner**: Intermountain Precision Casting Inc **Address**: 1200 West 400 North **Parcel ID**: 45:111:0007 **Lot Sizes**: 0.46 acres **Type of Decision**: Administrative **Council Action Required**: No	**SUMMARY OF KEY ISSUES** 1. Whether the request for site plan approval of a 8,508 square foot office/manufacturing building complies with applicable land use requirements. **MOTION** I move to (*approve, deny, continue*) the applicant's request for site plan approval with the following conditions (if any): 1. Perpetual parking agreement for seven stalls be provided as indicated on site plan. 2. 3.

BACKGROUND

1. The applicant proposes to construct an 8,508 square foot concrete tilt-up office/manufacturing building on Lot 7 Lakeview Industrial Park Plat A.
2. The lot is located in the Light Industrial zone.
3. Intermountain Precision Casting owns and operates the building to the east. This request would allow them to expand their existing operation, although it will be a standalone building.

DISCUSSION & ANALYSIS

Parking Standards

The building will consist of 6,747 s.f. of manufacturing space (1 stall per 750 s.f.) and 2,475 s.f. of office space (1 stall per 350 s.f.). This requires 9 stalls and 7 stalls respectively for a total of 16 stalls, which includes one ADA stall. The applicant is providing 9 on-site parking spaces with the remaining 7 stalls to be provided via a shared parking agreement with MS Industrial Properties that has an existing parking lot on the south side of 400 North. City Code does allowed for shared parking agreements, but the agreement would have to be perpetual with no expiration date. This perpetual agreement has not yet been provided to the City and should be a condition of approval.

Two bicycle parking stalls are required in the LI zone and only one is currently shown.

Summary of Parking Requirements

- Vehicle Spaces Required: 16
- Vehicle Space Provided: 16 (9 on-site, 7 off-site)
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 1

Landscaping Standards

Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. Thirty percent of the frontage landscaping may be landscaped with non-living materials other than grass. The applicant is proposing grass and gravel in the parkstrip, with the gravel area taking up about 25% of the area; this is within code parameters. However, only one tree is being shown in the landscape strips. Three trees are required on the southern park strip (97 ft/30 ft) and 5 trees on the west parkstrip (139 ft/30 ft). Meeting this requirement should be a condition of approval.

Interior Landscaping

The Code requires that interior landscaping must be provided for parking lots exceeding 10 stalls at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site proposes 9 on-site parking stalls, which will require at least 360 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. This seems appropriate as 7 required stalls are being provided off-site. The submitted landscaping plan proposes 395 square feet of interior grass turf landscaping. The landscaping plan complies with the intent of the interior landscaping requirement.

Architectural Standards

Building Materials

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

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

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

Building Color

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

Dimensional Standards

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

Trash/Dumpster

The applicant is proposing that an existing dumpster on the lot to the east be used as a shared dumpster between the two facilities. A shared dumpster agreement must be provided to the City and should be a condition of approval.

Engineering Requirements

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

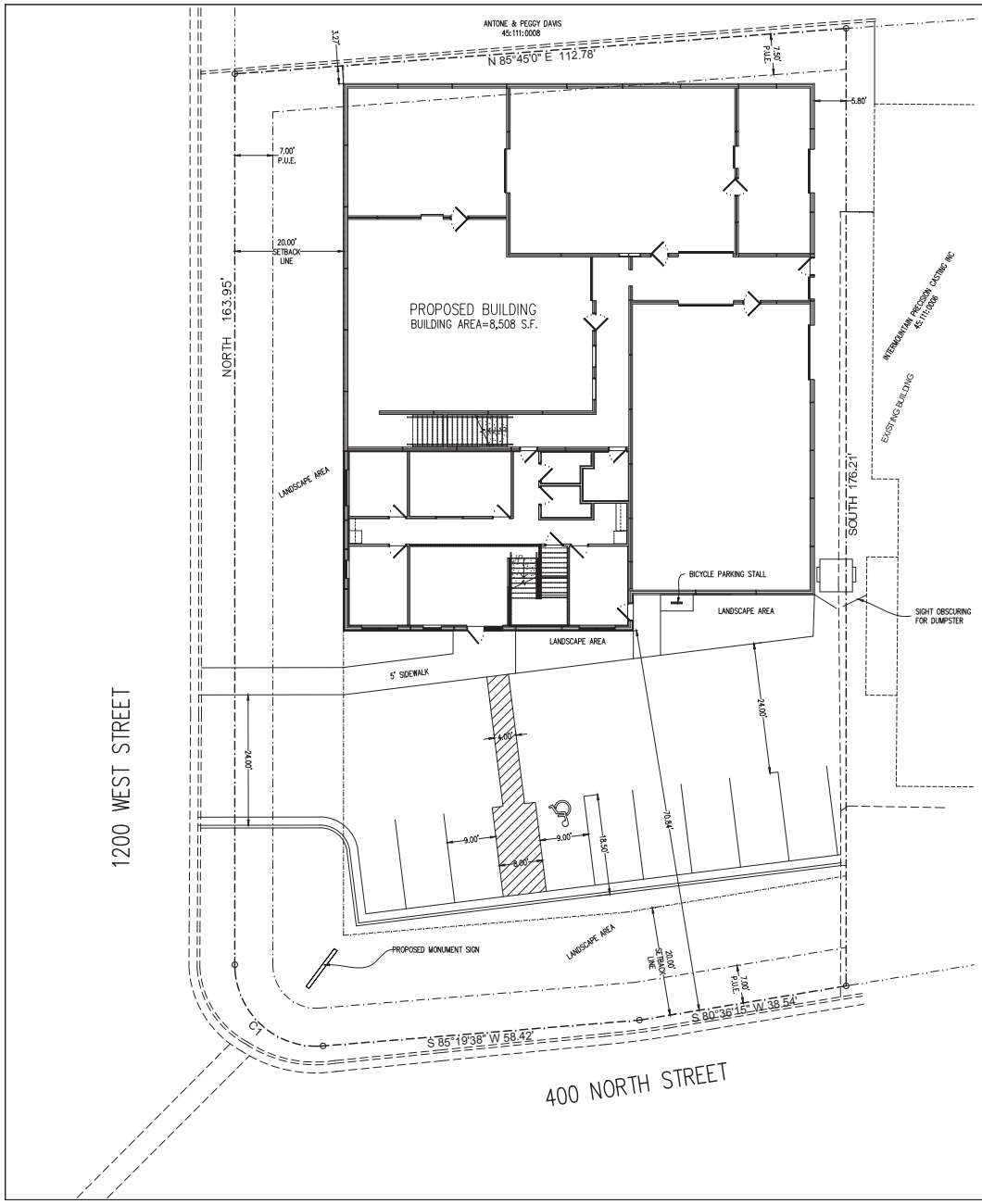
ATTACHMENTS

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

Attachment 1

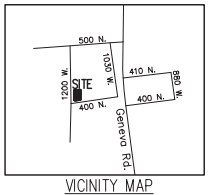
Attachment 2

Attachment 3



GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT" (ADA).
2. 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.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. 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.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ALL LANDSCAPING TO CONFORM TO LINDON STANDARD DRAWING C.
7. ZONE=LI
8. STORM WATER STORAGE REQUIRED = 699 C.F., PROVIDED = 716 C.F.
9. IBC CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATIONS: F1, B
10. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATIONS: F1, B
11. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
12. ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
13. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
14. NO FENCING IS PROPOSED FOR THIS SITE.
15. THIS BUILDING WILL NOT BE FIRE SPRINKLED.
16. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED.
17. ALL PROPOSED UTILITIES ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.
18. THIS SITE WILL SHARE A COMMON DUMPSTER WITH THE EXISTING BUILDING TO THE EAST. A SEPARATE DOCUMENT WILL BE PREPARED THAT WILL GRANT PERMISSION FOR THIS SITE TO SHARE THIS DUMPSTER. BOTH BUILDINGS WILL BE OWNED AND OPERATED BY THE SAME OWNER.



VICINITY MAP
1" =1000'

FEMA FLOOD ZONE INFORMATION:

THE ENTIRE SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAPS. ZONE C IS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 490210 0005 C, EFFECTIVE DATE: FEBRUARY 19, 1986

PARKING TABULATIONS:

MANUFACTURING AREA: 6,747 S.F. @ 1/750 S.F. = 9 STALLS

OFFICE AREA: 2,475 S.F. @ 1/350 S.F. = 7 STALLS

TOTAL PARKING STALLS REQUIRED: 16

TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 9

BICYCLE PARKING: 8% X 16 STALLS = 1 BICYCLE PARKING

ADDITIONAL PARKING STALLS ARE PROVIDED OFF-SITE PER SEPARATE AGREEMENT.

TABULATIONS:

TOTAL SITE AREA: 20,104 S.F. = 100%
LANDSCAPING AREA: 5,580 S.F. = 27.8%
BUILDING/PARKING/CONCRETE AREA: 14,524 S.F. = 72.2%
PARKING LANDSCAPE AREA REQUIRED:
40 S.F PER STALL X 9 STALLS = 360 S.F.
PARKING LANDSCAPE AREA PROVIDED: 395 S.F.

BOUNDARY DESCRIPTION

LOT 7, PLAT "A", LAKEVIEW INDUSTRIAL PARK SUBDIVISION, LINDON, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER, UTAH COUNTY, UTAH.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	24.79	94°40'22"	22.06	N 47°20'11" W

SHEET INDEX

C1 SITE PLAN
C2 UTILITY PLAN
C3 GRADING PLAN
C4 EROSION CONTROL PLAN
C5 BMP DETAILS
C6 BMP DETAILS
C7 DETAIL SHEET
C8 LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN

BENCH MARK

STORM DRAIN MANHOLE IN 400 NORTH
ELEVATION=4523.17
BASED ON NGVD 29 DATUM

REVISIONS

Rev.	Date	Description

Developer/Property Owner:
Intermountain Precision Casting
1156 W. 400 N., Lindon, UT 84042
Phone: 801-785-0233

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

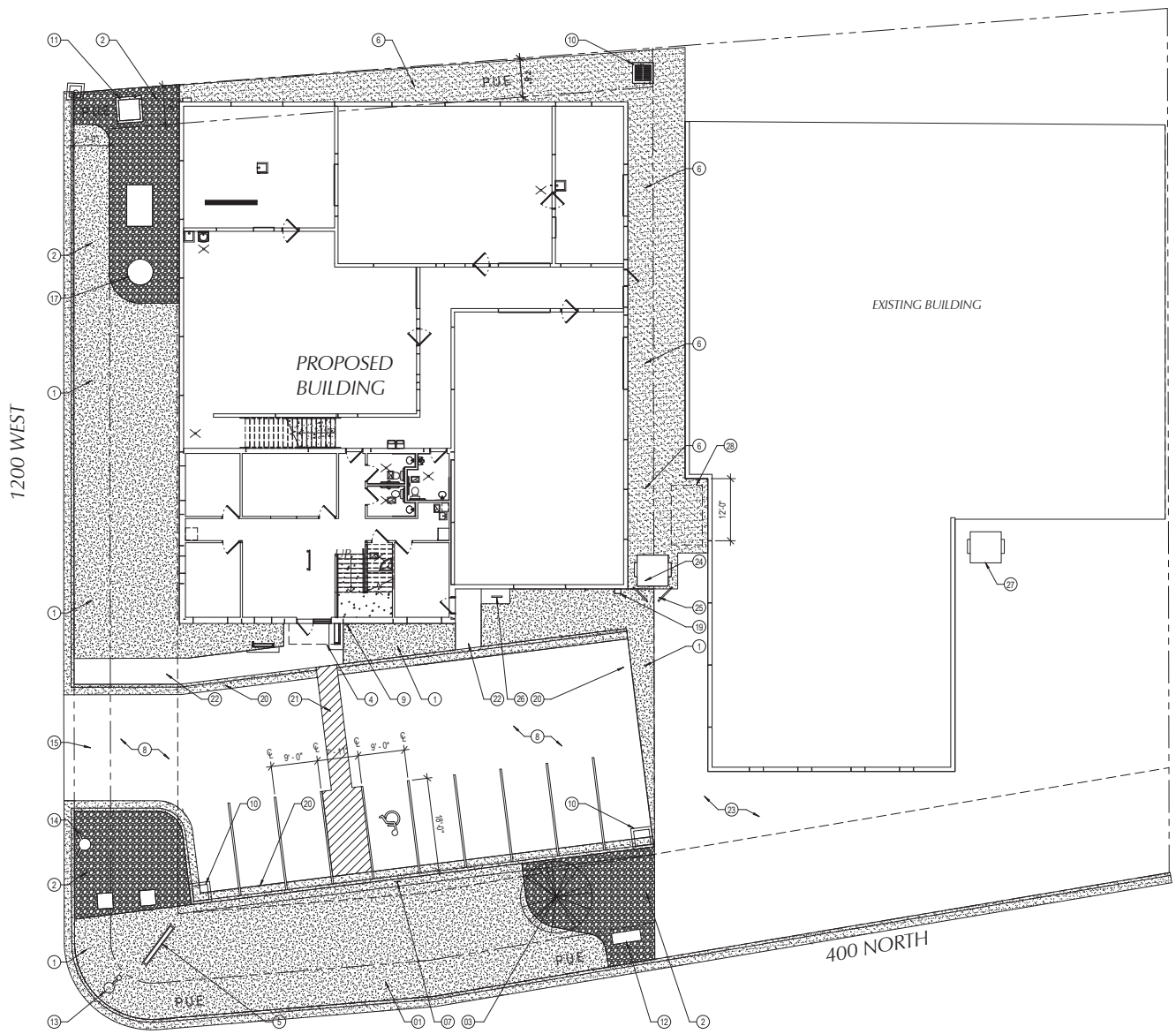
Surveyor: Aztec Engineering, Inc.
491 North 450 West
Orem, UT 84057
(801) 224-7308

