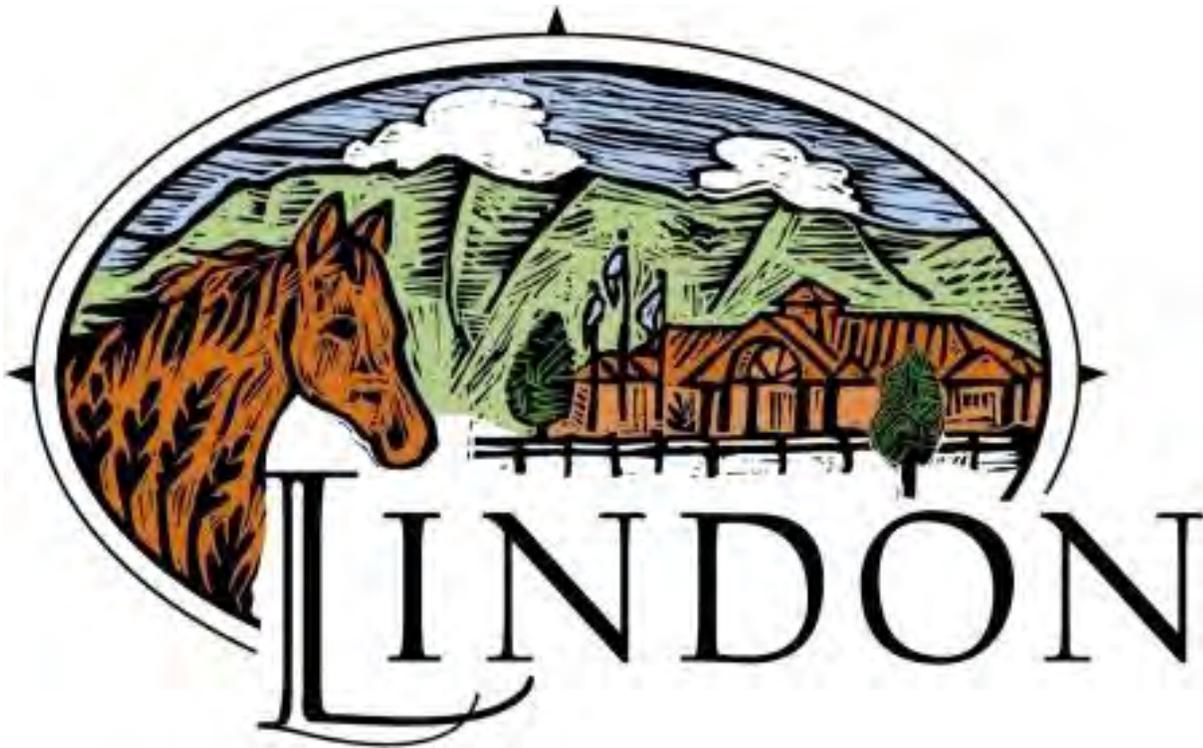


Lindon City Planning Commission Staff Report



June 23, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, June 23, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes**
3. **Public Comment**



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

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

4. **Minor Subdivision — Eastlake at Geneva North Plat B, approx. 1010 West 600 South**

Jared Anzures requests preliminary subdivision approval of a 2 lot subdivision at approximately 1010 West 600 South in the Light Industrial (LI) Zone.

(15 minutes)

5. **Site Plan — Blackcliff Industrial Park, approx. 1010 West 600 South**

Jared Anzures requests site plan approval of a 40,957 square foot office/warehouse building at approximately 1010 West 600 South in the Light Industrial (LI) Zone.

(15 minutes)

6. **Public Hearing — Ordinance Amendment — 17.57 Hillside Protection District**

This item was continued from the June 9, 2015 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.

(15 minutes)

7. **Review & Recommendation — Lindon Bicycle & Pedestrian Master Plan**

The Commission will review the finalized Bicycle and Pedestrian Master Plan and make a recommendation to the City Council concerning adoption of the plan.

(15 minutes)

8. ***Continued* — Public Hearing — Ordinance Amendment — Comm. & Ind. Landscaping**
This item has been continued to the next available Planning Commission meeting.

Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

9. **New Business (Reports by Commissioners)**

10. **Planning Director Report**

Adjourn

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

Posted By: Jordan Cullimore

Time: ~11:30 am

Date: June 19, 2015

Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I: Call to Order

June 23, 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/City Council Joint Work Session – February 10, 2015

Planning Commission Meeting – Tuesday, June 9, 2015

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
3 Session on **Tuesday, February 10, 2015 at 6:00 p.m.** in the Lindon City Center, City
4 Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:00 P.M.

8 Conducting: Hugh Van Wagenen, Planning Director

10 **PRESENT**

ABSENT

12 **City Council members**

12 Jeff Acerson, Mayor
13 Randi Powell, Councilmember
14 Matt Bean, Councilmember
15 Van Broderick, Councilmember
16 Jacob Hoyt, Councilmember
17 Carolyn Lundberg, Councilmember

18 **Planning Commission members**

20 Sharon Call, Chairperson – arrived 7:00 pm
21 Mike Marchbanks, Commissioner
22 Rob Kallas, Commissioner
23 Bob Wily, Commissioner
24 Andrew Skinner, Commissioner
25 Matt McDonald, Commissioner

26 **Staff members**

28 Adam Cowie, City Administrator
29 Hugh Van Wagenen, Planning Director
30 Jordan Cullimore, Associate Planner
31 Kathy Moosman, City Recorder

32 **Other Attendees**

34 Ron Anderson, Landowner
35 Kent Anderson, Landowner

36 **Ivory Representatives**

38 Kyle Honeycutt
39 Justin Earl
40 Keith Bennett

- 42 1. **Call to Order** – The meeting was called to order at 6:00 p.m.
- 44 2. **Work Session**—Ivory Development, Anderson Farms: The Council and
Commission will discuss the latest concept plan of the Ivory Development Anderson

2 Farms residential home project. The project is approximately located at 500 North
Anderson Lane and encompasses about 135 acres.

4 Hugh Van Wagenen, Planning Director, led the discussion by explaining the
purpose of the meeting tonight is to gather feedback from the recent ICO tour. Mr. Van
6 Wagenen then referenced for discussion an email sent that showed property values and
tax rates for a rough comparison. He noted they would like to pin down how many units
8 the body is comfortable with and also the minimum lot size in the area so Ivory can take
out the “guess work” and be able to move forward. Mr. Van Wagenen stated following
10 the presentation there will be an open forum for discussion.

12 Kyle Honeycutt, Ivory Homes representative, addressed the body at this time to
present his power point presentation. Mr. Honeycutt explained that the proposed
development will incorporate an HOA planned community with the apartments managed
14 separately. He explained that with an HOA managed community comes certain
amenities including a pool and bathroom facility with a surrounding park, street trees and
16 other plantings down the main corridor, equipment, entry monumentation, and other
things the HOA will pay for (i.e., replacing trees that die on the main corridor, pool
18 maintenance, etc.). He added that these are great things the HOA brings and it makes
sense as there is a theme. He mentioned that the dues the homeowners pay will be small
20 as it is spread over so many people so it is a perfect all around situation. The HOA will
also cover and govern the following:

- 22 • Architecture design guidelines.
- Landscaping requirements.
- 24 • Parking requirements and standards.

26 Mr. Honeycutt stated those residents who do not abide by the HOA guidelines
will be fined, so what you get is a community that looks good in perpetuity. Mr.
28 Honeycutt stated that Ivory Homes is here to stay and they will be maintained for a very
long time through an HOA. Mr. Honeycutt then referenced the proposed single family
30 size details as follows:

32 **Single Family Detached Sizes**

Size proposed is 87.5 wide x 110’ deep

- 34 • Setbacks = 25’ front, 25’ back and 20’ combined side. 8’ minimum side
yard setback
- 36 • Fits 40 plans with a two car and 31 plans with a three car
- Same as Fieldstone regular lot sizes

38

Size proposed is 62’ Wide x 90 ‘Deep

- 40 • Setbacks = 20 Front, 20’ rear, 5’ on each side
- Fits 23 two car plans and 10 three car plans
- 42 • Same as Fieldstone age restricted

44 Mr. Honeycutt then showed the Anderson Farms deep lot spreadsheet for
reference followed by some general discussion. He also referenced the provided Ivory
46 Catalog noting it provides a lot of information about their product. There was then some

discussion regarding the catalog. Mr. Honeycutt stated what they are proposing is a 20 ft. front, 20 ft. rear and 5 ft. on each side. People like this size but want to be detached and separated and that is what they have had the most success with.

Mr. Honeycutt stated a great Streetscape produces:

- HOA
- The house plans themselves
- The layout with a lot of curve

Mr. Honeycutt then referenced the following changes and amenities:

- They combined the regional parks into one big park to maximize the use
- Added Club Ivory Park/maintained by the HOA
- They tweaked the main corridor
- Provided regional detention basin
- Big parking lot
- Tot playground
- 2 soccer fields
- Tennis courts
- Baseball fields
- 2 detention basin areas

Councilmember Lundberg asked what amenities Ivory will put into the parks. Mr. Honeycutt stated they are paying \$100,000 per acre for the parks plus the amenities on top of that which adds up to a certain amount. The question is if that amount is big enough to exchange for more density as they are asking for something outside the norm. They understand that with the idea of a PUD (planned unit development) the city gets something out of it, but the main area is really the park. If all of the density goes away and it is trimmed down the amount they are able to pay goes down, but as it stands right now they are really proposing to build the entire park for the city; which is 3 to 4 million dollars.

Mr. Honeycutt re-iterated that the fundamental question is what does the city want in exchange for this density to find the balance and is it something that the city really needs. He pointed out that each meeting will get bigger and more difficult. He stated the question is if this make sense and is the trade worth it, and what will Ivory pay for and what will the city pay for.

Councilmember Lundberg asked for clarification if the Ivory Park (previously mentioned) will be maintained (grass, amenities, etc.) by the Ivory Homes property and HOA dues and if the regional park will potentially pay for amenities but with all ownership turned over to the city. Mr. Honeycutt confirmed that statement.

Councilmember Hoyt inquired if the condo residents are considered HOA members. Mr. Honeycutt stated they will have their own pool and clubhouse.

Commissioner Kallas asked if the homes will sit much higher than the road and if they will raise the road. He also asked how much elevation difference there will be from the top of the windows and the basement at the road. Mr. Honeycutt stated they plan to raise the road a little but they do not want more than 18" of foundation exposed. He also noted

2 the side streets are standard city streets. There was then some general discussion
3 regarding this issue.

4 At this time Mr. Van Wagenen asked the body what the general feeling is on lot
5 size following this discussion; are they feeling more or less of a comfort level. He is just
6 trying to get some direction to move forward.

7 *Councilmember Lundberg:* Stated she has been fine with it all along. She would like to
8 hear from the other members who have had concerns from the first how they feel about it
9 now. She feels that Ivory is offering a good variety and a high quality item.

10 *Commissioner Marchbanks:* Stated he feels good about it. He commented that when you
11 let people do what they do best we get an Ivory Project. He feels what is being proposed
12 is a great planned community and will enhance the area.

13 *Commissioner McDonald:* Stated the 20' setback on the smaller lots has given him some
14 concerns. He feels this is similar to a development in Spanish Fork with the narrower
15 streets that has no parking and makes it a crowded community. He also questioned what
16 the demand and market will be.

17 *Councilmember Hoyt:* Stated he likes where we are going with this and there is a lot of
18 potential, but the density and smaller lots are still an issue for him.

19 *Chairperson Call:* Stated she agrees with Councilmember Hoyt that she has concerns
20 that there is too much density; it is not the quality of the project but she is concerned how
21 well it will fit in with Lindon.

22 *Councilmember Bean:* Mentioned the 90' x 62' size and pointed out if the 62' is the
23 frontage (which is a fair amount of frontage) it doesn't concern him so much, also if the
24 5,580 is the average square footage.

25 *Councilmember Broderick:* Stated the density and setbacks makes him a little
26 uncomfortable. He feels the next step would be to see a list of amenities of what they are
27 willing to give for the density and what the city and citizens of Lindon would get out of
28 it. He would like to see more amenities for the city.

29 *Commissioner Kallas:* Stated if we are looking at coming from ½ acre lots and going
30 down to 5,000 sq. ft. lots it is so much different than what is in Lindon but it is a confined
31 area and an HOA controlled project.

32 *Councilmember Powell:* Stated she has lived in a community like this in the past and
33 commented that good friends are made in a tight knit community. She added that as long
34 as there is a bottom in this she is comfortable with this Ivory portion and feels this is a
35 jump up from townhomes.

2 *Commissioner Skinner:* Stated it is the retirees that have the smaller lots as they do not want to maintain a large lot.

4 Mr. Honeycutt stated they will get more information on the details and look at the issues discussed tonight and try to understand what it means to the costs etc. He noted
6 there will still be more versions forthcoming. He stated there is a fundamental trade/exchange question when they are asking for things above the norm and they realize
8 this. Mr. Honeycutt then turned the time over to Mr. Earl to discuss the apartment side of the project.

10 Mr. Earl presented the discussion on the apartments. He noted they are not to the point yet on the apartment side to present the layout as it is still premature. They won't
12 acquire the land for quite some time and they want to see what the market conditions are. They will know what the demand will be by looking at the Pleasant Grove project. He
14 noted that he does not have a site plan to show the group today. He would like to have some assurances on what the city will and will not allow.

16 Mr. Earl mentioned an approach that may work is to create guidelines that the city would be comfortable with. This is what they refer to as a "form based code" on what the
18 rules are that the architect needs to follow to draw the projects. He would like to think outside of the box with density or rather what we want the community to be and what
20 quality of life they are looking for instead of just the density and height limits etc.; how to achieve this is their objective and this will dictate the form. He pointed out that cities are
22 coming to the point to have the richness of the architecture and what the community will be instead of just looking at the setbacks, density etc. He pointed out that these types of
24 communities self-regulate as these develop by market demand and form based code they naturally falls into place. The question is what kind of environment does the city want?

26 Mr. Van Wagenen summarized by stating he is observing the consensus from the recent tours is that the members are generally not comfortable with 4 stories. And out of
28 the 3 projects they visited everyone seemed to like Orchard Farms more than the other two. This was in part due to the number of units and the way it transitioned into the other
30 neighborhoods; it needs to be one community.

32 Councilmember Broderick stated he visited the site again on Saturday and he felt it was very congested and he would like to see more ingress and egress access. Mr. Earl
34 stated with dense complexes (University Place) they can create a grid system and tuck the parking so the density disappears; the feeling of the project matters. They try to achieve
36 a resort flavor to their projects; which is intentional. They would like to show them how a four story would look and how it would feel; that is the flexibility they can build on.

38 Commissioner Kallas stated he really likes the District because of the urban feel, even though it is set in a commercial area and that is what he would like to see; more of
40 an urban feel. Councilmember Powell commented she is happy to be flexible as long as it is both ways. Mr. Earl stated they can give the most in amenities and architecture with
42 a depth and a richness.

44 Councilmember Lundberg mentioned if they were to concede to four stories, which is a big leap, perhaps if it was near the freeway they could maybe sell that but
46 closer to Geneva Road and 700 North (which is the gateway to the city) there may be a lot of pushback with this concept because it is very enclosing. There was then some discussion regarding TOD's and building heights. Commissioner Kallas commented that

2 this is our business district and we have talked about how to precipitate commercial
development on 700 North; he feels this is what we will achieve with that development.
4 If this is done right and done nicely with some high density around it, it will become our
business center and it won't hurt what is above Geneva Road and the ½ acre lots.
6 Councilmember Lundberg pointed out that taking in all of what Pleasant Grove is doing
will contribute to this TOD site as well. Mr. Earl noted to bear in mind that a TOD is
8 based on walkability (750 ft.). Commissioner Wily commented that he would like to see
some nice flowing boulevard and treescapes and the nice articulation on the buildings.
10 Commissioner McDonald commented that he is in favor of letting the experts handle this
without putting constraints that may be detrimental.

12 Councilmember Lundberg commented that she doesn't want to see the
demographic so top heavy with the apartment renters as to outnumber the single family
14 homes; the total number of doors being presented is lopsided. Mr. Earl stated that will be
a challenge. Chairperson Call stated she wants to hang on to the rural feel and it is very
16 difficult to find a balance. Councilmember Hoyt pointed out that statistically it takes
about 10 years for apartment complexes to become a hotbed for crime and it is better to
18 have one owner vs. several. Councilmember Broderick stated because the length of time
you live in an apartment is about 14 months and it can become a transient population; he
is not saying they will be more crime but there is a different feel.

20 Mr. Earl suggested putting the numbers away and start in reverse and see what the
numbers come out to. Councilmember Powell commented that she is hearing the body
22 wants to be flexible and perhaps they would like to see some lower doors but it depends
on what they come up with. Mr. Earl stated they will bring a consensus back from this
24 discussion at the next meeting and come back with some more ideas. Mr. Honeycutt
mentioned that an elevator is a big amenity and is a nice thing and opens up the options
26 available.

28 Mayor Acerson thanked the Ivory representatives for their presentation. He then
called for any further comments or discussion from the Council or Commission. Hearing
none he adjourned the meeting.

30 **Adjourn** – The meeting was adjourned at 8:10

32 Approved – June 23, 2015

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Kathryn Moosman, City Recorder

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Jeff Acerson, Mayor

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Sharon Call, Chairperson

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **June 9, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

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

12 <u>PRESENT</u>	<u>ABSENT</u>
Sharon Call, Chairperson	Andrew Skinner, Commissioner
14 Bob Wily, Commissioner	
Mike Marchbanks, Commissioner	
16 Rob Kallas, Commissioner	
Matt McDonald, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

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

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

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF MAY 26, 2015 AS AMENDED.
32 COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

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

40 **CURRENT BUSINESS** –

- 42 4. **Site Plan** – *Olsen Properties, approx. 1200 West Center Street.* This item was
44 continued from the May 26, 2015 Planning Commission meeting. Buck Robinson
requests site plan approval for a 5,000 square foot industrial building at approximately
46 1200 West Center Street in the High Industrial (HI) zone.

2 Jordan Cullimore, Associate Planner, opened this agenda item by giving some
background of this site plan application. He explained that Craig Olsen and Buck
4 Robinson are in attendance as representatives of this item. They are proposing to
construct a 5,000 square foot building on an undeveloped portion of the lot in question.
6 He noted the western portion of the lot is already developed, and a portion of the lot will
remain undeveloped for now. Mr. Cullimore stated this will be the second building
8 placed on the lot and will be architecturally identical to the existing building and is
located in the High Industrial (HI) zone.

10 Mr. Cullimore further explained that the proposed structure will consist of 5,000
square feet of warehouse space. He pointed out that the required parking ratio for
12 warehouse space is 1/1000 square feet in Industrial zones so the required number of
spaces is five. He commented that the applicant is proposing 7 parking stalls with 1 ADA
14 spaces so the proposal satisfies the minimum requirement. Additionally, the Code
requires 2 bicycle parking stalls and the site plan proposes a bicycle rack with 3 slots
16 which meets this requirement.

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

- 18 • Vehicle Spaces Required: 5
- Vehicle Space Provided: 7
- 20 • Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 3

22
24 Mr. Cullimore further discussed that the High 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
26 materials other than grass. He noted the proposed site plan proposes a water wise
approach that will incorporate shrubs and decorative rock. He mentioned the Code
28 provides discretion to modify landscaping requirements as long as a net loss of
landscaping does not occur. Mr. Cullimore stated staff recommends, as a condition of
30 approval, that the plans indicate that at least 70% of the landscaped area be covered with
live vegetation to meet the requirement of no net loss of landscaping.

32 Mr. Cullimore added that the Code also requires that interior landscaping must be
provided for parking lots with 10 or more required stalls. This site has fewer than 10
34 stalls, so the interior landscaping requirement is not applicable for this phase.

36 Mr. Cullimore further stated the Code requires that all buildings in the High
Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend
with the surrounding property and structures.”

38 He noted that code also requires the following requirements:

- 40 • 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
42 Commission. Precast concrete or concrete tilt-up buildings also meet the
architectural treatment requirement, subject to the standards in section
44 17.49.070(2).

46 The proposed structure will be a white metal building with CMU wainscoting.
The elevations indicate that the wainscoting will cover 25% of the wall to meet Code
48 requirements.

2

Mr. Cullimore said that the Code also requires buildings in the LI zone to be earth-tone colors. He then referenced an example of earth tone colors. He noted that the proposed structure also satisfies setback and height requirements in the LI zone.

6

He went on to say the City Engineer is working through some 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 undeveloped site and the already developed portion, the site plan, elevations of the proposed building and the earth-tone color palette.

8

10

Mr. Robinson and Mr. Olsen addressed the Commission at this time. Mr. Olsen stated he plans to use this building for his own personal storage but may possibly lease it out in the future. Chairperson Call asked staff if white is considered an earth tone color as it is not on the color palette. Mr. Cullimore replied stated that is up to the Commission’s discretion if they feel it is compatible with the color palette; he added that the color palette is not an exhaustive example of colors. Mr. Olsen commented that all his buildings are white with dark grey accents and it is their plan to match the existing buildings. Following discussion the Commission was in agreement that white is a compatible color for the purpose of this building. Chairperson Call also mentioned that the landscaping appears to meet the 70% vegetation requirement when matured. Mr. Olsen stated when complete there will be a full 20 ft. berm all around the perimeter of the property. He added there will also be a chain link fence with vinyl slats separating the property boundary lines. Chairperson Call pointed out this appears to meet all requirements.

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

26

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVE THE APPLICANTS REQUEST FOR SITE PLAN APPROVAL WITH NO CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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30

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CHAIRPERSON CALL AYE

COMMISSIONER MARCHBANKS AYE

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COMMISSIONER KALLAS AYE

COMMISSIONER WILY AYE

36

COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

38

5. **Public Hearing:** Ordinance Amendment – LCC 8.24 Pheasant Hunting & LCC 9.24 Weapons. This item was continued from the May 26, 2015 Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC 8.24 Pheasant Hunting and 9.24 Weapons to clarify legal hunting areas within the City limits.

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

46

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2 Hugh Van Wagenen, Planning Director, stated this item was continued from the
previous meeting so that the questions brought up regarding the urban deer hunting
4 options in Lindon could be addressed. He noted that staff has begun inquires with the
Division of Wildlife Resources about urban deer hunting. He explained that the DWR is
6 about to present some standards that will enable City's to adopt ordinances to implement
these options but it is not quite in place.

8 Mr. Van Wagenen said staff would like some more time to understand the details
of the DWR ordinance. In the meantime, staff also feels it would be good to approve
10 these ordinance changes as presented and come back to the Commission with more
information on this issue at a later date. He stated the existing Lindon City Pheasant
12 Hunting ordinance was adopted in 1985, when there was much more open space in
Lindon than currently exists. He noted the ordinance references a map from 1979
14 designating "No Hunting" areas.

16 Mr. Van Wagenen explained the map is extremely out dated and requires updated
with the amount of development that has occurred over the last 40 years. He mentioned
that with the map update, there are also small code changes to align hunting and weapons
18 discharge in the City. Mr. Van Wagenen then referenced that ordinance details, the 2015
hunting zone map, and the 1979 hunting zone map followed by discussion.

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

22
24 COMMISSIONER WILY MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2015-14-O AS PRESENTED. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
26 FOLLOWS:

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

32 THE MOTION CARRIED UNANIMOUSLY.

34 6. **Public Hearing** – *Ordinance Amendment – Commercial & Industrial Landscaping.*
Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47
36 Research Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50
Mixed Commercial to allow more water wise landscaping options.

38
40 Mr. Cullimore opened this discussion by explaining that staff and the Planning
Commission have discussed allowing more water wise landscaping options in required
landscaping strips along street frontages in commercial and industrial zones and areas in
42 town and this ordinance attempts to provide these options. Mr. Cullimore noted this idea
will allow the discretion of xeriscaping to provide water wise options on frontage
44 landscaping and will also provide more flexibility. Mr. Cullimore stated the Planning
Commission will have the discretion to make exceptions if they feel it meets the
46 ordinance. Commissioner Marchbanks would like to obtain more information from the
Utah Water Conservancy District as to what they consider to be aggressive water
48 conservation items. Mr. Cullimore pointed out with landscape architects doing the

2 designing for xeriscape landscaping they will design it to also function with “water wise”
in mind. There was then some discussion regarding the use of shrubs, ground cover and
4 decorative rock in xeriscaping options. Mr. Cullimore then referenced the proposed
ordinance modifications followed by some general discussion. Following discussion the
6 Commission was in agreement to continue this item to allow staff to do further research
on this issue and bring back more information to the next meeting.

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

10
12 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUANCE
OF ORDINANCE AMENDMENT 2015-15-O TO ALLOW STAFF TO DO FURTHER
RESEARCH. COMMISSIONER MCDONALD SECONDED THE MOTION. THE
14 VOTE WAS RECORDED AS FOLLOWS:

16 CHAIRPERSON CALL AYE

18 COMMISSIONER MARCHBANKS AYE

20 COMMISSIONER KALLAS AYE

COMMISSIONER WILY AYE

COMMISSIONER MCDONALD AYE

THE MOTION CARRIED UNANIMOUSLY.

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

28 Mr. Cullimore explained that this item been continued to the next Planning
Commission meeting in order to allow the City Engineer to gather more information
30 regarding the Hillside Protection District. He noted that Mark Christensen, City Engineer,
is still working on developing appropriate criteria on preserving the hillside (while still
32 exempting certain lots where appropriate) and is continuing this research and needs more
time for completion.