INTERMOUNTAIN PRECISION CASTING
LINDON 1188 WEST 400 NORTH UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=10'
Date: 03/27/15
C1



D2 ASL101 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

MARK	REVISION	DATE

SHEET NOTES

1. VEGITATED GROUND COVER, TREES, SHRUBBERY.
2. XERISCAPE, GRAVEL, MULCH.
3. 2" CALIPER, MINIMUM 6'-0" TALL AT THE TIME OF PLANTING, TREE.
4. CONCRETE LANDING. SLOPE AWAY FROM BUILDING MAXIMUM OF 2% FOR POSITIVE DRAINAGE.
5. MONUMENT SIGN. SEE DETAILS A3, B3, AND D3/AS501.
6. CONCRETE SLAB ON GRADE.
7. ADA VAN ACCESSIBLE PARKING SIGN. SEE DETIL A2/AS501.
8. ASPHALT PARKING AREA. PAINT STRIPING AND MARKING AS SHOWN.
9. KNOX BOX AT ENTRY.
10. CATCH BASIN. SEE CIVIL.
11. NEW ELECTRICAL TRANSFORMER AND CONCRETE PAD. SEE ELECTRICAL.
12. EXISTING SECTIONALIZER.
13. EXISTING LIGHT POLE.
14. EXISTING FIRE HYDRANT.
15. PARKING ENTRY.
16. GREASE TRAP. SEE CIVIL.
17. SAMPLING MANHOLE. SEE CIVIL.
18. POWER METER LOCATION. SEE ELECTRICAL.
19. GAS METER LOCATION. SEE PLUMBING.
20. CONCRETE CURB AND GUTTER. SEE CIVIL.
21. ACCESSIBLE ROUTE, MAXIMUM 1:20 SLOPE.
22. CONCRETE SIDEWALK.
23. EXISTING ASPHALT PARKING SURFACE. PATCH AND REPAIR AS REQUIRED DUE TO NEW CONSTRUCTION.
24. DUMPSTER.
25. PROVIDE VISUAL SCREEN GATES. SEE DETAIL B4/AS501.
26. BIKE PARKING. SEE CIVIL. SEE DETAIL A4/AS501.
27. EXISTING DUMPSTER.
28. EXISTING ELECTRICAL TRANSFORMER.

LANDSCAPING

GRASS AREA = 4,220 S.F. = 75.6 > 75%

GRAVEL = 1,361 S.F. = 24.4% < 25%

TOTAL LANDSCAPE AREA = 5,580 S.F.

TABULATIONS

TOTAL SITE AREA: 20,104 S.F. 100%
LANDSCAPING AREA: 5,580 S.F. = 27.8%
BUILDING/PARKING/CONCRETE/AREA: 14,524 S.F. = 72.2%
PARKING LANDSCAPE AREA REQUIRED:
40 S.F. PER STALL X 9 STALLS = 360 S.F.
PARKING LANDSCAPE AREA PROVIDED: 395 S.F.

NOTE:

SEE CIVIL SITE PLAN SHEET C1 FOR PARKING TABULATION.

GENERAL NOTES

A. COORDINATE SITE PLAN WITH, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
B. SEE AS501 FOR SITE DETAILS.

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

DATE:	7 MAY 2015
PROJECT #:	14-049
PROJ. MAN.:	MMA
CHECKED BY:	CNM

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PROJECT:
INTERMOUNTAIN PRECISION CASTING
1188 WEST 400 NORTH
LINDON, UTAH 84042

SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN

SHEET: ASL101

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SOUTH-WEST PERSPECTIVE VIEW

INTERMOUNTAIN PRECISION CASTING

1188 WEST 400 NORTH
LINDON, UTAH 84042

7 MAY 2015

CURTIS MINER
ARCHITECTURE

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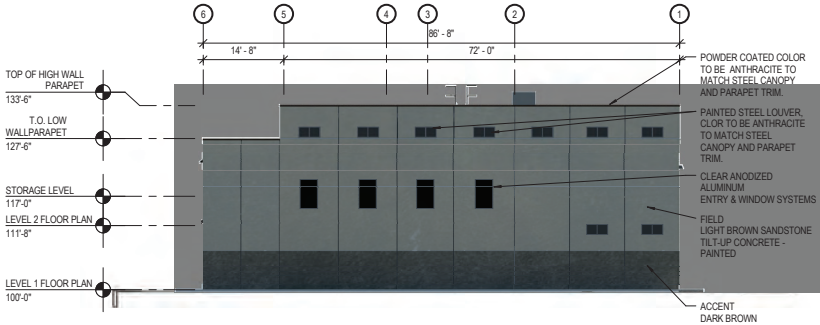
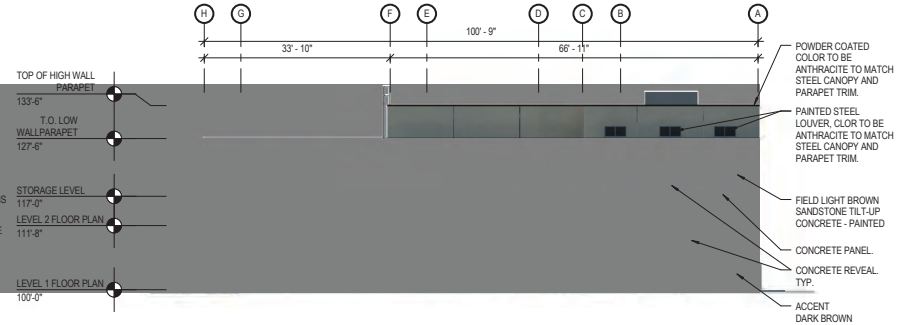
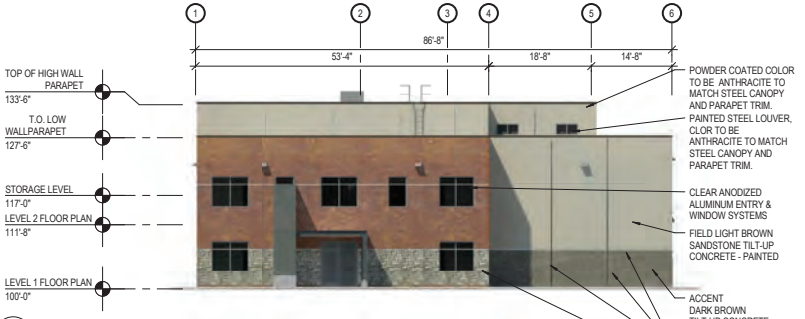


B1 X110 NORTH ELEVATION CITY SUBMITTAL
SCALE: 3/32" = 1'-0"



B3 X110 EAST ELEVATION CITY SUBMITTAL
SCALE: 3/32" = 1'-0"



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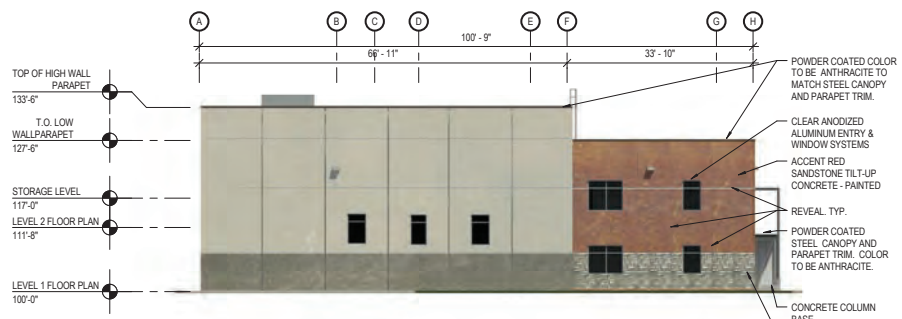
SCALE: 3/32" = 1'-0"



D3 X110 WEST ELEVATION CITY SUBMITTAL
SCALE: 3/32" = 1'-0"

INTERMOUNTAIN PRECISION CASTING

1188 WEST 400 NORTH
LINDON, UTAH 84042

7 MAY 2015

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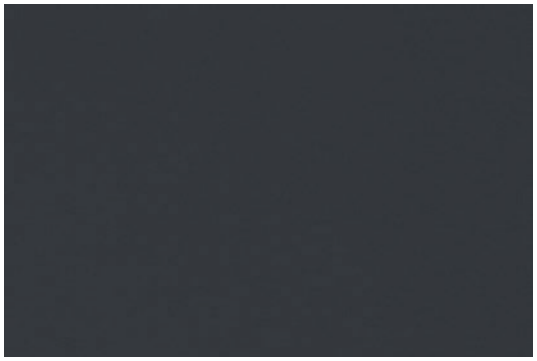
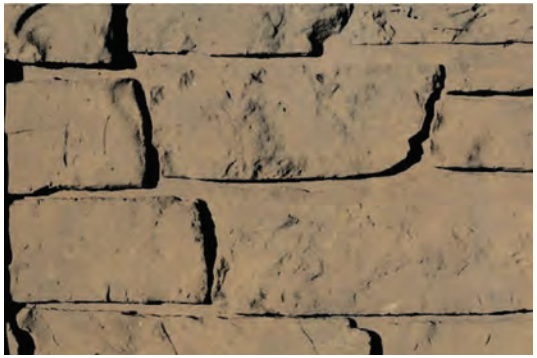
FIELD
LIGHT BROWN SANDSTONE
TILT-UP CONCRETE - PAINTED



POWDER COATED
STEEL CANOPY AND PARAPET TRIM - COLOR TO BE ANTHRACITE

CLEAR ANODIZED ALUMINUM
ENTRY & WINDOW SYSTEMS

ACCENT
DARK BROWN
TILT-UP CONCRETE - PAINTED



TETON DRY STACK
TILT-UP CONCRETE - ACID STAINED

ACCENT
RED SANDSTONE
TILT-UP CONCRETE - PAINTED

MATERIALS BOARD

INTERMOUNTAIN PRECISION CASTING

1188 WEST 400 NORTH
LINDON, UTAH 84042

7 MAY 2015

CURTIS MINER
ARCHITECTURE

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IV. Utah Mountain Desert Color Palette

Item 5: Site Plan — Prodigy Promos, approx. 122 South 1380 West

Eli McQueen of Big-D Construction requests site plan approval of an office/warehouse building at approximately 122 South 1380 West in the Light Industrial (LI) zone.

Applicant: Eli McQueen with Big-D Construction **Presenting Staff**: Jordan Cullimore **General Plan**: Light Industrial **Current Zone**: Light Industrial (LI) **Property Owner**: Banana Stand Investments LLC **Address**: 122 South 1380 West **Parcel ID**: 43:090:0001 **Lot Sizes**: 1.937 acres **Type of Decision**: Administrative **Council Action Required**: No	**SUMMARY OF KEY ISSUES** 1. Whether the request for site plan approval of a 16,320 square foot office/warehouse building complies with applicable land use requirements. **MOTION** I move to (*approve, deny, continue*) the applicant's request for site plan approval with the following conditions (if any): 1. 2. 3.

BACKGROUND

1. The applicant proposes to construct a 16,320 office/warehouse building on lot 1 of Jacobsen Commercial Subdivision Plat B.
2. This will be the second building placed on the lot, which is located in the Light Industrial (LI) zone.

DISCUSSION & ANALYSIS

Parking Standards

The proposed structure will consist of 6,070 square feet of office space and 10,250 square feet of warehouse space. The required parking ratio for office space is 1/350 square feet and the ratio for warehouse space is 1/1000 square feet in the Light Industrial zone. According to these ratios, the total number of required parking stalls is 29, with at least 2 ADA accessible stalls.

The applicant is proposing 29 parking stalls with 3 ADA spaces. The proposal satisfies the minimum requirement.

Additionally, the Code requires 2 bicycle parking stalls. The site plan proposes a bicycle rack with 2 slots to meet this requirement.

Summary of Parking Requirements

- Vehicle Spaces Required: 29
- Vehicle Space Provided: 29
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 2

Landscaping Standards

Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. Thirty percent of the frontage landscaping may be landscaped with non-living materials other than grass. The proposed site plan satisfies these requirements.

Interior Landscaping

The Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site proposes 29 parking stalls, which will require at least 1,160 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 3,112 square feet of interior landscaping with 2,580 square feet of living vegetation, which healthily exceeds the minimum square footage requirement and meets the 75% living vegetation requirement for interior landscaping.

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

Architectural Standards

Building Materials

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

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

The proposed structure will be constructed entirely of concrete block or split face concrete block to meet this requirement. Colored elevations of the building are included in attachment 5.

Building Color

The Code requires buildings in the LI zone to be earth-tone colors. Examples of earth tone colors are included in attachment 6.

Dimensional Standards

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

Engineering Requirements

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

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photos of the site.
3. Site Plan
4. Landscaping Plan.
5. Colored elevations of proposed building.
6. Earth-tone Color Palette.

Attachment 1

Attachment 2

ZONING INFORMATION:

- LINDON PLAT # 8182-94
  - JACOBSEN COMMERCIAL SUBDIVISON PLAT 'B'
- LINDON CITY ZONE - 'L.I.' - LIGHT INDUSTRIAL
- PARKING REQUIREMENTS
  - WAREHOUSE — 1 PER 1000 S.F (NET) — 10,250 S.F. = 11 STALLS
  - BUSINESS — 1 PER 350 S.F. (NET) — 6,070 S.F. = 18 STALLS
  - TOTAL — 29 STALLS REQUIRED — 29 STALLS PROVIDED (CURRENTLY)
- SETBACKS
  - FRONT — 20 FEET
  - SIDE — 0 FEET
  - REAR — 0 FEET
  - LANDSCAPE BUFFER — 20 FEET

DEMO KEYED NOTES: (A)

A REMOVE EXISTING CONCRETE PAVING.
B REMOVE EXISTING FENCE & POSTS.
C REMOVE EXISTING CURB & GUTTER.
D REMOVE EXISTING CATCH BASIN, SEE CIVIL DRAWINGS.

KEYED NOTES:

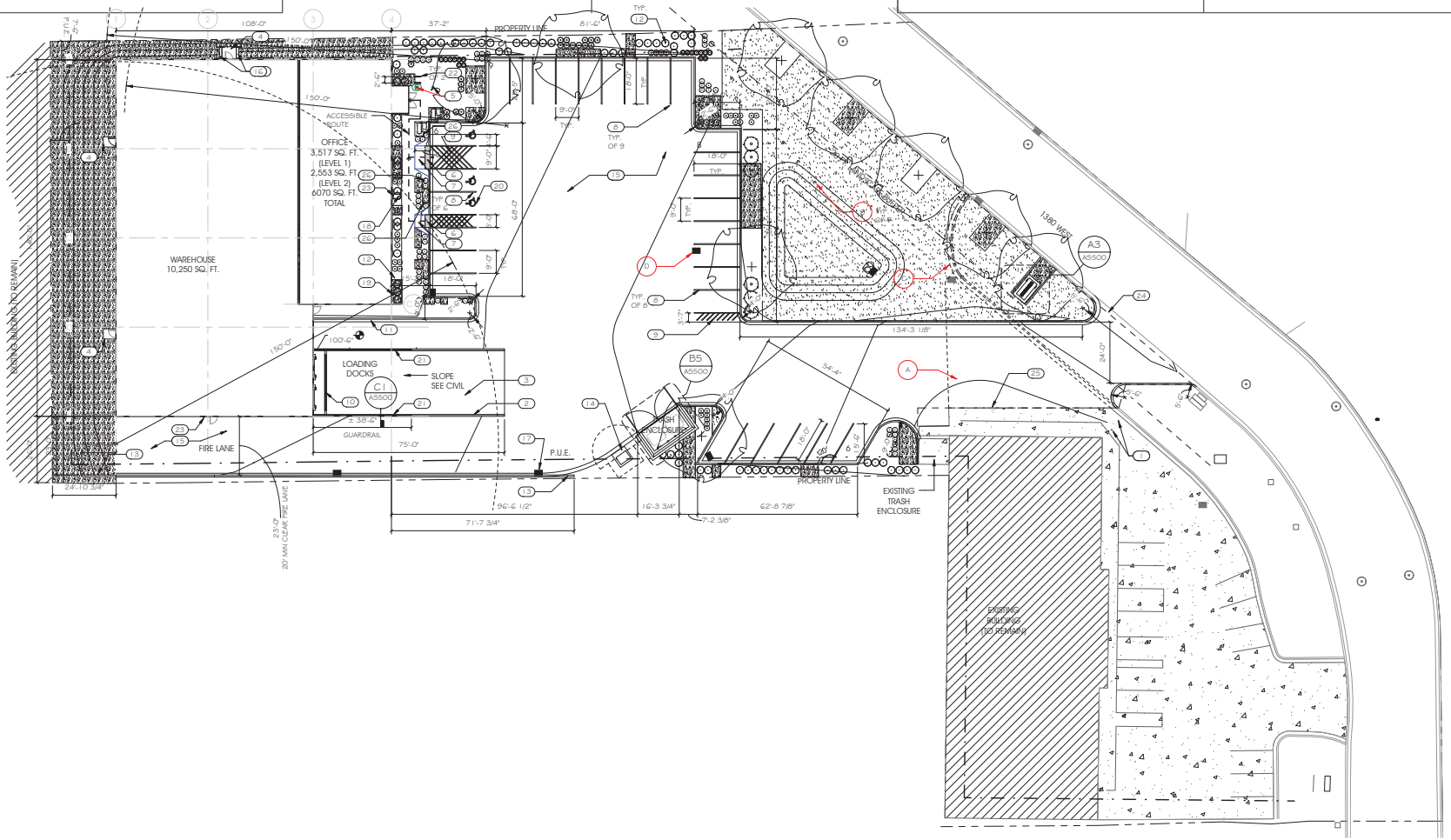
1 EXISTING BOLLARD TO REMAIN.
2 CONCRETE RETAINING WALL, SEE STRUCTURAL DRAWINGS.
3 6" CONCRETE SLAB ON GRADE, SEE CIVIL DRAWINGS.
4 6" CONCRETE LANDING PAD.
5 STEEL COLUMN, PAINT. SEE STRUCTURAL DRAWINGS.
6 DETECTABLE SURFACE - SEE SPECS, AND CIVIL DRAWINGS.
7 ADA RAMP, SEE CIVIL.
8 4" WHITE PAINTED PARKING STRIPE.
9 4" WIDE "PRODIGY" BLUE PARKING STRIPE.
10 TRENCH DRAIN, COORDINATE W/ CIVIL DRAWINGS.
11 CURB & GUTTER, SEE CIVIL DRAWINGS.
12 LANDSCAPE PLANTING, SEE LANDSCAPE DRAWINGS.
13 8" CAST-IN-PLACE CONCRETE SITE WALL. SEE CIVIL DRAWINGS.
14 ELECTRICAL TRANSFORMER, SEE ELECTRICAL DRAWINGS.
15 ASPHALT PAVING, SEE CIVIL DRAWINGS.

KEYED NOTES CONT.:

16 7X11 CAST-IN-PLACE CONCRETE STAIR
17 CATCH BASIN, SEE CIVIL DRAWINGS.
18 PRECAST CONCRETE SPLASH BLOCK. COORDINATE WITH ROOF DRAIN SCUPPER & PLANTING.
19 F.D.C. CONNECTION
20 WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
21 1-1/2" GALV. STEEL PIPE RAILING. EMBED POST IN TOP OF RETAINING WALL. HORIZ. SPACING NOT TO EXCEED 4" O.C. TOP OF RAILING AT 42" ABOVE ADJACENT GRADE. PAINT PT2.
22 GALV. BIKE RACK.
23 DOWNSPOUT
24 CONSTRUCTION LIMIT LINE & FENCE. FOLLOW PROPERTY BOUNDRY AT SOUTH, WEST, & NORTH.
25 COORDINATE ACCESS TO EXISTING BUILDING WITH BUILDING TENNANT.
26 POLE SIGN. VAN ACCESSIBLE PARKING. SEE DETAILS ON A5500.

GENERAL NOTES AND LEGEND:

- SEE SHEET A0001 FOR GENERAL NOTES.
- SEE TITLE SHEET FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- FURNITURE AND STORAGE RACKING SHOWN DASHED AND GREY, FOR REFERENCE ONLY, N.I.C. PROVIDED BY OWNER.



SITE PLAN (A5 / AS101)
1" = 20'-0"

ARCHITECT 1454

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GENERAL CONTRACTOR

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CONSULTANT

OWNER INFORMATION

PRODIGY PROMOS

PROJECT DESCRIPTION

PRODIGY
PROMOS
HEADQUARTERS

122 South 1380 West
Lindon, UT 84042

SHEET NAME:

SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATA

ISSUE DATE:	4.22.15
ISSUE TYPE:	PERMIT SET
DRAWN BY:	TS / RM
CHECKED BY:	K. RIGBY

SHEET NUMBER:

AS101

4/22/2015 1:39:06 PM C:\Users\tshepherd\Documents\1454 - Prodigy Promos_11ajc.rvt

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. ALL TURF AREAS TO RECEIVE 6" OF PLANTING SOIL AND PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
11. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
12. PLANT BEDS AND TREE WELLS TO RECEIVE FOUR INCHES (4") OF GRAY STONE DUST AS PER SPECIFICATION. WEST OF BUILDING TO RECEIVE 1" WASATCH GRAY STONE MULCH AS SHOWN ON PLAN.

PLANT SCHEDULE

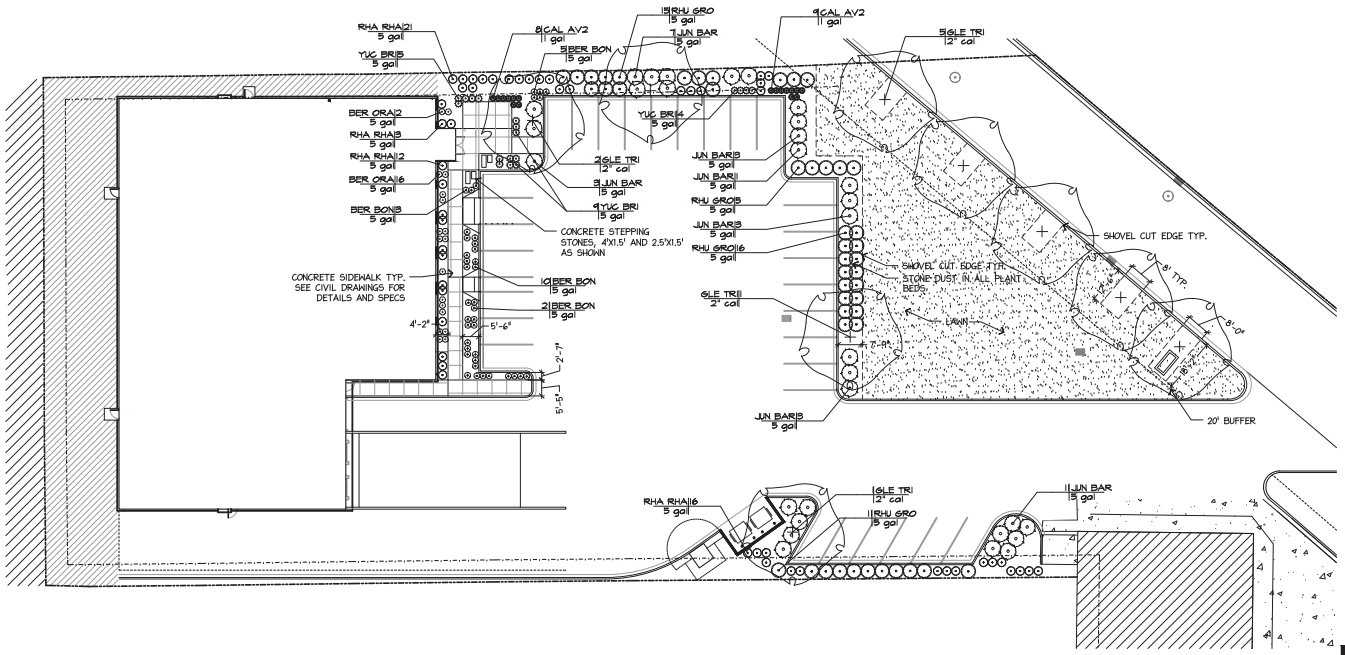
TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT		QTY
	GLE TRI	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST COMMON HONEYLOCUST	2" CAL		9
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**QTY**
	BER BON	BERBERIS THUNBERGII 'BONANZA GOLD'	BONANZA GOLD BARBERRY	5 GAL		39
	BER ORA	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET BARBERRY	5 GAL		18
	JUN BAR	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GAL		31
	RHA RHA	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCHTHORN	5 GAL		52
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		47
	YUC BRI	YUCCA FILAMENTOSA 'BRIGHT EDGE'	ADAM'S NEEDLE	5 GAL		18
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**QTY**
	CAL AV2	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	FEATHER REED GRASS	1 GAL		17
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**QTY**
	POA PRA	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		8,057 SF
	WAS GRE	STONE MULCH SEE NOTES	1 " WASATCH GREY	1.5" AGG		5,054 SF