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

36
38 COMMISSIONER MCDONALD MOVED TO CLOSE THE PUBLIC
HEARING. COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

40
42 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

44 COMMISSIONER WILY MOVED TO RECOMMEND CONTINUATION OF
THE HILLSIDE PROTECTION DISTRICT ORDINANCE AMENDMENT TO A
46 LATER MEETING. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL AYE

2 COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
4 COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE
6 THE MOTION CARRIED UNANIMOUSLY.

8 **8. New Business: (Reports by Commissioners) –**

Commissioner Wily asked for an update on the recent building height ordinance. Mr. Van Wagenen stated it was continued by the City Council to allow the applicant to get feedback from neighboring residents. Chairperson Call mentioned a pre-school application from last year that was withdrawn as she has seen advertising for students. Mr. Cullimore stated under four (4) students they do not need a conditional use permit but he will follow up with this issue. Chairperson Call also asked about the recently approved assisted living center application that was submitted by Mr. Watts. Mr. Cullimore stated they actually started excavating on the project yesterday and they are ready to move ahead. Commissioner Kallas mentioned the used car dealership north of 200 south and inquired if the sidewalk will be put in per the conditions placed on the application. Mr. Cullimore stated he met with the applicant the week before the deadline in April and staff is working through this issue with the applicant and will follow up.

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

24 **9. Planning Director Report–**

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

- 26 • Budget adoption will be held at the June 16th City Council meeting.
- 28 • Bicycle plan adoption at the June 23rd Planning Commission meeting. Locust Avenue is complete and the striping and bike lane striping is forthcoming.
- 30 • Ivory Open House on June 24th.
- 32 • Filing period for Declaring Candidacy June 8th. Matt Bean, Randi Powell, Carolyn Lundberg and Dustin Sweeten filed for candidacy. There will not be a primary election held in August.

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

36

ADJOURN –

38 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 8:15 P.M. COMMISSIONER MARCHBANKS SECONDED THE
40 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42

Approved – June 23, 2015

44

Sharon Call, Chairperson

46

48 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Minor Subdivision — Eastlake at Geneva North Plat B ~1010 West 600 South

Jared Anzures of AEUrbia requests approval of a two lot subdivision in the Light Industrial zone to be known as Eastlake at Geneva North Plat B.

<p>Applicant: Jared Anzures Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial</p> <p>Property Owner: Colneva, LLC Address: ~ 1010 West 600 South Parcel ID: 38:425:0008 Size: 5.8 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> 1. Whether to approve a two lot subdivision in the LI zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a two lot subdivision to be known as Eastlake at Geneva North Plat B with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. 2. 3.
---	--

BACKGROUND

1. The site is located in the Light Industrial (LI) zone. This parcel and the surrounding area were recently rezoned to LI to accommodate an office/warehouse building and a convenience store site. Per conditions of the rezone, the only permitted use on what will be Lot 1 is a convenience store.
2. This subdivision will allow for separate ownership of the office/warehouse and convenience store sites.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the LI zone is 1 acre (43,560 sq. ft.). The lots created by this subdivision will be 1.652 acres (Lot 1) and 4.182 acres (Lot 2).

Frontage Requirements

- Lot 1 meets the required public street frontage of 100 feet (it has 331 feet). Lot 2 is considered a flag lot in this situation and requires only 25 feet of frontage (60 feet is being provided).

Other Issues

- Staff has determined that the proposed subdivision complies with all remaining land use standards.
- As the existing parcel is already in a subdivision, all street improvements have been previously constructed.
- There is a 100 foot CUWCD Temporary Construction Easement shown on the preliminary plan. However, that easement is no longer in affect and will be removed on the final plat.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

See above

ATTACHMENTS

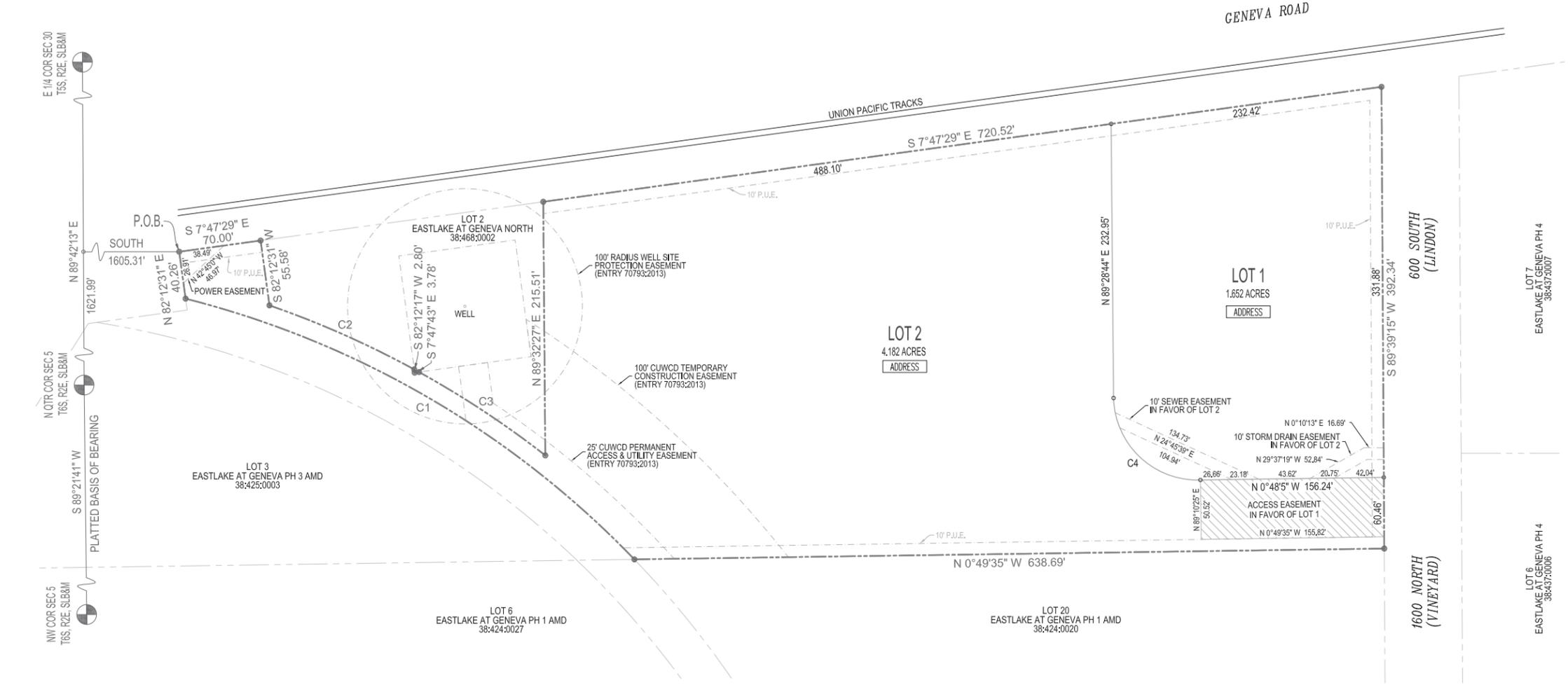
1. Aerial photo of the proposed subdivision.
2. Preliminary plan.

East Lake @ Geneva North Plat B
Blackcliff Industrial Park
1010 West 600 South
Lindon, UT 84042



EASTLAKE AT GENEVA NORTH COMMERCIAL SUBDIVISION PLAT "B"

LOCATED IN THE NE 1/4 OF SECTION 5, T6S, R2E, SLB&M



CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT, 84057
(801) 224-7308

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	804.02	447.55	31°53'36"	441.80	N 30°55'1" E
C2	819.02	134.91	9°28'16"	134.76	S 23°49'7" W
C3	819.02	128.87	9°0'55"	128.73	S 33°22'27" W
C4	71.42	112.95	90°37'3"	101.54	N 43°16'31" E

**NOTICE OF DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS**

THIS PROJECT, WITH LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 3, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS, AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORD DECLARATION.

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-6(3)(4)(c)(i)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

ROCKY MOUNTAIN POWER DATE _____

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department at 1-800-366-6532.

QUESTAR GAS DATE _____

COMCAST

APPROVED THIS _____ DAY OF _____, 2015.

BY: _____

TITLE: _____

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 2015.

BY: _____

TITLE: _____

UTOPIA

APPROVED THIS _____ DAY OF _____, 2015.

BY: _____

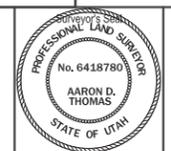
TITLE: _____

CUWCD

APPROVED THIS _____ DAY OF _____, 2015.

BY: _____

TITLE: _____



LINDON CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

City Engineer's Seal	Clerk-Recorder Seal	Utah County Recorder
----------------------	---------------------	----------------------

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°42'13" EAST 1621.99 FEET ALONG SECTION LINE AND SOUTH 1605.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 07°47'29" EAST ALONG THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD 70.00 FEET; THENCE SOUTH 82°12'31" WEST 55.58 FEET; THENCE ALONG THE ARC OF A 819.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 134.91 FEET THROUGH A CENTRAL ANGLE OF 9°28'16" CHORD BEARS SOUTH 23°49'07" WEST 134.76 FEET; THENCE SOUTH 82°12'17" WEST 2.80 FEET; THENCE SOUTH 7°47'43" EAST 3.78 FEET; THENCE ALONG THE ARC OF A 819.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 128.87 FEET THROUGH A CENTRAL ANGLE OF 9°0'55" (CHORD BEARS SOUTH 33°22'27" WEST 128.73 FEET); THENCE NORTH 89°32'27" EAST 215.51 FEET; THENCE SOUTH 07°47'29" EAST ALONG THE RAILROAD RIGHT-OF-WAY 720.52 FEET; THENCE SOUTH 89°39'15" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF 600 SOUTH STREET 392.34 FEET; THENCE NORTH 00°49'35" WEST ALONG THE EASTERLY BOUNDARY OF EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK PHASE 1 AMENDED PLAT AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER A DISTANCE OF 638.69 FEET; THENCE ALONG THE ARC OF A 804.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 447.55 FEET THROUGH A CENTRAL ANGLE OF 31°53'36" (CHORD BEARS NORTH 30°55'1" EAST 441.80 FEET); THENCE NORTH 82°12'31" EAST 40.26 FEET TO THE POINT OF BEGINNING.
CONTAINS 5.83 ACRES
BASIS OF BEARING; UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY'S FULL NAME & COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, 20__

MAYOR / PLANNING COMMISSION CHAIRMAN CITY ATTORNEY

APPROVED _____
CITY ENGINEER (SEE SEAL BELOW)

ATTEST _____
CLERK / RECORDER (SEE SEAL BELOW)

CONDITIONS OF APPROVAL

PLAT "B"
**EASTLAKE AT GENEVA NORTH
COMMERCIAL SUBDIVISION**

INCLUDING A VACATION OF LOT 1, EASTLAKE AT GENEVA NORTH COMMERCIAL SUBDIVISION

Item 5: Site Plan — Blackcliff Industrial Park ~1010 West 600 South

Jared Anzures of AEUrbia requests site plan approval of a 40,957 square foot office/warehouse project on a 4.18 acre site at approximately 1010 West 600 South in the Light Industrial (LI) zone.

<p>Applicant: Jared Anzures Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owners: Colneva, LLC Address: 1010 West 600 South Parcel ID: 38:468:0001 (current) Lot Size: 4.18 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve the site plan for a 40,957 square foot office/warehouse building in the Light Industrial zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of a 40,957 square foot commercial building to be known as Blackcliff Industrial Park with the following conditions (if any):</p> <ol style="list-style-type: none"> Eastlake at Geneva North Plat B Subdivision be recorded.
--	--

BACKGROUND

- This is a site plan application for a 40,957 square foot commercial building with an intended use as an office/warehouse with several bays.
- The site is located in the Light Industrial (LI) zone. This parcel and the surrounding area were recently rezoned to LI to accommodate an office/warehouse building and a convenience store site.
- The site will share access from 600 South with a future convenience store.
- A previous application for a two lot subdivision (Eastlake at Geneva North Plat B) on this site was recently considered by the Planning Commission. That plat has not yet been recorded. It is recommended that the recordation of that plat be a condition of approval for this site.

DISCUSSION & ANALYSIS

Parking Standards

Requirements:

- General Office requires 1 space for every 350 square feet (52 required for this project).
- Warehousing requires 1 space for every 1,000 square feet (23 required for this project).
- Total required vehicle spaces is **75**.
- Bike parking in the LI zone requires two stall for the first 50 spaces and 1 stall for every 50 spaces thereafter (**3** required for this project)

Provided:

- Total provided vehicle spaces is **108** which is 44% over the requirement.
 - City Code allows for parking to exceed minimum requirements up to a 30% threshold. Anything over that requires Planning Director and City Engineer approval based on compelling reasons. *The applicant has yet to provide reasons behind the excess parking being provided.*
- Bike parking: **9** stalls are being provided.