PLANTING LEGEND

— — — — — — — — SHOVEL CUT EDGE

LANDSCAPE DEVELOPMENT SUMMARY

20' LANDSCAPE BUFFER =	3,369 sq. ft.
LIVING VEGETATION IN 20' BUFFER=	2,840 sq. ft. (84%)
TREES IN 20' LANDSCAPE BUFFER=	5 ea. (30' o.c.)
INTERIOR PARKING LOT LANDSCAPE AREA REQ =	1,160 sq. ft. (40 sf per parking stall)
INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED=	3,458 sq. ft.
LIVING VEGETATION IN INT. PARKING LOT LS REQ =	2,594 sq. ft. (75% of landscape area)
LIVING VEGETATION IN INT. PARKING LOT LS PROVIDED =	2,580 sq. ft. (100% of req)
INTERIOR PARKING LOT TREES=	4 ea. (3 req)



LANDSCAPE PLAN
1" = 20'-0"

0 10 20 40

MICHAEL MONTENBERG NO. 7456909-5301 05.07.2015

ARCHITECT 1454.01

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salt lake city, utah 84105
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CONSULTANT

C.B:D
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140 East South Temple, Suite 3B
Salt Lake City, UT 84111
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www.cbrownbergdesign.com

OWNER INFORMATION

PRODIGY PROMOS

PROJECT DESCRIPTION

PRODIGY
PROMOS
HEADQUARTERS

122 South 1380 West
Lindon, UT 84042

SHEET NAME:

LANDSCAPE PLAN

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATA

ISSUE DATE:	May 8, 2015
ISSUE TYPE:	Permit Set
DRAWN BY:	RL
CHECKED BY:	MJW

SHEET NUMBER:

LP101

2/12/2015 5:48:02 PM C:\Users\mcmullen\Documents\1454 - Prodigy Promos_jmcmullen.rvt

Attachment 5

PRIMARY STREET ELEVATION 1 AE210

3/32" = 1'-0"

703 east 1700 south
salt lake city, utah 84105
ajc@ajcarchitects.com

ajc architects

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fx: 801.466.4411

PRODIGY PROMOS HEADQUARTERS

BUILDING MATERIAL REFERENCE

PROJ: 1454
DATE: 04/22/15
REF. SHEET AE210

SOUTH ELEVATION 1 AE211

3/32" = 1'-0"

703 east 1700 south
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ajc@ajcarchitects.com

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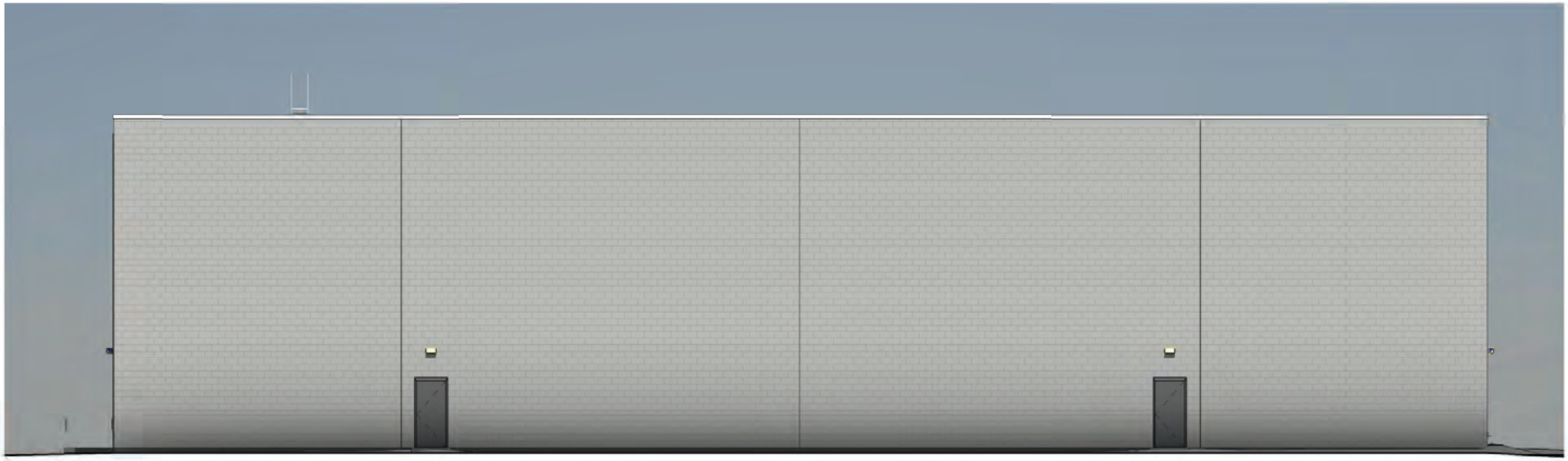
PRODIGY PROMOS
HEADQUARTERS

PROJ: 1454
DATE: 04/22/15
REF. SHEET AE211



WEST ELEVATION 1 AE212

3/32" = 1'-0"

703 east 1700 south
salt lake city, utah 84105
ajc@ajcarchitects.com

ajc architects

ph: 801.466.8818
fx: 801.466.4411

PRODIGY PROMOS
HEADQUARTERS

PROJ: 1454
DATE: 04/22/15
REF. SHEET AE212

NORTH ELEVATION 1 AE213

3/32" = 1'-0"

703 east 1700 south
salt lake city, utah 84105
ajc@ajcarchitects.com

ajc architects

ph: 801.466.8818
fx: 801.466.4411

PRODIGY PROMOS
HEADQUARTERS

PROJ: 1454
DATE: 04/22/15
REF. SHEET AE213

IV. Utah Mountain Desert Color Palette

Item 6: *Continued* — Public Hearing — Ordinance Amendment — 17.57 Hillside Protection District

This item has been continued to the next available Planning Commission meeting.
Brandon Jones requests approval of an Ordinance Amendment to LCC 17.57 Hillside Protection District to allow lots meeting certain conditions to be exempted from the requirements of the Hillside Protection District.

Item 7: Public Hearing — Ordinance Amendment — 17.76 PRD Overlay Zone

Chris Knapp of Ridgeway Construction requests approval of an Ordinance Amendment to enact Lindon City Code (LCC) 17.76 Planned Residential Development Overlay (PRD Overlay) Zone. This overlay zone would permit multi-family development on commercial properties to which the overlay zone is applied.

Applicant: Lindon City **Presenting Staff**: Jordan Cullimore **Type of Decision**: Legislative **Council Action Required**: Yes	**SUMMARY OF KEY ISSUES** 1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. **MOTION** I move to recommend (*approval, denial, continuation*) of ordinance amendment 2015-11-O (*as presented, with changes*).

DISCUSSION & ANALYSIS

The applicant, Chris Knapp, recently approached the Planning Commission and City Council through a concept review requesting feedback on a proposal to construct multi-family housing on the lots located at 520/530 South 400 West. Based upon the feedback received from the Planning Commission and City Council, the applicant subsequently applied for an ordinance amendment to create a zone that will accommodate the applicant's project proposal. Staff drafted the attached ordinance, which will create a zone that will accommodate the applicant's request. Additionally, at the request of future applicants, the City Council could potentially apply the overlay zone to other commercial properties where appropriate.

Highlights of the proposed ordinance include the following:

- The purposes of the proposed ordinance include creating diverse and unique housing options, and effectively using unique commercial properties that do not naturally accommodate traditional commercial development patterns.
- The zone may only be applied to commercial zones through a zone map amendment approved by the City Council.
- The proposed ordinance would allow multi-family developments at a density of 10 units to the acre, and the maximum allowable size of a development would be 1 acre.
- The development standards, including height, setback, landscaping, parking, and architectural treatment requirements are described in section 17.76.110 of the proposed ordinance.

ATTACHMENTS

1. Proposed PRD Overlay Ordinance.

Attachment 1

The Chapter 17.76 PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD OVERLAY) ZONE

Section:

17.76.010 Purpose
17.76.020 Applicability
17.76.030 Permitted Uses, Building Types, & Densities
17.76.040 Site Plan & Final Plat
17.76.050 Form and Contents of the Site Plan and Amended Site Plan
17.76.060 Site Plan Review and Approval for PRDs
17.76.070 Final Plat & Improvement Drawings
17.76.080 Building Permits
17.76.090 Completion of Improvements
17.76.100 Completion and Maintenance of Site
17.76.110 Development Standards and Requirements

Section 17.76.010 Purpose

A. The Planned Residential Development Overlay Zone promotes the following purposes:
    1. Create diverse and quality housing options in Lindon City.
    2. Effectively develop unique commercial lots and parcels that do not naturally accommodate traditional commercial development patterns.

B. The purposes of the PRD Overlay are accomplished by:
    1. Allowing densities higher than a typical residential development;
    2. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
    3. Requiring standards that enable PRDs to fit into the surrounding development.

Section 17.76.020 Applicability

1. The PRD Overlay Zone may be applied to any lot or parcel in the General Commercial (CG) Zone after application and approval of a zone map amendment by the City Council after recommendation from the Planning Commission.
2. An application to apply the PRD Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible. A zone map amendment approved by the City Council applying the PRD Overlay Zone shall included an approved concept plan for each site included in the amendment. If a subsequently submitted site plan application proposes significant changes to the approved concept plan, the Planning Commission may deny the site plan application for noncompliance with the Lindon City Code. Significant changes include, but are not limited to, changes in density, parking ratios, landscaped open space, building height, mass, or location.

Section 17.76.030 Permitted Uses, Building Types, & Densities

1. Permitted Uses. In addition to uses permitted or conditionally permitted in the underlying zone, a Planned Residential Development (PRD) is a conditionally permitted use in the PRD Overlay Zone and is not permitted in any other zone.
2. PRDs may include twin homes, condominiums, and townhouses.
3. Accessory apartments are not permitted in the PRD Overlay Zone.

Section 17.76.040 Site Plan & Final Plat

1. Site Plan.
    a. Anyone desiring to develop a Planned Residential Development (PRD) in the PRD Overlay Zone shall first submit a Land Use Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Chapter.
    b. The Development Review Committee shall review the site plan and give its recommendations to the Planning Commission.
    c. The Planning Commission is the final approving authority for all PRD site plans.
2. Final Plat.
    a. The site plan must be approved by the Planning Commission before the final plat can be approved.
    b. The developer shall submit a Land Use Application for final plat approval of all or part of the PRD together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
    c. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.
    d. The Planning Director is the final approving authority for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
    e. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat.

Section 17.76.050 Form and Contents of the Site Plan and Amended Site Plan

The applicant shall submit the site plan for a PRD to the Planning Department according to site plan submittal requirements outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). At that time the applicant shall pay a fee in an amount established by Resolution of the City Council. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City Engineer, and the developer has obtained the appropriate permits. Applicants for amended site plans for PRDs shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for PRDs. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.