- *There is a slight concern that there is not sufficient space to access bicycle parking without trampling landscaping. Staff is hoping for the applicant to address this concern.*

Landscaping Standards

Landscaped Strip Along Frontage

With exception of the entryway, this site does not have any public frontage and no landscape strip is required.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 108 stalls, that equates to 4,320 square feet and 11 trees required; 4,767 square feet and 16 trees are provided.

Architectural Standards

For the LI zone the architectural design requirement states that: Precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet the architectural treatment requirement in subsection 1 above, subject to the following standards:

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

All colors should meet the color palette in the Design Guidelines (attachment six). Please see the attached elevations in attachment four which indicate that painted concrete will be the exterior finish of the building with Crabby Apple, March Wind, and Reflection being the colors. Also, there is a thin brick façade that is being provided on the walls above the entryways. Metal awnings and outdoor wall lights are also being provided.

The building is within the 48 foot height limit in the LI zone, the highest point of the parapet wall being 40 feet.

Engineering Standards

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

MOTION

See above.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.

3. Site Plan
4. Architectural Rendering & Elevations
5. Landscaping Plan
6. Color Palette

East Lake @ Geneva North Plat B
Blackcliff Industrial Park
1010 West 600 South
Lindon, UT 84042

GENEVA

600 SOUTH

600 South

400 SOUTH

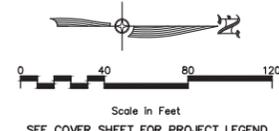
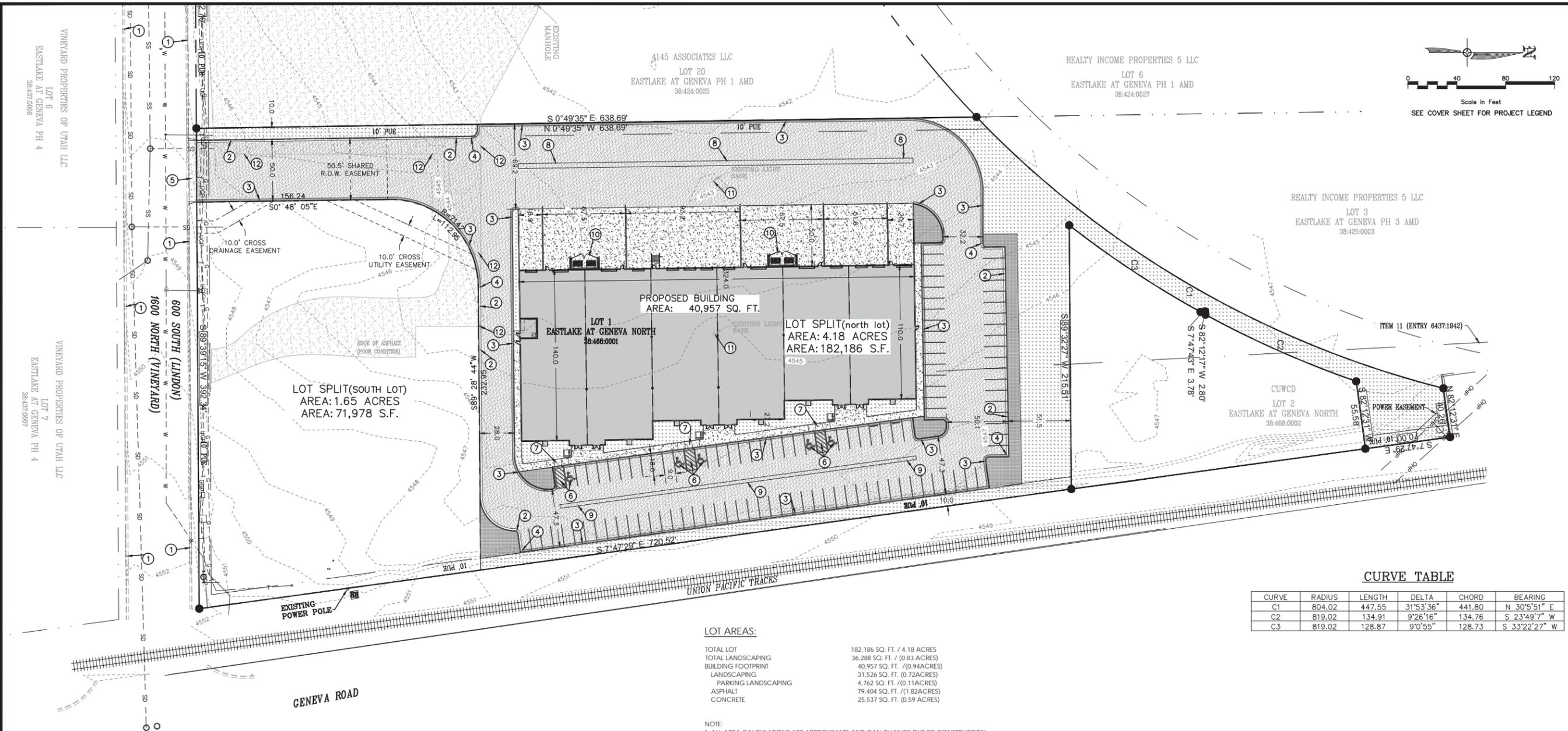
800 WEST

L-15

L-15

L-15





LOT SPLIT(SOUTH LOT)
AREA: 1.65 ACRES
AREA: 71,978 S.F.

PROPOSED BUILDING
AREA: 40,957 SQ. FT.

LOT 1
EASTLAKE AT GENEVA NORTH
38:468:0001

LOT SPLIT(north lot)
AREA: 4.18 ACRES
AREA: 182,186 S.F.

REALTY INCOME PROPERTIES 5 LLC
LOT 3
EASTLAKE AT GENEVA PH 3 AMD
38:425:0003

REALTY INCOME PROPERTIES 5 LLC
LOT 6
EASTLAKE AT GENEVA PH 1 AMD
38:424:0027

4145 ASSOCIATES LLC
LOT 20
EASTLAKE AT GENEVA PH 1 AMD
38:424:0025

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	804.02	447.55	31°53'36"	441.80	N 30°5'51" E
C2	819.02	134.91	9°26'16"	134.76	S 23°49'7" W
C3	819.02	128.87	9°0'55"	128.73	S 33°22'27" W

LOT AREAS:

TOTAL LOT	182,186 SQ. FT. / 4.18 ACRES
TOTAL LANDSCAPING	36,288 SQ. FT. / (0.83 ACRES)
BUILDING FOOTPRINT	40,957 SQ. FT. / (0.94 ACRES)
LANDSCAPING	31,526 SQ. FT. / (0.72 ACRES)
PARKING LANDSCAPING	4,762 SQ. FT. / (0.11 ACRES)
ASPHALT	79,404 SQ. FT. / (1.82 ACRES)
CONCRETE	25,537 SQ. FT. / (0.59 ACRES)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARKING REQUIREMENTS BUILDING:

	SQ. FT.	CITY REQMT
OFFICE		
MAIN	18,030 sq. ft.	60.10 (1/300)
WAREHOUSING		
MAIN	22,838 sq. ft. +	22.84 (1/1000)
TOTAL REQUIRED:		83 (82.94)
130% MAXIMUM OVER PARKING		83*130%=(107.9) 108
TOTAL PROVIDED IN PROJECT:		108
PARKING:		108
ACCESSIBLE SPACES		6 (5 REQ'D - 101 to 150)
BICYCLE SPACES		8% OF 108 = (8.64) OR 9

REFERENCED CODES:
- SECTION 17.18 OF THE LINDON ZONING ORDINANCE, UTAH CODE (FOR CITY REQUIREMENTS)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARCEL IDENTIFICATION:

TAX ID NUMBER: 38-468:0001
ADDRESS: 1010 WEST 600 SOUTH, LINDON UT 84057 (CERTIFICATE OF ADDRESS NO.)

LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'D
PARKING AREA	40 SQ FT PER STALL	(108 x 40= 4,320 SQ. FT. REQ'D)
PARKING LANDSCAPING	4,762 SQ. FT.	110.24% PROVIDED
TOTAL LANDSCAPED AREA	36,288 SQ. FT.	FRONT AND PARKING

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUEVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS) OR LANDSCAPED AREAS OUTSIDE OF THE PARKING AREA(SEE SITE PLAN FOR SPECIFIC DIMENSIONS FOR LANDSCAPED BUFFERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN CALLOUTS:

- ① EXISTING CURB & GUTTER
- ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
- ③ PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 3/C4.
- ④ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ⑤ INSTALL DRIVE APPROACH PER LINDON CITY STANDARD PLAN "5a"
- ⑥ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C4.
- ⑧ PROPOSED 4' WIDE ROLL GUTTER. SEE DETAIL 11/C4.
- ⑨ PROPOSED 3' WIDE ROLL GUTTER. SEE DETAIL 10/C4.
- ⑩ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWNGS FOR DETAILS.
- ⑪ CONTRACTOR TO REMOVE EXISTING CONCRETE LIGHT BASE.
- ⑫ CONTRACTOR TO REMOVE EXISTING ASPHALT.

SITE DEMOLITION NOTE:

CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING UTILITIES, STRUCTURES, FOOTINGS, PAVEMENT SECTIONS, FOUNDATIONS, ETC... THAT WILL BE REQUIRED TO BE REMOVED AS PART OF THE PROPOSED IMPROVEMENTS IN THIS PROJECT. ALL DEMOLITION, REMOVAL AND DISPOSAL TO BE DONE PER FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

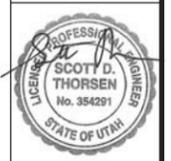
BUILDING FLOOR DRAINS NOTE:
FOR THIS PROJECT THERE WILL BE NO FLOOR DRAINS IN THE BUILDING. THEREFORE NO GREASE TRAP OR SAMPLING MANHOLE WILL BE REQUIRED OR PROVIDED.

LINDON CITY STANDARD 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.

NO.	REVISIONS	BY	DATE

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6296
DESIGNER: SDT
PROJECT ENGINEER: SDT

BLACKCLIFF INDUSTRIAL PARK
1010 WEST 600 SOUTH, LINDON, UTAH 84042
SITE PLAN



SHEET NO.
C1
PROJECT ID: 15015501
DATE: 05/01/15
FILE NAME: PRJ-LBS
SCALE: 1"=40'





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4

5

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1

3

1

2

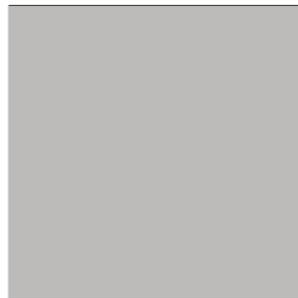
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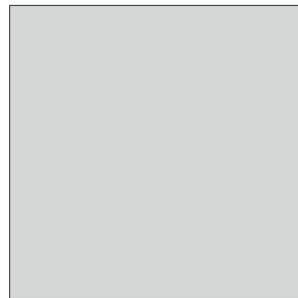
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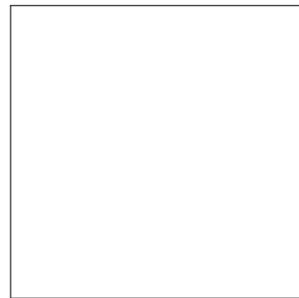
1 PAINTED CONCRETE TILT UP
SHERWIN WILLIAMS CW7592
CRABBY APPLE



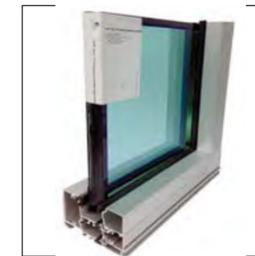
2 PAINTED CONCRETE TILT UP
SHERWIN WILLIAMS CW7668
MARCH WIND



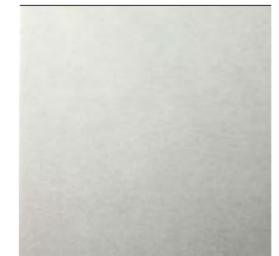
3 PAINTED CONCRETE TILT UP
SHERWIN WILLIAMS CW7661
REFLECTION



4 METRO THIN BRICK
710 CHARCOAL COLOR
SMOOTH FINISH



5 STOREFRONT WINDOW/
DOOR SYSTEM
CLEAR ANODIZED
ALUMINUM STANDARD
COLOR No. 14
KAWNEER OR APPROVED
EQUAL



6 METAL TO MATCH
STOREFRONT ANODIZED
ALUMINUM
PAC-CLAD SILVER OR
EQUAL

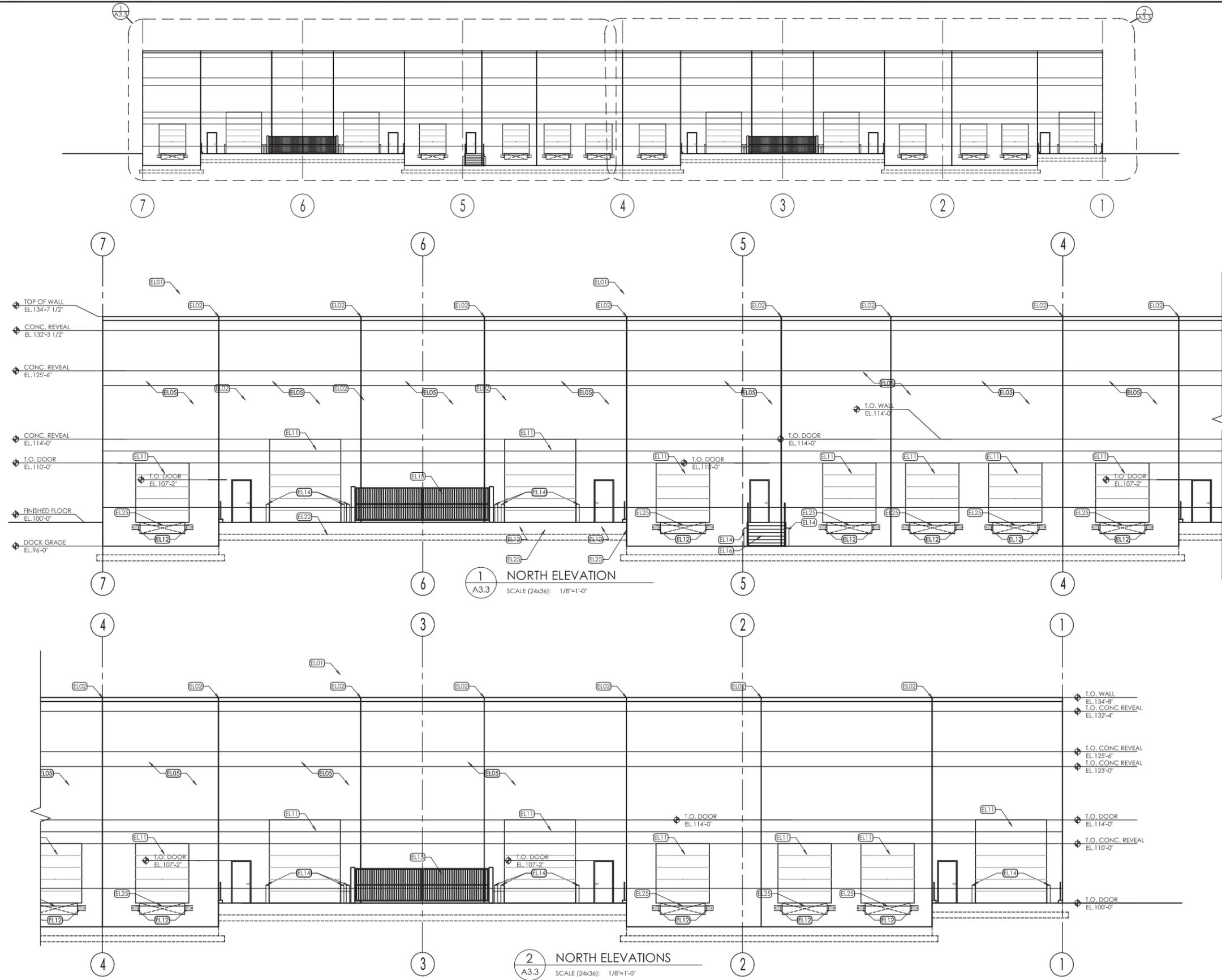


7 POSSINI EURO
RECTANGULAR SILVER UP/
DOWN OUTDOOR WALL
LIGHT

http://www.lampsplus.com/products/possini-euro-rectangular-silver-up-down-outdoor-wall-light_t1282.html

KEY NOTES :

- EL01- ROOF CAP FLASHING, SEE DETAIL 2/A4.2
- EL02- PANEL JOINT, SEE DETAIL 11&12/A5.3
- EL03- 3/4" CONCRETE PANEL REVEAL, SEE 3/A5.3
- EL04- STEEL TRELLIS w/ GLASS CANOPY, SEE DETAILS
- EL05- CONC. TILT-UP PAINTED EARTH TONE ACCENT COLOR #1
- EL06- CONC. TILT-UP PAINTED EARTH TONE BODY COLOR #1
- EL07- CONC. TILT-UP PAINTED EARTH TONE ACCENT COLOR #2
- EL08- WALL PACK LIGHT FIXTURES THAT COMPLY WITH NIGHT SKY ORDINANCE- SEE ELECTRICAL
- EL09- ADDRESS NUMBER DECALS, 12" TALL, 1" MIN STROKE WIDTH
- EL10- HOLLOW METAL MAN DOORS
- EL11- METAL OVERHEAD DOOR, SEE DOOR SCHEDULE ON A7.1
- EL12- DOCK BUMPERS, PROVIDE AND INSTALLED BY CONTRACTOR
- EL13- DOCK GUARDRAIL, SEE DETAIL 9/A1.2
- EL14- PIPE BOLLARD, SEE DETAIL 6/A1.2
- EL15- TRASH ENCLOSURE, SEE DETAIL 12/A1.2
- EL16- STEEL STAIR, SEE SECTION DETAIL 10/A5.2
- EL17- PROPOSED SIGNAGED LOCATION
- EL18- 16'-0" x 10'-0" ALUMINUM WINDOW, SEE SHEET A7.2
- EL19- 16" DIAMETER, 3/4" CONCRETE PANEL REVEAL
- EL20- 9' x 10' AND OPTION 12x14' KNOCK-OUT PANEL, SEE STRUCTURAL
- EL21- 3'-4" x 7'-2" KNOCK-OUT PANEL, SEE STRUCTURAL
- EL22- CONCRETE TILT-UP PANEL, PROVIDE SUBMITTALS FOR APPROVAL
- EL23- 16'-0" x 9'-0" ALUMINUM WINDOW, SEE SHEET A7.2
- EL24- CONCRETE FOUNDATION, SEE STRUCTURAL



1 NORTH ELEVATION
A3.3 SCALE (24x36): 1/8"=1'-0"

2 NORTH ELEVATIONS
A3.3 SCALE (24x36): 1/8"=1'-0"

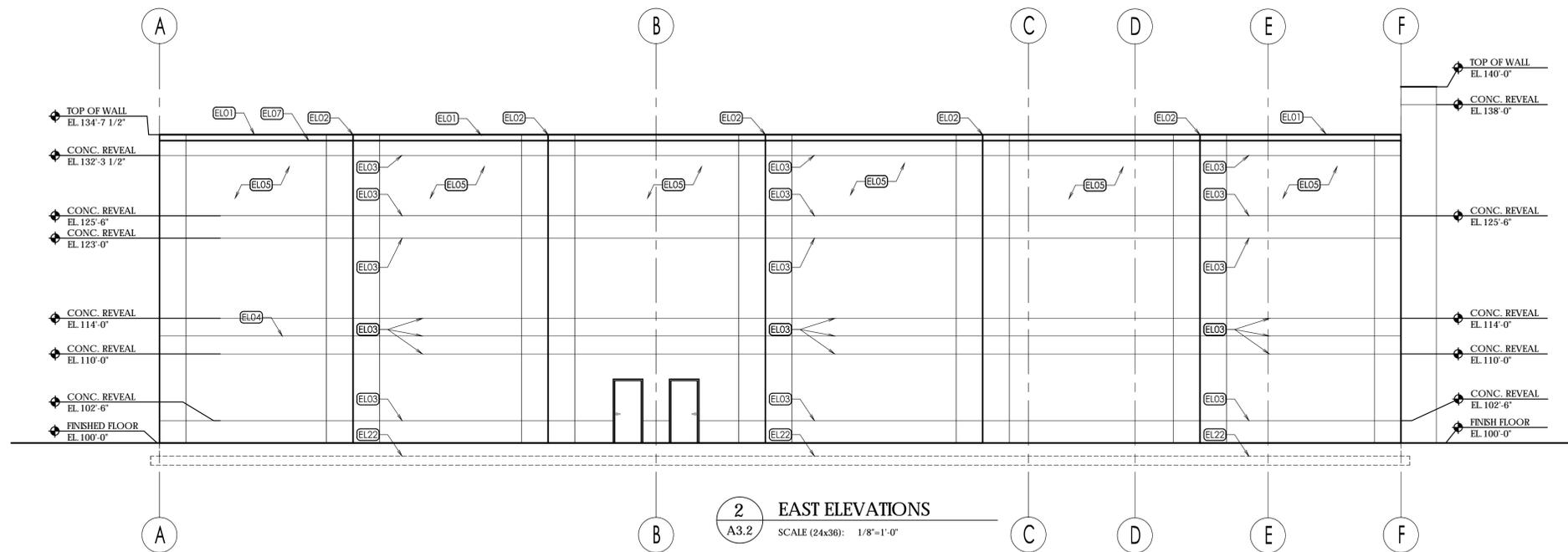
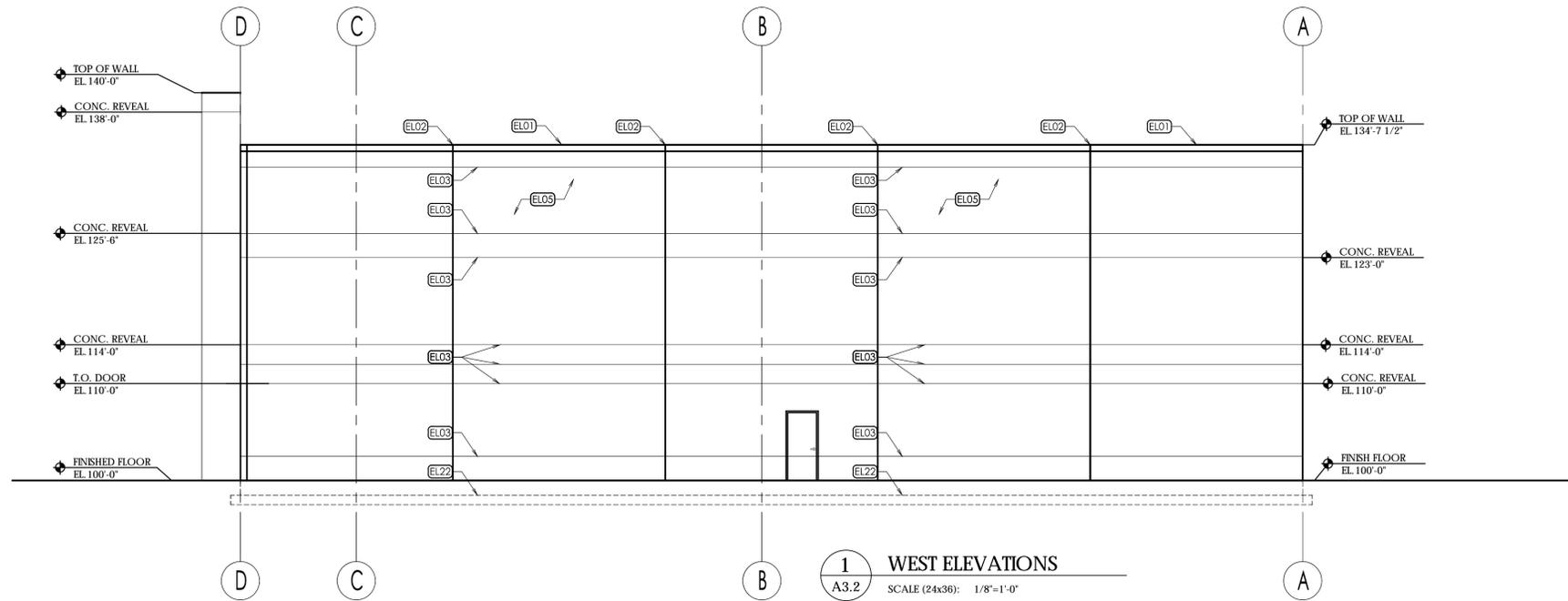
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phone: 801.746.0456 - fax: 801.575.6456
webpage: a e u r b i a . c o m

COLMENA CAPITAL OFFICE WAREHOUSE
1010 WEST 600 SOUTH
LONDON, UTAH 84042

AE2015.012
BUILDING ELEVATIONS
REVISIONS:
DATE: MAY 5, 2015
SHEET NO.
A3.3
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KEY NOTES :

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- EL24- CONCRETE FOUNDATION, SEE STRUCTURAL
- EL25- 14'-0" x 10'-0" GROUND LEVEL ALUMINUM STORE FRONT, SEE SHEET A7.2
- EL26- WALL PACK LIGHT FIXTURES THAT COMPLY WITH NIGHT SKY ORDINANCE- SEE ELECTRICAL
- EL27- METAL PANEL FAÇADE w/ CAP FLASHING
- EL28- EARTH TONE FIBER CEMENT BOARD
- EL29- METAL FRAME COLUMNS, SEE DETAIL