Section 17.76.060 Site Plan Review and Approval for PRDs

1. The procedure for site plan approval shall be as follows:
    a. Development Review Committee. The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan shall comply with the Lindon General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.
    b. Planning Commission. The Planning Commission shall review the site plan and be the land use authority for all site plans for PRDs. The Planning Commission

shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, Lindon City Commercial Design Guidelines, and the General Plan when reviewing a site plan for a PRD.

2. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.
3. The Planning Commission may impose conditions on the site plan to mitigate dangerous hazards where there is substantiated evidence that a real safety hazard exists.

Section 17.76.070 Final Plat & Improvement Drawings

1. The form and contents of the final plat and improvement drawings (where applicable) shall contain all of the requirements of the Lindon City Development Manual. The final plat shall also contain the following information:
    a. A designation of common areas, limited common areas, and private ownership areas.
    b. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the PRD is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects.
    c. Plat restrictions, lot restrictions, and other information required by the Planning Commission or City Council.
2. PRD site plans may be built in phases as long as each phase of a PRD complies with all of the requirements of this ordinance. A phase of a PRD may not be less than twenty thousand (20,000) square feet.
3. The Planning Director shall approve the final plat of the PRD provided he/she finds that:
    a. The applicant has redrawn the site plan to incorporate all the requirements as approved by the Planning Commission and has submitted the corrected site plan with the final plat.
    b. The applicant has incorporated all of the improvements and conditions of the approved site plan into the final plat.
    c. The City Engineer has marked the construction drawings of the PRD as finalized.
4. The City shall record the final plat after it obtains all of the required signatures and after it receives all of the required bonds, fees, and documents.

Section 17.76.080 Building Permits

The City shall not issue a building permit for any project until the final plat has been recorded by the City.

Section 17.76.090 Completion of Improvements

The developer must complete all of the improvements required by the approved site plan for the final plat in accordance with the requirements outlined in Lindon City Code 17.38 Bonds for Completion of Improvements to Real Property.

Section 17.76.100 Completion and Maintenance of Site

Every PRD shall conform to the approved site plan. The applicant or any other person or entity shall not add any structures or make any improvements or changes to a PRD that did not

appear on the approved site plan. The applicant and subsequent owners and applicable associations shall maintain all improvements shown on the site plan in a neat and attractive manner. Failure to complete or maintain a PRD in accordance with this Chapter and with the approved site plan is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to complete or maintain a PRD in accordance with this Chapter and with the approved site plan.

Section 17.76.110 Development Standards and Requirements

The City requires the following development standards for all PRDs.

1. Compliance with Lindon City Code. A proposed PRD shall comply with the requirements of this Chapter and with all applicable Lindon City Code provisions and with conditions imposed by the Land Use Authority.
2. Density. A PRD may be developed at a maximum density of ten (10) dwelling units per gross acre.
3. Height. No lot or parcel of land in a PRD approved pursuant to the PRD Overlay Zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. No dwelling shall be erected to a height less than one (1) story above grade.
4. Minimum Area. The minimum area required for any PRD shall be twenty thousand (20,000) square feet.
5. Maximum Area. The maximum allowable size for any PRD shall be one (1) acre with no more than ten (10) units.
6. Setbacks. The following setbacks for primary structures shall apply in the PRD zone:
    a. Front Setback: 30 feet
    b. Rear Setback: 30 feet
    c. Side Setbacks: 10 feet
    d. All primary structures within the PRD Overlay zone shall be set back at least ten (10) feet from any other primary structure.
7. Utilities. Compliance with the Development Manual and applicable Lindon City Code provisions regarding utility connections to residential units is required. The public sewer system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling. No water or sewer lines shall be located under covered parking areas.
8. Fences.
    a. Perimeter Fences. The Planning Commission may require a perimeter fence, and may specify the height and construction materials used for the fence, around the development if the Commission finds that the fencing is necessary to mitigate reasonably anticipated detrimental impacts the development may create. Fencing may also be required to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses. Any fence erected around or within the development shall comply with Lindon City Code section 17.04.310, involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.
    b. Patio/Limited Common Area Fences. A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high maximum

fence provided, however, that such fence includes an access gate from the common area. The minimum width and length of the common area leading from the common area to the gate shall be fifteen (15) feet. Stacked residential units shall have no fences other than the perimeter fence.

9. Landscaping.
    a. All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.
    b. At least forty percent (40%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped.
10. Lighting Plan. All PRDs shall include a lighting plan. The lighting plan shall be designed to:
    a. discourage crime;
    b. enhance the safety of the residents and guests of the PRD;
    c. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

    All PRD homeowners' associations and apartment owners are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.
11. Parking. There shall be a minimum of two (2) parking spaces provided for each dwelling, one of which shall be covered. Required off-street parking spaces shall not be permitted within the front yard or street-side yard setbacks. There shall also be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located on the same lot or parcel of the dwellings served. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the PRD.
12. Streets. Private streets are not permitted in Planned Residential Developments. Public streets shall conform to City standards. Driveways shall be paved with concrete or asphalt.
13. Irrigation Systems.
    a. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred feet (100') of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
    b. All pressure irrigation systems in or within one hundred feet (100') of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.
14. Storage Areas and Solid Waste Receptacles. All outside storage areas and all solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the same materials as used on the exterior of the main structures within the PRD. Central waste receptacles shall only be permitted within a trash enclosure which meets standards found in the Development Manual. Trash enclosures shall be located in the side or rear of the dwelling units and must be accessible for garbage

trucks. All individual garbage containers shall have the ability to be serviced from a public street.

15. Exterior Finishing Materials. The dwellings in a PRD shall comply with the Lindon City Commercial Design Guidelines. The Planning Commission shall have the authority to determine compliance with the Design Guidelines.
16. Roof Pitch. All structures shall have a minimum roof pitch of five (5) rise to twelve (12) run.
17. Homeowner's Association. The applicant shall establish a home owners association for every PRD containing common or limited common property, with more than one owner for the purpose of maintaining the PRD. The homeowner's association, the individual property owners, and tenants shall maintain the PRD in accordance with the approved site plan.
18. Existing Homes. No PRD shall include an existing single-family dwelling. If a single-family dwelling exists on the property where a PRD is proposed, the applicant shall plat separately a lot containing the home. The plat shall comply with the requirements of section 2.03 of the Lindon City Development Manual.

Item 8: Public Hearing — Zone Map Amendment, approx. 520/530 South 400 West

Chris Knapp of Ridgeway Construction requests approval of an Ordinance Amendment to enact Lindon City Code (LCC) 17.76 Planned Residential Development Overlay (PRD Overlay) Zone. This overlay zone would permit multi-family development on commercial properties to which the overlay zone is applied.

Applicant: Chris Knapp **Presenting Staff**: Jordan Cullimore **General Plan**: Commercial **Current Zone**: General Commercial (CG) **Requested Zone**: General Commercial (CG) with the PRD Overlay **Property Owner(s)**: POC Development LLC **Address**: 520/530 South 400 West **Parcel ID**: 17:016:0144; 17:016:0143 **Lot Size**: 0.28 acre; 0.27 acre; .55 acre total **Type of Decision**: Legislative **Council Action Required**: Yes	**SUMMARY OF KEY ISSUES** 1. Whether to recommend approval of a request apply the PRD Overlay zone to the existing parcels in the General Commercial (CG) zone. **MOTION** I move to recommend to the City Council (*approval, denial, continuance*) of Ordinance 2015-12-O apply the PRD Overlay zone to Utah County parcel IDs 17:016:0144 and 17:016:0143 with the following conditions (if any): 1. 2. 3.

BACKGROUND

This is a request by Chris Knapp to apply the PRD Overlay zone to the lots at 520/530 South 400 West so that he can move forward with his proposal to construct five townhomes on the two lots. Any recommendation made by the Planning Commission to the City Council would be subject to the PRD Overlay zone being enacted by the City Council.

ANALYSIS

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
  - The proposed amendment is in accord with the master plan of Lindon City;
  - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division."
- The stated purpose of the General Commercial Zone is to "promote commercial and service uses for general community shopping." Further, the "objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located." Commercial zones include the CG, CG-A, CG-A8, CG-S, PC-1, and PC-2 zones.