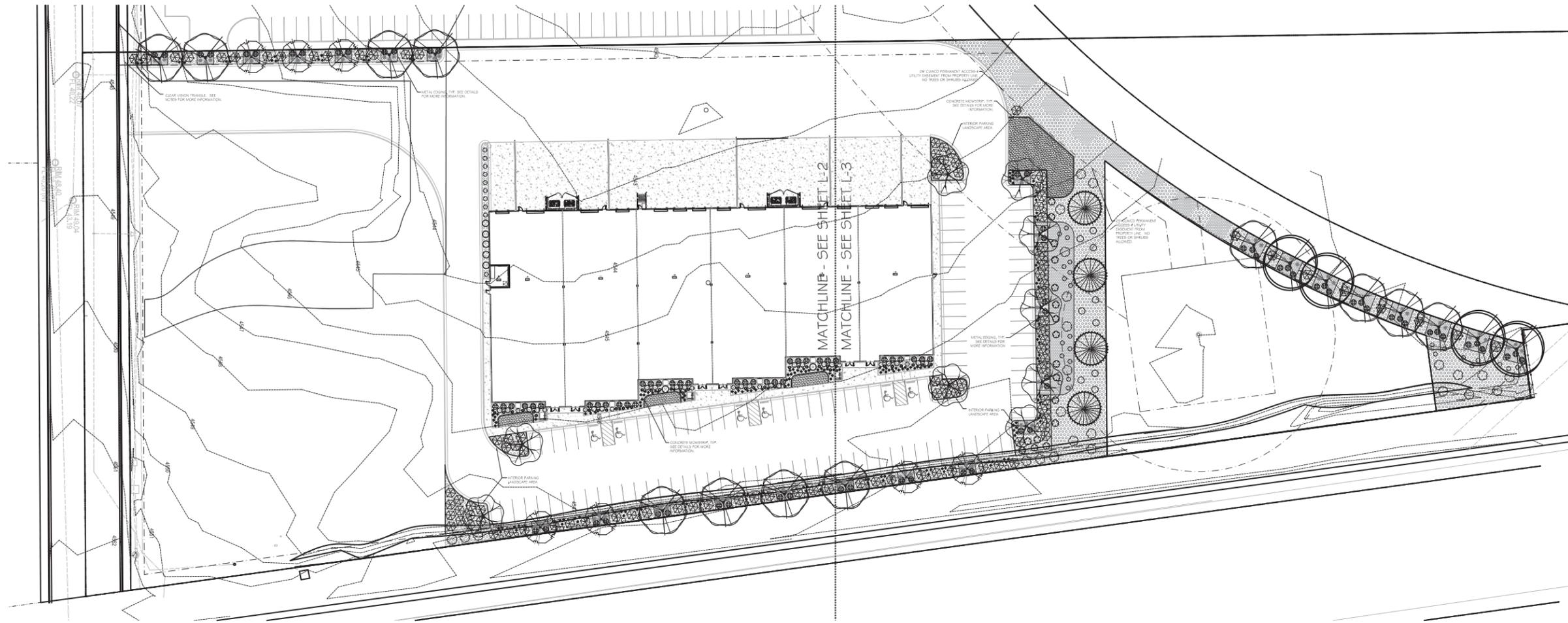


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COLMENA CAPITAL OFFICE WAREHOUSE
1600 NORTH GENEVA ROAD
LINDON, UTAH 84042

AE2015.012
BUILDING ELEVATIONS
REVISIONS:
DATE: May 4, 2015
SHEET NO.
A3.2
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C:\FDC\Dropbox\Projects\AEUrbis\Lindon Office Warehouse\CA0\US.dwg - Jun 19, 2015 11:12am. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C. This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared.



PLANT SCHEDULE D20

CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Pinus nigra</i> / Austrian Black Pine 35' tall by 25' wide at maturity	B # B		8' HIGH MIN.	4
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Acer truncatum</i> 'Norwegian Sunset' / NORWEGIAN SUNSET Maple 35' tall by 25' wide at maturity	B # B	2" Cal	6' high min.	7
	<i>Celtis occidentalis</i> / Common Hackberry 40' tall x 30' wide at maturity	25 gal	2" Cal	6' high min.	9
	<i>Gleditsia triacanthos</i> 'Skyline' / Skyline Honey Locust 45' tall x 35' wide at maturity	25 gal	2" Cal	6' high min.	12
	<i>Zelkova serrata</i> 'Village Green' / Village Green Zelkova 40' tall x 40' wide at maturity	25 gal	2" Cal	6' high min.	4
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	<i>Berberis thunbergii</i> 'Crimson Ruby' / Crimson Ruby Barberry 2' tall x 2' wide at maturity	5 gal	38		
	<i>Buddleja davidii</i> 'Black Knight' / Black Knight Butterfly Bush 4'-6" TALL X 4'-5" WIDE AT MATURITY	5 gal	9		
	<i>Caryopteris x clandonensis</i> 'Dark Knight' / Blue Mist Shrub 3'-4" TALL BY 3'-4" WIDE AT MATURITY	5 gal	100		
	<i>Physocarpus opulifolius</i> 'Summer Wine' / Summer Wine Ninebark 7' tall x 7' wide at maturity	5 gal	24		
	<i>Pinus mugo</i> 'Slowmound' / SLOWMOUND Mugo Pine 1'-2" TALL X 3'-4" WIDE AT MATURITY	5 gal	22		
	<i>Rhamnus frangula</i> 'Columbans' / Tallhedge Buckthorn 1.5' TALL X 5' WIDE AT MATURITY	5 gal	7		
	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac 2'-2.5' tall x 6'-8' wide at maturity	5 gal	108		
	<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac 6" TO 7" TALL X 5" TO 6" WIDE AT MATURITY	5 gal	17		
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	<i>Hemerocallis x 'Apricot Sparkles'</i> / Apricot Sparkles Day Lily 24" tall x 24" wide at maturity	1 gal	199		
GRASSES	BOTANICAL NAME / COMMON NAME	CONT	QTY		
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass 5' TALL X 3' WIDE AT MATURITY	1 gal	84		
	<i>Helictotrichon sempervirens</i> / Blue Oat Grass 2'-2.5' TALL X 2'-3' WIDE AT MATURITY	1 gal	81		

MULCHES / ROCK

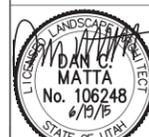
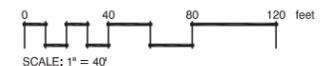
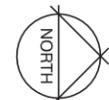
	CHANSHARE FARMS IMPERIAL BLUE KENTUCKY BLUEGRASS	2,303 S.F.
	4' DEPTH MINIMUM OF 2' COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWITT PRO 5 WEED BARRIER	9,224 S.F.
	4' DEPTH MINIMUM OF 2' SOUTHTOWN COBBLE ROCK OVER DEWITT PRO 5 WEED BARRIER	22,656 S.F.

NOTES:

- SEE SHEET L-4 FOR LANDSCAPE NOTES AND DETAILS.
- LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
- DECIDUOUS TREES TO BE A MINIMUM OF 6 FEET IN HEIGHT AND 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
- CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE PROPERTY LINE AND ALONG FRONT FACE OF CURB OF DRIVEWAY.
- WRITTEN AUTHORIZATION FROM THE SUPERINTENDENT OF PARKS SHALL BE REQUIRED PRIOR TO PLANTING OR REPLACING ANY TREE LOCATED ON PROPERTY OWNED AND MAINTAINED BY LINDON CITY. THE WRITTEN AUTHORIZATION SHALL ADDRESS CONCERNS INCLUDING, BUT NOT LIMITED TO:
 - THE SPECIES, OPTIMUM PLANTING SEASON AND LOCATION OF EACH TREE.
 - THE IMPACT OF THE TREE ON PUBLIC AND PRIVATE UTILITY FACILITIES.
 - ANY ADDITIONAL CONDITIONS OR PROTECTIVE MEASURES DEEMED NECESSARY.
- ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
- CONTRACTOR TO REFER TO THE DOCUMENT: 'WHAT YOU SHOULD KNOW ABOUT TREES - LINDON CITY TREE PLANTING GUIDE - THE VALUE OF TREES'.

LANDSCAPE CALCULATIONS SUMMARY

TOTAL SITE LANDSCAPING PROVIDED (INCLUDING RIGHT-OF-WAY)	34,183 SF
TOTAL LANDSCAPE AREA IN TURF GRASS	2,303 SF (6.7% OF LANDSCAPE)
TOTAL AREA IN NON TURF GRASS LANDSCAPING (INCLUDING ROAD R.O.W.)	31,880 SF (93.3% OF TOTAL)
TOTAL IRRIGATED LANDSCAPE	34,183 SF
REQUIRED INTERIOR PARKING LOT TREES	8 (1 TREE PER EVERY TEN REQ. PARKING STALLS - 83 STALLS)
PROVIDED INTERIOR PARKING LOT TREES	9
INTERIOR PARKING LANDSCAPE AREAS	
PARKING AREA REQUIRED LANDSCAPE =	4,320 SF
PARKING AREA LANDSCAPE PROVIDED =	4,767 SF
75% PLANT COVER REQUIRED =	3,576 SF
75% PLANT COVER PROVIDED =	3,576 SF



SHEET:

L-1
FILE NAME: SCALE:
FSD-071-M 1"=40'

06/23/2015

29 of 55

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

NO.	REVISIONS	BY	DATE
1	OWNER PERMANENT UTIL. EXEMPT/ACCESS	DCM	6/19/15

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13992 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
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LINDON OFFICE WAREHOUSE
OVERALL LANDSCAPE PLAN
1010 WEST 600 SOUTH LINDON, UTAH

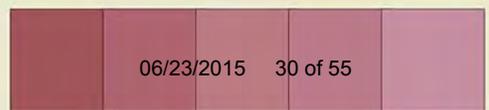
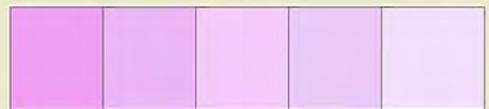


Utah Mountain Desert Color Palette

Primary Colors



Accent Colors



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

This item was continued from the June 9, 2015 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.

<p>Applicant: Brandon Jones Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-10-O (<i>as presented, with changes</i>).</p>
--	--

DISCUSSION & ANALYSIS

The purpose of the Hillside Protection District is to promote health, safety, and the general public welfare by establishing standards for development of certain hillsides to minimize soil and slope instability, erosion, downstream siltation, and to preserved the character of hillsides in Lindon.

The requirements of the Hillside Protection District apply to lots located the area designated as R1-12-H on the Zone Map in attachment 1. The requirements also apply to any residential building lot in the city with an average slope exceeding 20%. Where the Hillside Protection district applies, certain plans must be submitted, and geotechnical studies must be performed on the lot. Any structure built on the lot must conform to specific building site requirements that include, among other things, more restrictive setbacks. The lot is also subject to safety considerations involving grading and filling. Consideration is also given to the preservation of the hillside character.

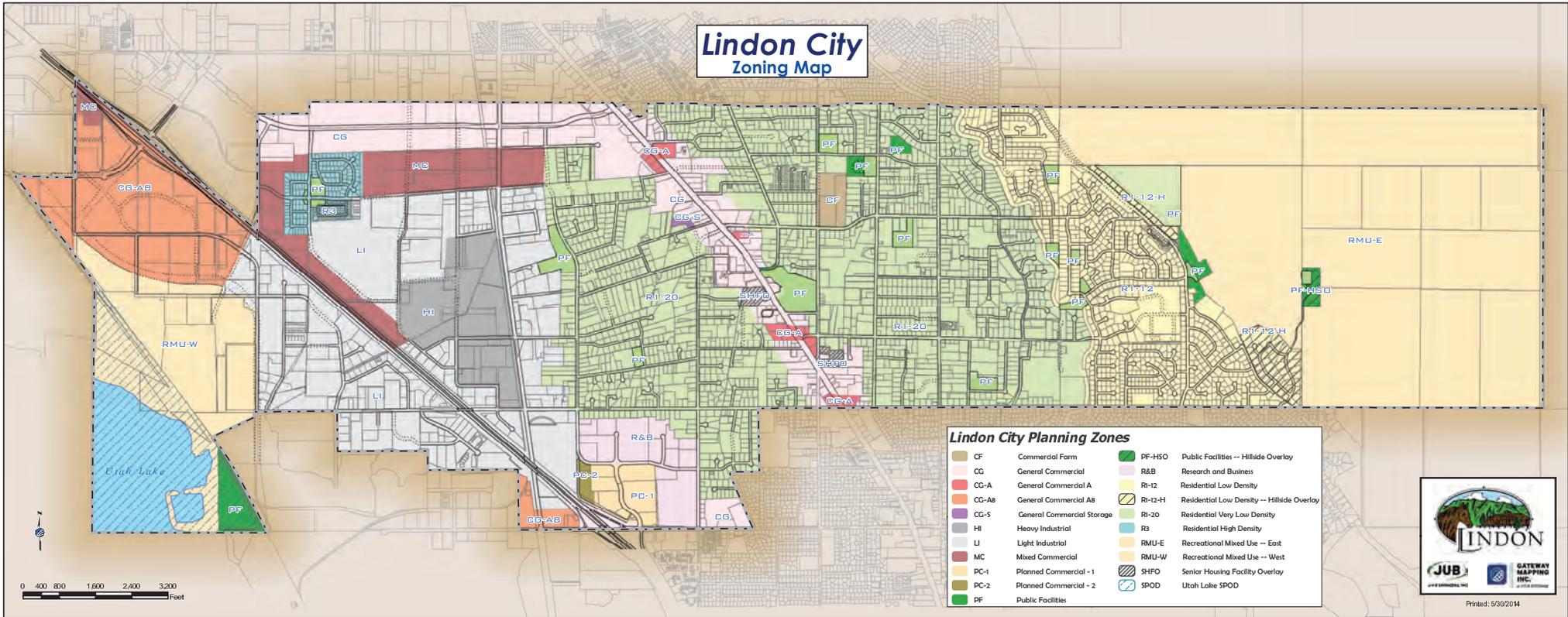
The applicant, Brandon Jones, owns a lot that is not in the designated Hillside Protection area, but has an average slope that exceeds 20%. Consequently, when the lot was platted, the requirements of the Hillside Protection District were applied. The required building footprint is identified in attachment 3. Brandon approached City staff to find out whether he could modify the building footprint as long as the safety of the area is preserved. Staff discussed the requests and determined that there are likely instances in which exceptions to the Hillside District requirements are appropriate as long as the general intent related to safety and the character of the hillside are preserved.