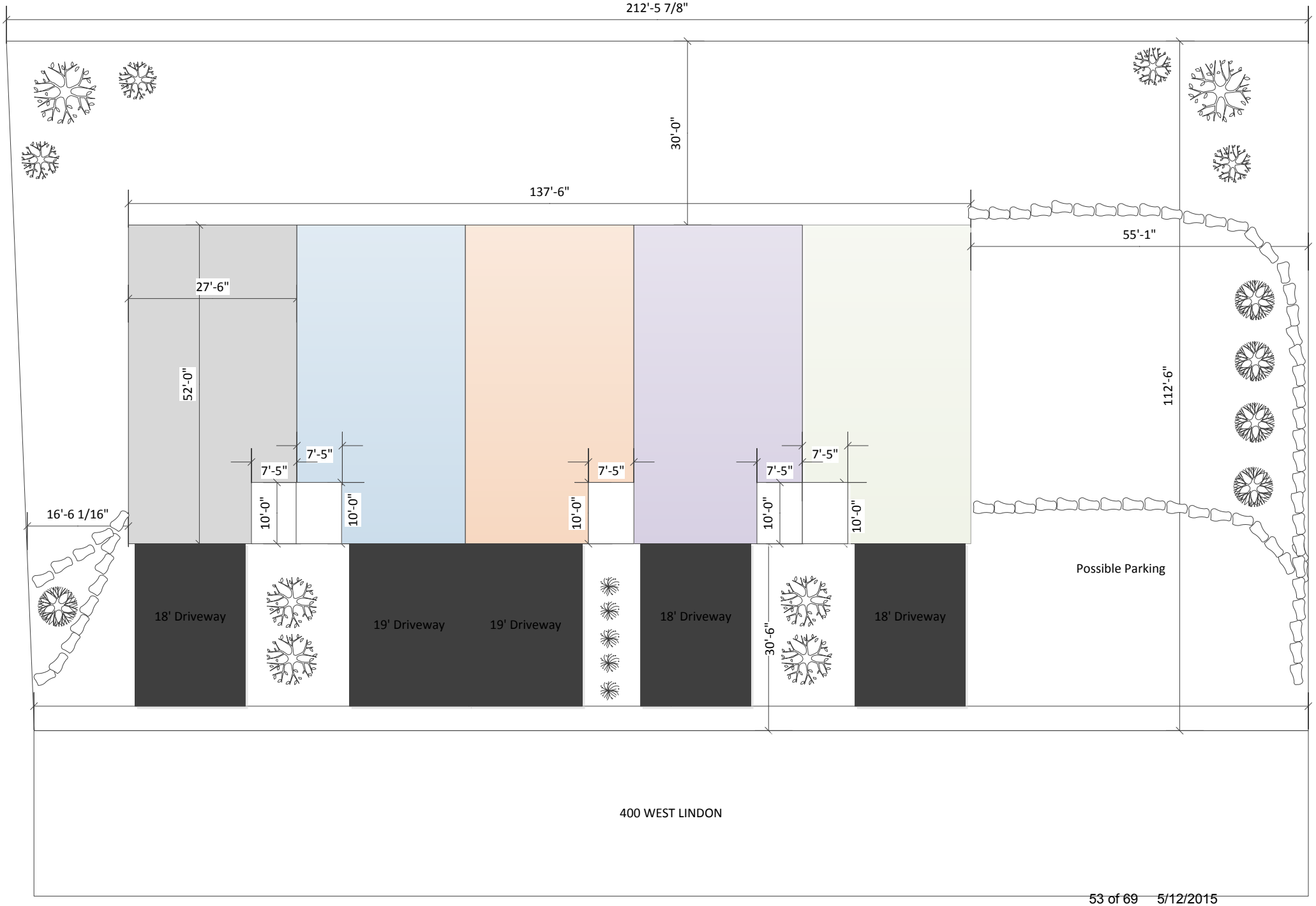
ATTACHMENTS

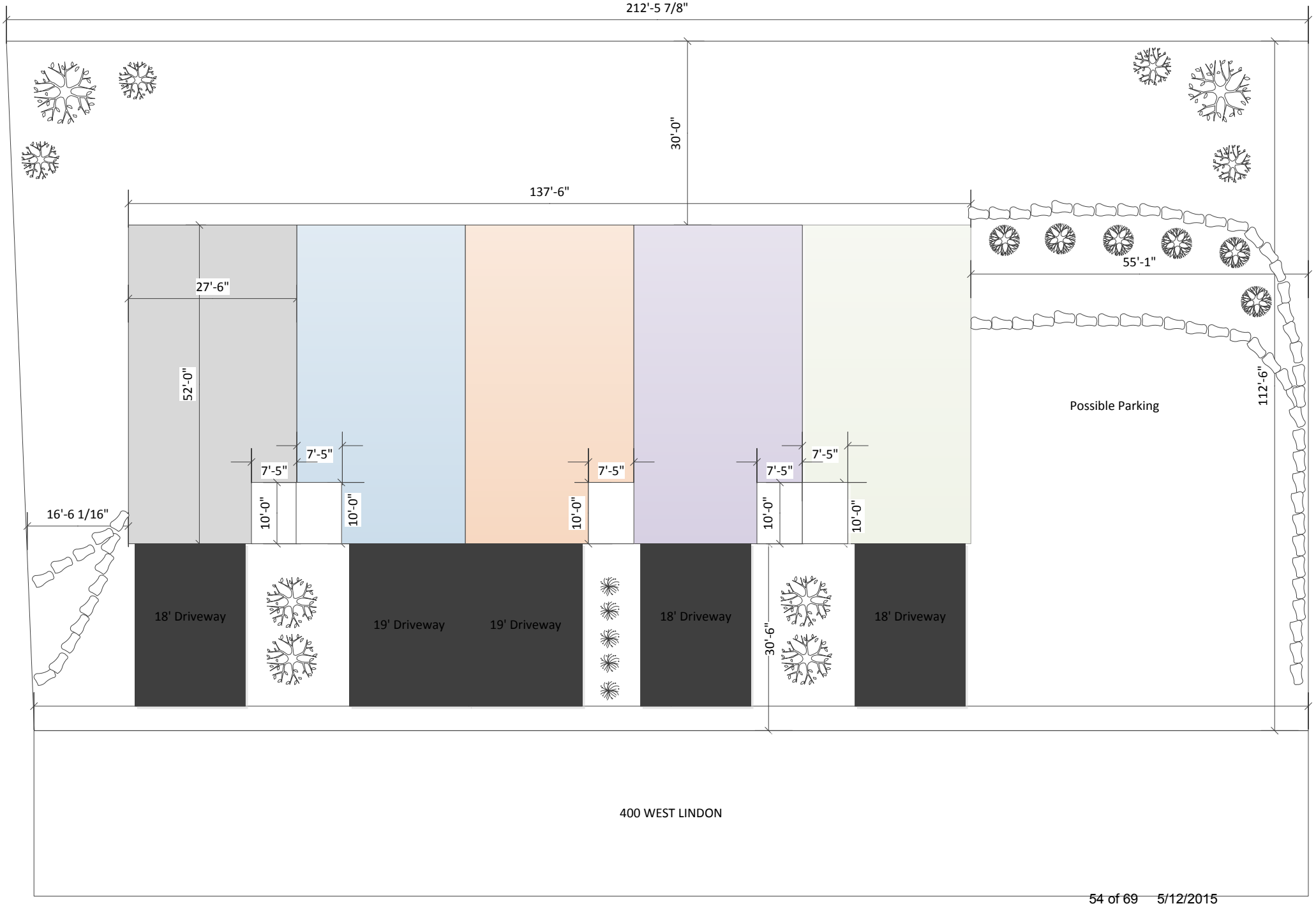
1. Aerial photo of the proposed lots to be reclassified.
2. Photographs of the proposed lots to be reclassified.
3. Conceptual Site Plan.
4. Conceptual Renderings.

Attachment 1

Attachment 2

Attachment 3

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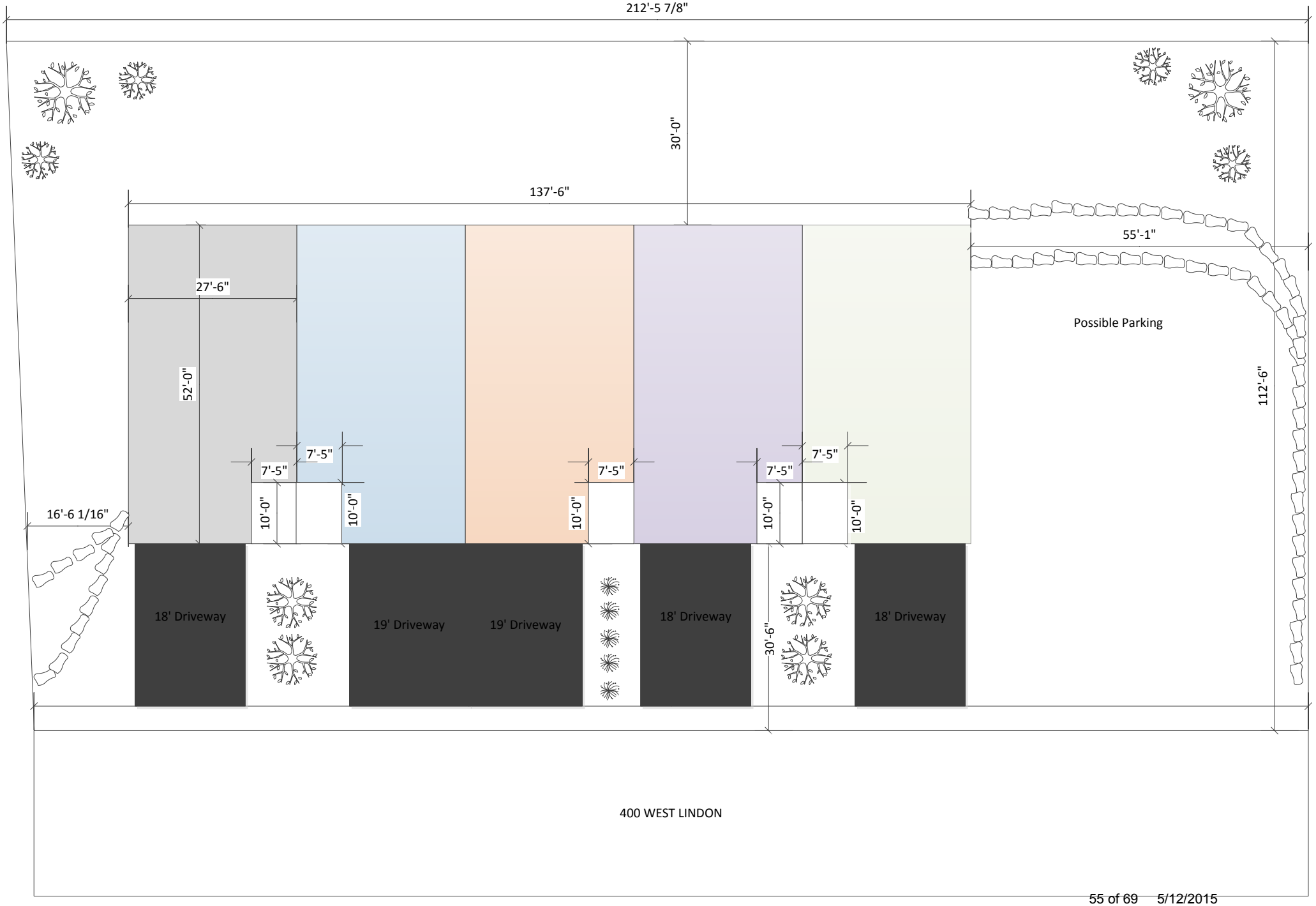
30'-0"
137'-6"
55'-1"
27'-6"
52'-0"
112'-6"
Possible Parking
7'-5"
7'-5"
7'-5"
7'-5"
7'-5"
7'-5"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
16'-6 1/16"
18' Driveway
19' Driveway
19' Driveway
18' Driveway
18' Driveway
30'-6"
400 WEST LINDON


212'-5 7/8"
30'-0"
137'-6"
55'-1"
27'-6"
52'-0"
Possible Parking
112'-6"
7'-5"
7'-5"
7'-5"
7'-5"
7'-5"
7'-5"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
16'-6 1/16"
18' Driveway
19' Driveway
19' Driveway
18' Driveway
18' Driveway
30'-6"
400 WEST LINDON

Attachment 4

Item 9: Zone Map Amendment, Lindon City Community Center

Lindon City requests approval of a Zone Map Amendment from General Commercial (CG) to Public Facilities (PF) on properties identified by Utah County Parcel IDs 14:069:0045, 14:069:0105, 14:069:0070, and from Single Family Residential (R1-20) to Public Facilities (PF) on properties identified by Utah County Parcel IDs 14:069:0069, 14:069:0261.

Applicant: Lindon City **Presenting Staff**: Jordan Cullimore **General Plan**: Public Facilities **Current Zone**: General Commercial (CG) & Single Family Residential (R1-20) **Requested Zone**: Public Facilities **Property Owner(s)**: Lindon City Corp. **Addresses**: 25 North Main Street **Parcel IDs**: 14:069:0045; 14:069:0105; 14:069:0070; 14:069:0069; 14:069:0261 **Type of Decision**: Legislative **Council Action Required**: Yes	**SUMMARY OF KEY ISSUES** 1. Whether to recommend approval of a request to change the zoning designation of the subject lots from General Commercial (CG) and Single Family Residential (R1-20) to Public Facilities (PF). **MOTION** I move to recommend to the City Council (*approval, denial, continuance*) of Ordinance 2015-13-O to change the zoning designation of the subject lots from General Commercial (CG) and Single Family Residential (R1-20) to Public Facilities (PF) with the following conditions (if any): 1. 2. 3.

BACKGROUND

The subject parcels of this request are owned by Lindon City and encompass the Lindon Community Center and a parking lot that is used for Aquatic Center parking. The Public Facilities zone is a catch-all zone for city owned and maintained property. The City has never taken the steps to formally rezone these parcels to the Public Facilities zone; this is a request to take those steps.

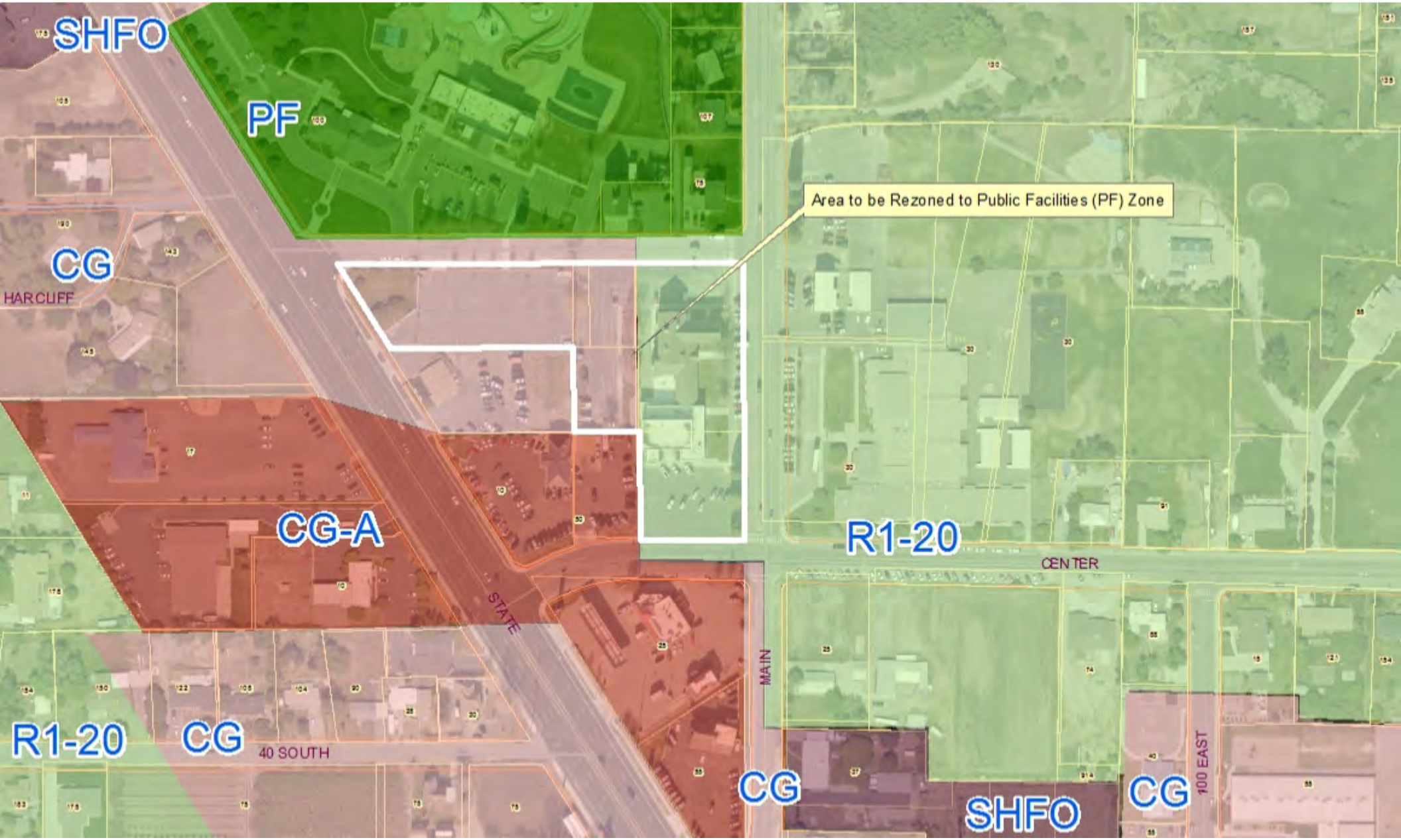
ANALYSIS

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
  - The proposed amendment is in accord with the master plan of Lindon City;
  - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division."
- The stated purpose of the General Commercial Zone is to "promote commercial and service uses for general community shopping." Further, the "objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located." Commercial zones include the CG, CG-A, CG-A8, CG-S, PC-1, and PC-2 zones.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified.

Attachment 1



Item 10: Public Hearing — Ordinance Amendment, LCC 8.24 and 9.24, Pheasant Hunting and Weapons

Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons in order to designate lawful hunting areas within the City. Recommendations will be made to the City Council at the next available meeting.

Applicant: Lindon City **Presenting Staff**: Hugh Van Wagenen **Address**: City-wide Impact **Type of Decision**: Legislative **Council Action Required**: Yes	**SUMMARY OF KEY ISSUES** 1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. **MOTION** I move to recommend (*approval, denial, continuation*) of ordinance amendment 2015-14-O (*as presented, with changes*).

DISCUSSION & ANALYSIS

The existing Lindon City Pheasant Hunting ordinance was adopted in 1985, when there was much more open space in Lindon than currently exists. The ordinance references a map from 1979 designating "No Hunting" areas. That map is extremely out dated and requires updated with the amount of development that has occurred over the last 40 years. With the map update, there are also small code changes to align hunting and weapons discharge in the City.

Police Chief Cullimore has been consulted on these changes and supports them.

Please read the attached ordinance for details.

ATTACHMENTS

1. Ordinance 2015-14-O
2. Hunting Zone Map 2015
3. Hunting Zone Map 1979

ORDINANCE NO. 2015-14-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING SECTION 8.24 PHEASANT HUNTING AND SECTION 9.24 WEAPONS OF THE LINDON CITY CODE TO DESIGNATE LAWFUL HUNTING AREAS WITHIN THE CITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed amendment aids the General Plan Goal of promoting Lindon as a high quality, open, rural living atmosphere; and

WHEREAS, the Lindon City Planning Commission has recommended approval of the amendment to Sections 8.24 and 9.24; and

WHEREAS, a public hearing was held on May 12, 2015 to receive public input and comment regarding the proposed amendment; and

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

WHEREAS, the Council held a public hearing on May 19, 2015 to consider the recommendation and no adverse comments were received during the hearing.

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

SECTION I: Sections 8.24 and 9.24 of the Lindon City Code is hereby amended to read as follows:

Chapter 8.24

~~PHEASANT~~ HUNTING WITHIN CITY LIMITS

Sections:

8.24.010	Lawful--When.
8.24.020	Compliance with state statutes and regulations required.
8.24.030	Children of ages twelve through fourteen.
8.24.040	Children of ages fourteen through sixteen.
8.24.050	Unlawful when in vicinity of building or enclosure.
8.24.060	Unlawful when in designated areas.
8.24.070	Unlawful on posted property.
8.24.080	Violation--Penalty.

Section 8.24.010 Lawful--When.

Notwithstanding any ordinance of the city heretofore adopted to the contrary, it is lawful to shoot ~~pheasants~~wildlife with the city limits of the city during the season established by the State of Utah for the hunting and shooting of ~~pheasants~~wildlife subject to the restrictions set out in Sections 8.24.020 through 8.24.070. (Ord. no. 120 §01 (part), 1985. Amen. 2015)

Section 8.24.020 Compliance with state statutes and regulations required.

All Utah State Statutes and Utah Wildlife Board Regulations pertaining to the hunting of ~~pheasants~~wildlife

shall be complied with by all persons hunting or shooting ~~pheasants~~wildlife in the city. (Ord. no. 120 §1 (A), 1985.)

Section 8.24.030 Children of ages twelve through fourteen.

Children 12 years of age through 14 years of age who are hunting or shooting ~~pheasants~~wildlife must be accompanied by a parent, legal guardian, or person 21 years of age or older who has been approved by the child's or children's parents. (Ord. no. 120 §1(B), 1985. Amen. 2015)

Section 8.24.040 Children of ages fourteen through sixteen.

Children 14 years of age through 16 years of age who are hunting or shooting ~~pheasants~~wildlife must be accompanied by a person 21 years of age or older. (Ord. no. 120 §1 (C), 1985. Amen. 2015)

Section 8.24.050 Unlawful when in vicinity of building or enclosure.

It is unlawful for any person to hunt or shoot at ~~pheasants~~wildlife within six hundred feet of any house, garage, barn, shed, corral, or any enclosure where domestic animals are kept.~~,~~ ~~unless express permission of the person in lawful possession of such building or enclosure is first had and obtained.~~ (Ord. no. 120 §1(D), 1985. Amen. 2015)

Section 8.24.060 Unlawful when in designated areas.

It is unlawful for any person to hunt or shoot at ~~pheasants~~wildlife at any time within the areas of the city which are designated on the map of the city as "No Hunting, "Such areas are established by resolution and may be revised by resolution as deemed necessary and appropriate by the city council". (Ord. no. 120 §1 (E), 1985. Amen. 2015)

Section 8.24.070 Unlawful on posted property.

It is unlawful for any person hunting or shooting ~~pheasants~~wildlife to enter upon any private property which has been posted, "NO TRESPASSING," without the permission of the owner thereof. (Ord. no. 120 §1(F), 1985. Amen. 2015)

Section 8.24.080 Violation--Penalty.

Any person violating, causing or permitting a violation of any provision of any Section of this chapter or the provisions adopted or incorporated by reference herein shall be guilty of a Class B misdemeanor ~~and shall be punished by a fine of not more than two hundred ninety-nine dollars or by a jail sentence not to exceed six months or both~~. (Ord. no. 120 §2, 1985. Amen. 2015)

Chapter 9.24

WEAPONS

Sections:

9.24.010 Air guns--Discharge prohibited.
9.24.020 Firearms-Discharge prohibited.

Section 9.24.010 Air guns--Discharge prohibited.

It is unlawful for any person to discharge any air gun, sparrow gun flipper or other similar contrivance within the limits of the city. (Prior code §12-12.)

Section 9.24.020 Firearms-Discharge prohibited.

It is unlawful for any person to discharge firearms of any description within the limits of the city except during State of Utah designated hunting seasons and within designated hunting areas by persons with a valid hunting license. (Prior code §12-13. Amen. 2015)

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

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

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

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

_____

Jeff Acerson, Mayor

ATTEST:

_____

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Lindon City
Hunting Areas

Permitted west of RR Tracks

Permitted 600 feet east of any established PF, R1-12, or Hillside Overlay Zone

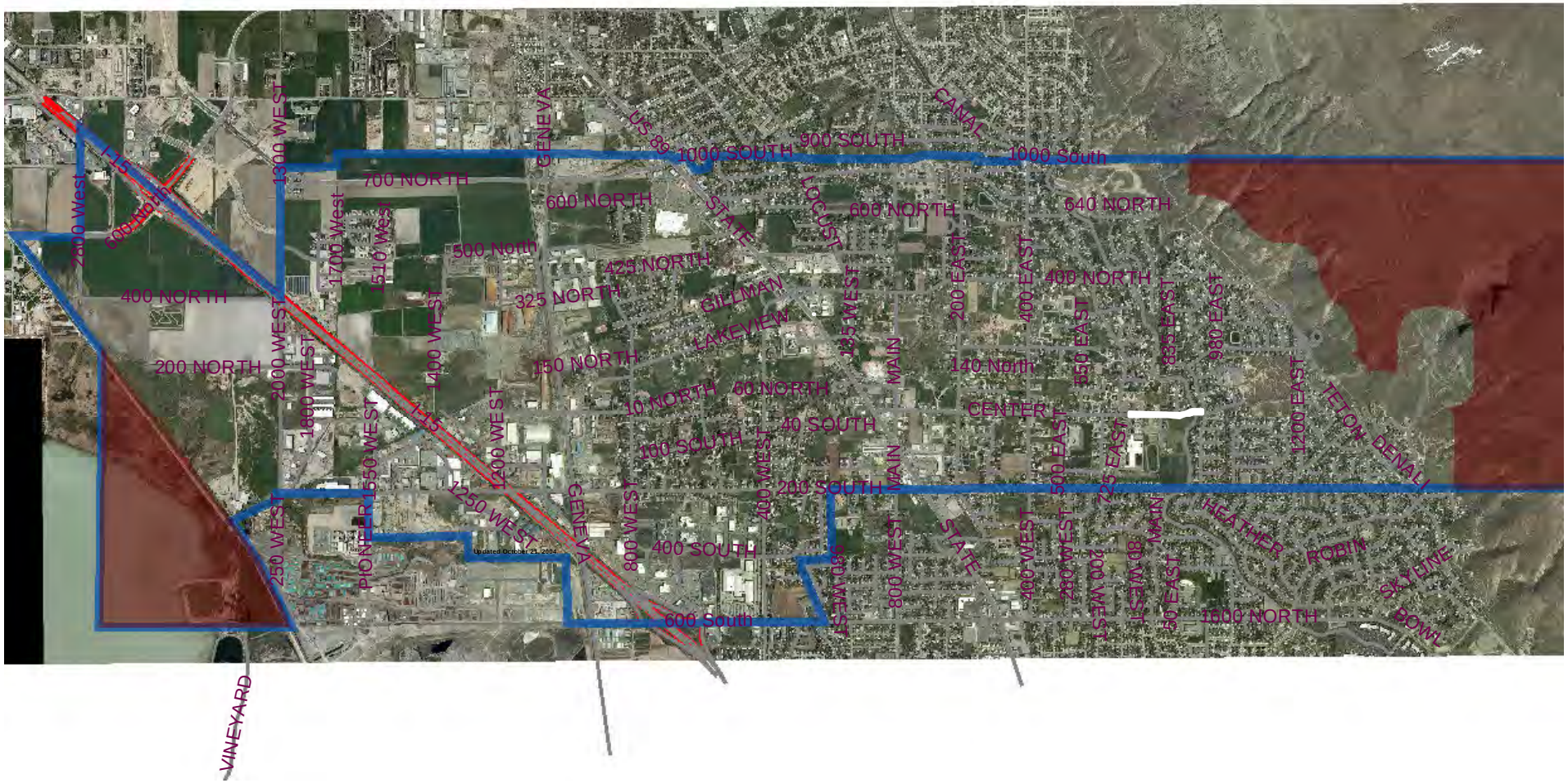
No hunting or discharge of firearms is permitted outside of the designated hunting areas. See LCC 8.24 and LCC 9.24.