Currently, the existing ordinance does not allow for exemptions. The proposed amendment would allow for certain exemptions from the Hillside Protection requirements where professional analysis of the lot indicates that doing so will not be detrimental to the purposes of the Hillside Protection District.

ATTACHMENTS

1. Lindon City Zone Map
2. Proposed amendment to LCC 17.57 Hillside Protection District.
3. Lot 7 of Meadows at Bald Mountain Plat A.
4. Photos of the lot and of another lot located on Dry Canyon Drive in Lindon that could benefit from the proposed amendment.

Attachment 1



Chapter 17.57 HP--HILLSIDE PROTECTION DISTRICT

Sections:

17.57.010	Purpose of provisions.
17.57.020	Overlay zone--Scope--Conflict resolution.
17.57.030	Applicability of provisions--Maps.
17.57.040	Slope and lot size specifications and other restrictions.
17.57.050	Prohibitions.
17.57.060	Building site requirements.
17.57.070	Plans and reports required.
17.57.080	Soils report.
17.57.090	Geology report.
17.57.100	Grading and drainage plan--Contents.
17.57.110	Fire protection report.
17.57.120	Vegetation plan.
17.57.130	Other reports and plans.
17.57.140	Vegetation preservation requirements.
17.57.150	Grading and drainage plan--Review and approval.
17.57.160	Building height.
17.57.165	Exterior building design
17.57.170	Access to other properties.
17.57.180	Development proposal processing.
17.57.190	Lots of record.
17.57.200	Economic hardship relief provisions.
17.57.210	Bonds for improvements.
17.57.220	Application of hillside zone requirements to lots having an average slope in excess of twenty (20) percent.

Section 17.57.010 Purpose of provisions.

1. The purpose of the Hillside protection zone is to promote health, safety and the general public welfare of the residents of the city, by establishing standards for development of certain hillsides located in the city to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.
2. The provisions herein are designed to accomplish the following:
 - a. Encourage the location, design and development of building sites to provide maximum safety and human enjoyment while adapting the development to the natural terrain;
 - b. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas and minimize the scarring and erosion effects of cutting, filling and grading related to Hillside street construction;
 - c. Prohibit activities and uses which would result in degradation of fragile soils and steep slopes;
 - d. Encourage preservation of open space to preserve the natural terrain;
 - e. Minimize flooding by protecting streams, drainage channels, absorption areas and floodplains from substantial alteration of the natural functions.

Section 17.57.020 Overlay zone--Scope-- Conflict resolution.

The Hillside protection zone shall be an overlay zone of the zone classifications set out in Section 17.40.010 of this title. Any permitted use in a district overlaid by the Hillside protection zone is a conditional use. Conditional uses authorized in districts overlaid by the Hillside protection zone remain conditional uses. In case of conflict between the provisions of the

existing zoning classification, building code, subdivision ordinance and/or other city ordinance and the Hillside protection overlay zone, the most restrictive provision shall apply. Nothing contained herein shall be construed to expand a use, make less restrictive a use, or allow a use which is not otherwise permitted in the zoning district overlaid by the Hillside protection zone.

Section 17.57.030 Applicability of provisions

1. The maps showing those foothill areas which are included in the Hillside protection zone are attached to the ordinance codified in this chapter and are on file with the city planning commission. Such maps are a part of this title as if fully described and detailed herein.
2. The Hillside protection zone requirements shall also be applicable to residential development of all parcels and lots located in the city having an average slope in excess of twenty (20) percent, as defined in this chapter.
3. Request for exemption or relief. An applicant may submit a request to exempt a lot or parcel that would otherwise be subject to this Chapter under subsection 2 above or seek relief, in whole or in part, from specific provisions of this Chapter as follows.
 - a. The applicant provides a statement containing the proposal and an explanation of the conditions unique to the lot or parcel which provide sufficient cause for the City to grant exception or relief.
 - b. If seeking relief from specific provisions of this Chapter, the applicant identifies the specific provisions from which he or she is seeking relief, and the degree to which he or she is seeking relief for each.
 - c. The applicant provides a site plan showing the following:
 - i. Proposed improvements to the lot or parcel in sufficient detail to evaluate the proposal;
 - ii. Pre-development contours with areas of 30% and 40% slope shown; and
 - iii. Existing contours, if they differ from pre-development contours.
 - d. The applicant provides a report prepared by a geotechnical engineer licensed in the State of Utah containing the following:
 - i. The same site plan that was submitted by the applicant;
 - ii. A detailed analysis and discussion of the possible impacts of the applicant's proposal on slope stability, erosion, drainage, and other relevant engineering considerations (during construction, short term, and long term). If the applicant is seeking relief from specific provisions of this Chapter, the analysis and discussion shall address each point on which the applicant is seeking relief;
 - iii. Specific measures recommended by the geotechnical engineer to mitigate the impacts of the proposal; and
 - iv. The geotechnical engineer's opinion as to the effects of the applicant's proposal on the health, safety, and welfare of the general public and nearby residents, and on safety of property and improvements in the area.
4. Granting exemption or relief. The Planning Commission may grant the requested exemption or relief if:
 - a. The City Engineer reviews the geotechnical engineer's report and takes no exception to it; and
 - b. The Planning Commission finds that granting the requested exemption(s) or relief will not be injurious to the health, safety, and welfare of the general public or nearby residents, will not create an undue hazard to property and improvements, and will be consistent with the purposes of this Chapter identified in Section 17.57.010 above.

LINDON CITY CODE

Section 17.57.040 Slope and lot size specifications and other restrictions.

1. In keeping with the purpose set forth in Section 17.57.010, and after excluding all property having a slope greater than thirty (30) percent, lots within the Hillside protection zone shall comply with the following schedule:

Average Slope	Minimum Lot Size Residential Lots (Unless existing zone requires larger lots)	Maximum Residential Lots Per Acre (Unless existing zone requires a smaller maximum)	Maximum Percentage of Lots that may be covered by impervious materials (unless existing zone requires a smaller minimum)
0-20%	See existing zone	See existing zone	See existing zone
Greater than 20%-25%	15,000 square feet	2.9	See existing zone
Greater than 25%-30%	½ acre	2	See existing zone
Over 30%	Development not permitted	2	See existing zone

Average slope is determined by the following:

$$S = .00229 \times I \times L / A$$

S=Average slope in percent, .00229--a conversion factor, I=the contour interval (or vertical distance between adjacent contour lines of the map, in feet). The contour may not exceed 10 feet. L=the total length in feet of all the contour lines within the subject parcel, excluding the areas of slope greater than 30%, and A=the area in acres of the subject parcel, excluding the areas of slope greater than 30%. Average slope shall be determined on an individual lot basis and/or by areas of generally uniform slope which have a maximum size of five acres. Average slope shall be determined with the parcel in its natural condition, prior to any development. Cuts and/or fills cannot be utilized to alter the slope determined.

2. No development shall be permitted on property having an average slope in excess of 30%, as defined in this chapter.
3. Roads and other vehicular routes shall not cross property having a slope greater than thirty (30) percent unless, after review by the planning commission, it is determined that:
 - a. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter; and
 - b. The environment and aesthetics of the area will not be significantly affected.
4. No parcel or lot shall have a cut in excess of ten (10) feet, at any location, and no parcel or lot shall have a fill in excess of ten (10) feet, at any location.
5. Where streets or roads, public or private, are proposed to cross slopes greater than ten (10) percent, the following additional standards shall apply:
 - a. streets and roads will be built with minimum environmental damage and within acceptable public safety parameters.
 - b. Such streets and roads shall, to the maximum extent feasible, follow contour lines, preserve the natural character of the land, and be screened with trees or vegetation.

LINDON CITY CODE

- c. Cutting and filling shall be held to a minimum and retaining walls employed to help provide planting areas conducive to revegetation. Revegetation plans will be required for all areas disturbed during road construction.
6. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to revegetation. The use, design, and construction of all retaining walls shall be subject to the approval of the planning commission based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.
7. In order to mitigate adverse environmental and visual effects, slopes exposed in new development shall be landscaped or revegetated in accord with an approval revegetation/landscaping plan. Topsoil from any disturbed portion shall be preserved and utilized in revegetation. Fill soil must be of a quality to support plant growth.

Section 17.57.050 Prohibitions.

No development shall be allowed on or within fifty (50) feet slopes in excess of forty (40) percent, areas subject to landsliding, or other high-hazard geological areas as determined by a soils report or geology report produced pursuant to the requirements of this chapter.

Section 17.57.060 Building site requirements.

1. Each lot or parcel of land shall contain a primary building site appropriate to accommodate the primary residential structure, which building site shall be outlined on the subdivision plat. The primary building site shall include a buildable area of sufficient size to allow not less than two thousand five hundred (2,500) square feet of footprint for the residential structure, after allowing for all required setbacks, and other requirements.
2. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend closer than twenty (20) feet from the lot or parcel boundary lines, nor more than thirty (30) feet, horizontally, in front, to the rear or to the side of the proposed structure unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purpose of this chapter.
3. The primary building site shall have a natural or manmade slope of twenty (20) percent or less.
4. Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc., shall be approved by the planning commission.
5. The driveway(s) to the building site shall have a maximum slope of twelve (12) percent and shall have direct access to a public street.

Section 17.57.070 Plans and reports required.

The planning commission shall require the following reports and plans to be provided by the applicant. The planning commission may waive any reports and plans it determines are not necessary to determine whether the development meets the requirements of this chapter.

Section 17.57.080 Soils report.

The soils report shall be prepared by a qualified soils engineer, and must contain at least the following information:

1. A slope analysis;
2. An estimate of the normal highest elevation of the seasonal high-water table;
3. The location and size of swamps, springs and seeps, which shall be shown on the site plan, and the reasons for the occurrence of these underground water sources. An analysis of the vegetative cover or other surface information may be used to show the presence of underground water;

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4. A unified soil classification for the major horizons or layers of soil profile, or of the zone of the footing foundation;
5. Appropriate accepted soils engineering tests to determine bearing capacity, settlement potential, and shrink/ swell potential of the site soils;
6. Potential frost action, based on the depth to the water table and the Unified Soils Classification;
7. An analysis of the soil suitabilities, constraints and proposed methods of mitigating such constraints in implementing the proposed development plan;
8. A written statement by the person of firm preparing the soils report, identifying the means proposed to minimize hazard to life, property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment.

Section 17.57.090 Geology report.

1. A geology report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. A geologic map shall accompany the report. Mapping should reflect careful attention to the rock composition, structural elements, and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction should be made between observed and inferred features and/or relationships.
2. The reports shall contain at least the following information:
 - a. Location and size of subject area and its general setting with respect to major geographic and geologic features;
 - b. Identification (including author and date) of the geologic mapping upon which the report is based;
 - c. Topography and drainage in the subject area;
 - d. Abundance, distribution and general nature of exposures of earth materials within the area;
 - e. Nature and source of available subsurface information;
 - f. Estimated depth to bedrock;
 - g. Bedrock: igneous, sedimentary, metamorphic types;
 - h. Structural features, including but not limited to stratification, stability, folds, zones of contortion or crushing, joints, fractures, shear zones, faults, and any other geological limitations;
 - i. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and recommendations covering the adequacy of sites to be developed;
 - j. A written statement by the person or firm preparing the geology report identifying the means proposed to minimize hazard to life or property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment.