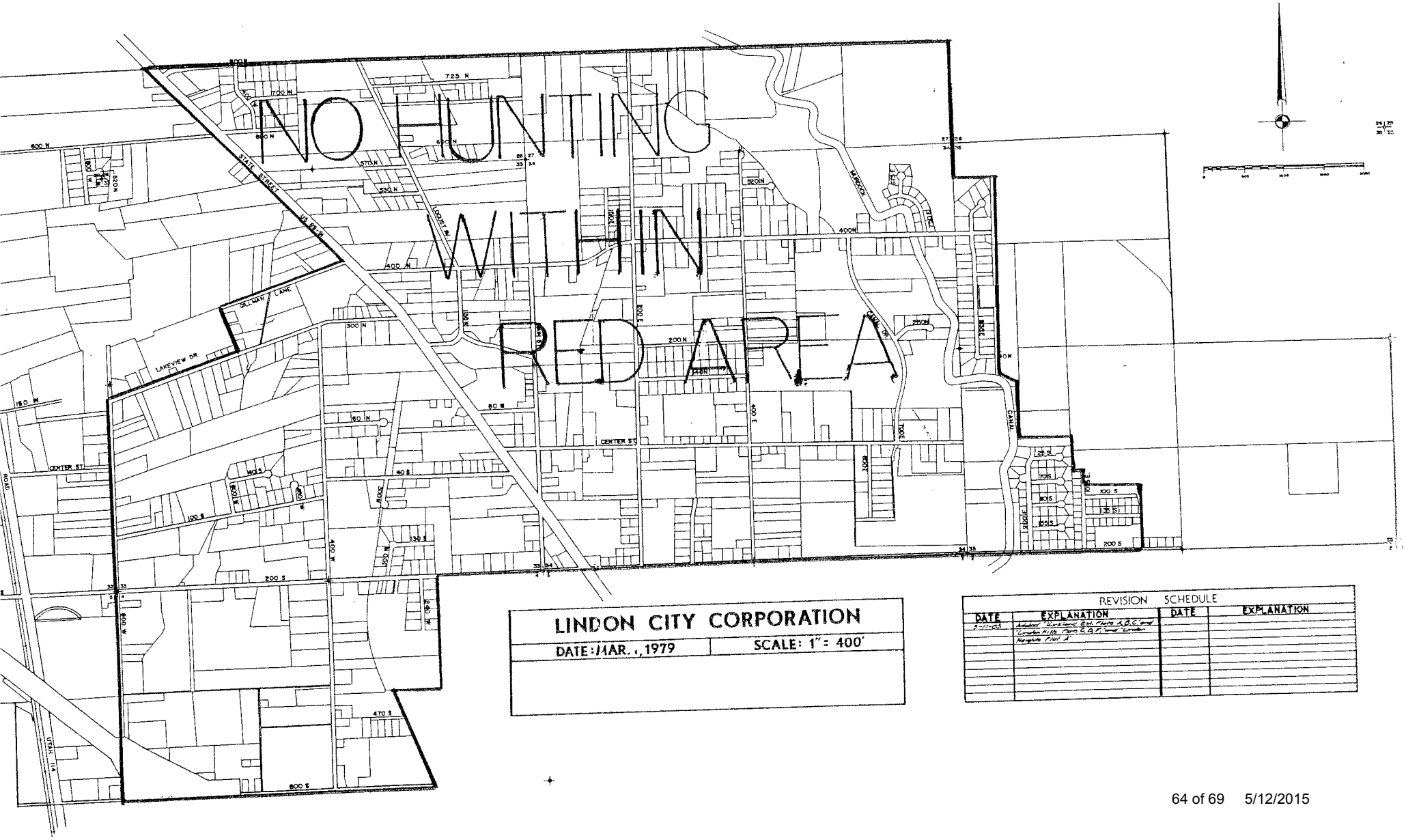
Map Date: 5 May 2015

Hunting_Zones

City Boundary

Streets




NO HUNTING
WITHIN
RED AREA
LINDON CITY CORPORATION
DATE: MAR., 1979
SCALE: 1" = 400'
REVISION SCHEDULE
DATE
EXPLANATION
DATE
EXPLANATION
STATE STREET
LAKEVIEW DR
GEYMAN LANE
CENTER ST
CANAL
LOCUST AVE
400 W
400 E
300 E
200 E
100 E
800 W
UTAH HWY

Item 11: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

_____
_____
_____
_____
_____

Item 2 – Subject _____
Discussion

_____
_____
_____
_____
_____

Item 3 – Subject _____
Discussion

_____
_____
_____

Item 12: Planning Director Report

Adjourn

As of May 1, 2015

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM. DATE	CITY COUNCIL DATE
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
Request for site plan approval for senior housing apartments on State & Main				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
Request for a property line adjustment at 455 E 500 N. Staff approved.				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
Request for property line adjustment at 596 East 200 North.				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
Request to increase maximum building height in PC zones to 110 feet.				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.				
Site Plan: Intermountain Precision Casting	Apr. 2015	Todd Veenker	May 12	N/A
Request for site plan approval for a 8,508 s.f. building in the LI zone. 1188 West 400 North				
Ordinance Amendment: PRD in Commercial Zones	Apr. 2015	Chris Knapp	May 12	TBD
Request for a new ordinance to allow planned residential developments in Commercial Zones as an overlay.				
Zone Map Amendment: PRD Overlay Zone	Apr. 2015	Chris Knapp	May 12	TBD
Request to apply new PRD Overlay Zone to property located at 520/530 South 400 West. Five townhomes.				
Site Plan: Prodigy Promos	Apr. 2015	Eli McQueen	May 12	N/A
Request for a new office/warehouse building in the LI zone at 122 South 1380 West.				
Plat Amendment: Lindon View Plat A	Apr. 2015	Steven Cherrington	TBD	N/A
Request to combine lots in what is currently Old Station Square Plats B/C. Located at 275 West 200 North.				
Site Plan: Lindon View Parking Lot	Apr. 2015	Steven Cherrington	TBD	N/A
Request to build a parking lot adjacent to the Tri-City Medical building. 275 West 200 North.				
Ordinance Amendment: Hillside Overlay	Apr. 2015	Brandon Jones	May 12	TBD
Request to create a minimum area required to apply the Hillside Overlay Zone and its development requirements.				

NOTE: *This Project Tracking List is for reference purposes only. All application review dates are subject to change.*

PC / CC Approved Projects - *Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):*

Stableridge Plat D	Tim Clyde – R2 Project	Old Station Square Lots 11 & 12
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan	Lindon Harbor Industrial Park II
Lindon Gateway II	Freeway Business Park II	Lakeside Business Park Plat A
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A	Green Valley Subdivision
Bishop Corner Plat B	Lexington Cove Major Subdivision	Lindon Springs Garden Minor Subdivison
Zyto/Tams Office Buildings Site Plan	Pen Minor Subdivision	Coulson Cove Plat D
Lindon Tech Center Site Plan	Spring Gardens Senior Community	Lindon Tech Center Subdivision
Happy Valley Derby Darlins CUP	Joyner Business Park Site Plan	Ruf Subdivision
Timpview Business Park Site Plan		Utah Valley Mortuary Site Plan
Interstate Grating Office Addition		

Board of Adjustment

Applicant	Application Date	Meeting Date

Annual Reviews

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

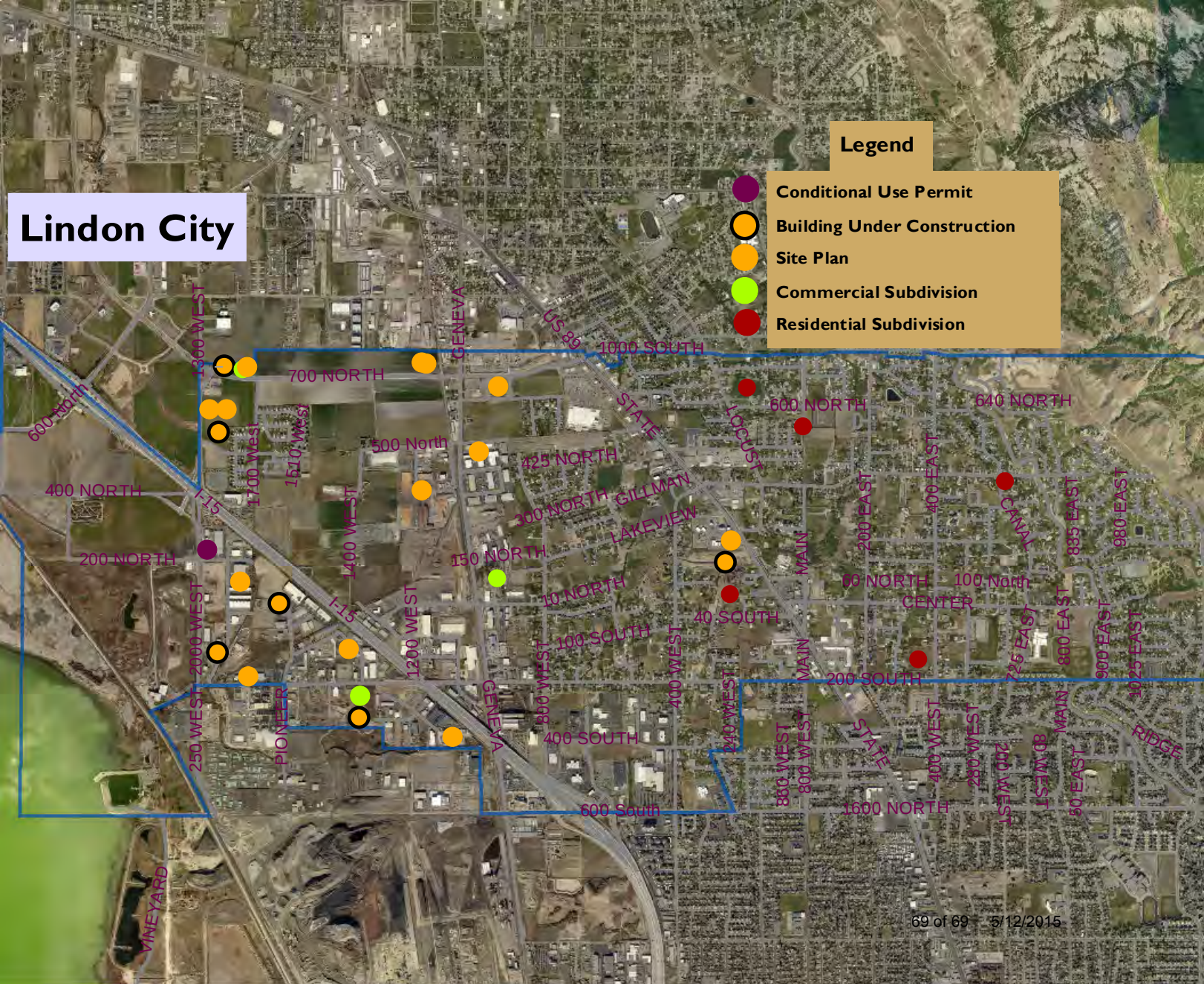
Grant Applications

Pending	Awarded
EDCUtah *— Economic Development Study on 700 North; $5,000*	***MAG Bicycle Master Plan Study*** *Awarded funds to hire consultant to develop bicycle master plan to increase safety and ridership throughout the city.*
Hazard Mitigation Grant / MAG Disaster Relief Funds- *(pipe main ditch)*	***EDCUtah 2014 —*** Awarded matching grant to attend ICSC Intermountain States Idea Exchange 2014.
	CDBG 2014 Grant *– Senior Center Computer Lab ($19,000)*
FEMA Hazard Mitigation Grant *– (pipe Main Ditch)*	***EDCUtah 2015****: Economic Development Study on 700 North ($3,000)*

Planning Dept - Projects and Committees

On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 47 *New residential units: 7*	*2010-15 General Plan implementation (zoning, Ag land inventory, etc.)*	*700 North CDA*	*Utah Lake Commission Technical Committee: Bi-Monthly*
New business licenses:40	*Lindon Heritage Trail Phase 3*	*Lindon Bicycle Master Plan*	*MAG Technical Advisory Committee: Monthly*
Land Use Applications: 28	*Ivory/Anderson Farms Master Plan*		*Lindon Historic Preservation Commission: Bimonthly*
Drug-free zone maps: 4			*2015 Utah APA Fall Conference Committee*
			MAG Trails Committee

Lindon City


Legend
Conditional Use Permit
Building Under Construction
Site Plan
Commercial Subdivision
Residential Subdivision
1300 WEST
700 NORTH
GENEVA
US 89
1000 SOUTH
600 NORTH
640 NORTH
STATE
LOCUST
600 North
1700 West
1510 West
500 North
425 NORTH
400 NORTH
I-15
300 NORTH
GILLMAN
LAKEVIEW
200 EAST
400 EAST
CANAL
835 EAST
980 EAST
200 NORTH
1400 WEST
150 NORTH
MAIN
60 NORTH
100 North
CENTER
10 NORTH
40 SOUTH
2000 WEST
1200 WEST
100 SOUTH
800 WEST
400 WEST
200 SOUTH
725 EAST
800 EAST
900 EAST
1025 EAST
250 WEST
PIONEER
GENEVA
400 SOUTH
240 WEST
880 WEST
800 WEST
STATE
400 WEST
280 WEST
200 WEST
80 WEST
MAIN
50 EAST
RIDGE
600 South
1600 NORTH
VINEYARD