Section 17.57.100 Grading and drainage plan--Contents.

1. A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine the erosion-control measures necessary to prevent soil loss during construction and after project completion.
2. The plan shall include, at least, the following information:
 - a. A map of the entire site, showing existing details and contours of the property and proposed contour modifications, using a minimum of ten-foot contour intervals at a scale of one inch equals one hundred (100) feet;

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- b. Map(s) of area(s) to be graded, showing existing details and contours at five-foot intervals where terrain will not be modified, and proposed details and contours of two-foot intervals where terrain modifications is proposed, using a scale of one inch equals twenty (20) feet;
- c. An investigation of the effects of high- intensity rainstorm (one-hundred-year occurrence according to U.S. Department of Commerce Weather Bureau Frequency Curves), evaluating how the proposed drainage system will handle the predicted flows, including effects of drainage areas outside the development which drain through the subject area and the anticipated flow of the drainage leaving the development;
- d. The history, including frequency and duration, or prior flooding;
- e. The location of any existing buildings or structures on the development, and any existing buildings or structures on land of adjacent owners which are within one hundred (100) feet of the property, or which are on the land of adjacent owner and may be affected by the proposed development;
- f. The direction of proposed drainage flow and the approximate grade of all streets (not to be construed as a requirement for the final street design);
- g. Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices, to be constructed with or as part of the proposed work, together with a map showing drainage areas and the proposed drainage network, including outfall lines and natural drainageways which may be affected by the proposed project. Including the estimated runoff of the areas served by the drainage plan;
- h. A description of the method to be used on obtaining fill for use on the site of acquisition of such fill;
- i. A description of methods of be employed in disposing of soil and other material which is removed from the site, including the location of the disposal site;
- j. A plan showing temporary erosion- control measures to prevent erosion during the course of construction;
- k. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage and an estimate of starting and completion dates. The schedule shall be drawn to limit to the shortest possible period the time that soil is exposed and unprotected. In no event shall the existing natural vegetation or ground cover be destroyed, removed or disturbed more than fifteen (15) days prior to commencing grading for development as scheduled;
- l. A written statement by the person or firm preparing the grading and drainage plan, identifying any grading and drainage problems of the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life, hazard to property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment.

Section 17.57.110 Fire protection report. A fire report including but not limited to identification of potential fire hazards, mitigation measures, access for fire protection equipment, and existing and proposed fire flow capability. The fire protection report shall address, as appropriate, the State Forester's Wildfire Hazard and Residential Development Identification Classification and Regulation Report.

Section 17.57.120 Vegetation plan.

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The vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject, and shall include at least the following:

1. A survey of existing trees, large shrubs and ground covers;
2. A plan of the proposed revegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation;
3. A plan for the preservation of existing vegetation during construction activity;
4. A vegetation maintenance program, including initial and continuing maintenance necessary;
5. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment.

Section 17.57.130 Other reports and plans.

Other reports and plans shall be prepared as deemed necessary by the planning commission.

Section 17.57.140 Vegetation preservation requirements.

1. Vegetation shall be removed only when absolutely necessary, i.e., for buildings, filled areas, roads, and firebreaks. Every efforts shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, i.e., cut-and-fill slopes. Vegetation sufficient to stabilize the soil shall be established on all disturbed areas, including lots which may be subject to future grading, as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with adapted fire-resistant species of perennial vegetative cover after all construction is completed. The new vegetation shall be equivalent to or exceed the amount and erosion-control characteristic of the original vegetation cover.
2. The property owner and contractor shall be fully responsible for any destruction of native vegetation proposed for retention under the approved vegetation plan, and shall be responsible for the replacement of destroyed vegetation, including vegetation destroyed by employees and subcontractors.

Section 17.57.150 Grading and drainage plan--Review and approval.

The drainage and grading plans shall be approved by the city engineer prior to final approval by the planning commission. Approval by the city engineer shall be based upon official standards. It is unlawful to excavate or grade any area within the Hillside protection zone prior to final approval of the grading and excavation plan by the planning commission.

Section 17.57.160 Building height.

1. Single family residences constructed on hillsides should step down the hillside rather than regrading the hillside into a flat site. A simple box form will stand out from the natural, complex undulations of hillsides more than a building form that is broken into smaller elements. A building can be broken up by raising and lowering the roofline, varying the face of the building (not just single straight plan), adding balconies and overhangs, etc. These elements create shadow patterns that are similar to shadows cast by rocks, trees and cliffs on hillsides and tend to lessen the apparent size of the building.
3. To the maximum extent feasible, buildings shall be sited in locations that are sympathetic to existing contours rather than those that require a building solution that would dominate the site. Buildings shall be designed to follow natural contours rather than modifying the land to accept a building design not tailored to the site.

(Ord. 2001-1, Amended 01/16/01, prior Ord. 2000-5)

Section 17.57.165 Exterior building design

Exterior building design standards shall be as follows:

1. Indigenous materials and colors shall be used in order to mimic natural textures.
2. To the maximum extent feasible, predominate tones on exterior walls shall tend toward neutral colors such as warm, earthy hues, dark green of forests, grays and gray-brown of the mountains, the tan of grasses, and similar colors. Bright, harshly contrasting color combinations shall be avoided.
3. The color of roof surfacing materials shall be either brown, gray, or another color that blends in with the surrounding landscape.
4. Wood roofing shingles shall not be allowed in the canyons or foothills because of their potential to ignite during wildfires.

(Ord. 2000-5, Add, 09/08/2000)

Section 17.57.170 Access to other properties.

Safe, convenient and adequate access, approved by the planning commission, shall be provided to adjacent private and public lands for vehicles, pedestrians and essential service and maintenance equipment.

Section 17.57.180 Development proposal processing.

1. Development proposals in the hillside protection zone shall be processed in a timely manner under established conditional use or subdivision procedures.
2. In order to fulfill the purpose of the hillside protection zone, described in Section 17.57.010, the planning commission shall determine whether the proposed development meets the requirements of this chapter, based on the required reports and other data available to it. The planning commission shall, when it deems necessary, request recommendations from other agencies such as the board of health, Utah State Forestry, U.S. Forest Service, and the U.S. Soil Conservation Service.
3. Any area which is determined to contain natural hazards to life, limb or property, including but not limited to soil hazards, geologic hazards or hydrologic hazards, shall not be approved for development unless the applicant demonstrates that such identified hazards or limitations can be overcome in such a manner as to minimize hazard to life, limb or property; adverse effects on the safety, use or stability of public way or drainage channel; and other adverse impacts on the natural environment.
4. The planning commission may set requirements it determines are necessary to overcome any natural hazards and to ensure that the purpose of this chapter are met. These requirements may include, but not be limited to, a revegetation program, a time schedule for completion of the development, flood-control and erosion-control improvements, location of structures, and phasing of development.

Section 17.57.190 Lots of record.

The planning commission may waive any requirements of this chapter for lots of record, lots and plans of subdivisions which were approved by the planning commission prior to the enactment of the ordinance from which this section derives, if the planning commission finds that such waiver would not be injurious to the health, safety and the general public welfare of the inhabitants of the city and is consistent with the purpose of this chapter.

Section 17.57.200 Economic hardship relief provisions.

1. Hardship relief petition. Any applicant for development, after a final decision on its development application is taken by the city council, may file a hardship relief petition with the city recorder seeking relief from all or part of the hillside protection overlay zone

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regulations on the basis that the denial of the application has created a substantial economic hardship to the extent of depriving the applicant of all reasonable use of its property.

2. Affected property interest. The hardship relief petition must provide information sufficient for the planning commission and the city council to determine that the petitioner possesses a protectable interest in property under Article I, Section 22 of the Constitution of Utah and/or the Fifth Amendment to the United States Constitution.
3. Economic hardship standard. For purpose of this ordinance, a substantial economic hardship shall be defined as a denial of all reasonable use of the property. Upon a finding that the denial of the application has resulted in a denial of all reasonable use of the property, the Lindon City Council may provide the petitioner with relief from all or part of the hillside protection overlay zone regulations.
4. Time for filing notice of petition and petition. No later than ten (10) calendar days from final action by the city council on any development application, the applicant shall file a notice of petition in writing with the city recorder. Within thirty (30) days of filing of a notice of petition, the applicant shall file a hardship relief petition with the city recorder.
5. Information to be submitted with hardship relief petition.
 - a. The hardship relief petition must be submitted on a form acceptable to the city, shall be signed by the applicant and verified, and must be accompanied at a minimum by the following information:
 - i. Name of the petitioner;
 - ii. Name and business address of the current owner of the property, form of ownership, whether sole proprietorship, for-profit or not-for-profit corporation, partnership, joint venture, limited liability company, or other, and if owned by a corporation, partnership, joint venture, or limited liability company, the name and address of all principal shareholders, members, or partners.
 - iii. Price paid and other terms of purchase of the property, the date of purchase, and the name of the party from whom purchased, including the relationship, if any, between the petitioner and the party from whom the property was acquired;
 - iv. Nature of the protectable interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold interest;
 - v. Terms (including sale price) of any previous purchase or sale of a full or partial interest in the property in the five years prior to the date of application;
 - vi. All appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the five years prior to the date of application;
 - vii. The assessed value of and ad valorem taxes on the property for the previous five years;
 - viii. All information concerning current mortgages or other loans secured by the property, including name of the mortgagee or lender, current interest rate, remaining loan balance and term of the loan and other significant provisions, including but not limited to, rights of purchasers to assume the loan;
 - ix. All listings of the property for sale or rent, price asked and offers received, if any, within the previous five years;
 - x. All studies commissioned by the petitioner or agents of the petitioner within the previous five years concerning feasibility of development or utilization of the property;

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- xii. Information from a title report or other source showing all recorded liens or encumbrances affecting the property as of the date of the petition;
 - xiii. A specific description of the exact hillside protection zone regulations the application economic hardship to the extent of depriving the petitioner of all reasonable uses of its property, together with the factual basis for said assertion; and
 - xiv. A specific description of the modifications from the hillside protection zone regulations which petitioner asserts are necessary, to the minimal extent necessary, to prevent the petitioner from sustaining a substantial economic hardship to the extent of depriving the petitioner of all reasonable use of its property, together with the factual basis for said assertion.
 - b. The planning commission or the city council may request additional information reasonably necessary, in their opinion, to arrive at a conclusion concerning whether there has been a denial of all reasonable use constituting a substantial economic hardship.
6. Failure to submit information. In the event that any of the information required to be submitted by the petitioner is not reasonably available, the petitioner shall file with the petition a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.
7. Hearing by the planning commission. Within thirty (30) days of the filing of a completed hardship relief petition, together with all required and requested supporting information and documentation required by the city council or the planning commission, the planning commission shall schedule a public hearing with notice consistent with the provision of Section 17.02.010 of the Lindon City Code. The public hearing shall be held on or before thirty (30) days from the date of notice, unless a reasonable extension of time is agreed to by both the planning commission and the petitioner. At the public hearing, the petitioner shall be entitled to testify and to call witnesses and present facts and evidence. The petitioner shall be entitled to cross examine witnesses. All witnesses shall be sworn and testify under oath.
8. Application of the economic hardship standard. In applying the economic hardship standard, the planning commission shall consider among other items the following information or evidence:
 - a. Any estimates from contractors, architects, real estate analysts, qualified developers, or other competent and qualified real estate professionals concerning the feasibility, or lack of feasibility, of construction or development on the property as of the date of the petition, and in the reasonably near future;
 - b. Any evidence or testimony of the market value of the property both considering and disregarding all or portions of the hillside protection zone requirements; and
 - c. Any evidence or testimony deemed relevant by the planning commission.
9. Burden of proof. The petitioner shall have the burden of proving that the denial of the application creates a substantial economic hardship as defined herein.
10. Findings of the planning commission. The planning commission shall, on the basis of the evidence and testimony presented, make specific findings as part of its report and recommendations to the city council, which may including the following:
 - a. Whether the petitioner has complied with the requirements for presenting the information to be submitted with a hardship relief petition;
 - b. Whether the petitioner has a protectable interest in property;

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- c. The market value of the property considering the hillside protection zone requirements;
 - d. The market value of the property disregarding all or specific provisions of the hillside protection zone requirements;
 - e. Whether it is feasible to undertake construction on or development of the property as of the date of the application, or in the reasonably near future thereafter;
 - f. Whether, in the opinion of the planning commission, the denial of the application would create a substantial economic hardship as defined herein.
11. Report and recommendations of the planning commission.
- a. The planning commission, based upon the evidence and findings, shall make a report and recommendation to the city council concerning the hardship relief petition.
 - b. If the planning commission recommends that the city council approve the hardship relief petition, then the report of the planning commission shall discuss the type and extent of incentives necessary, in the opinion of the planning commission, to provide an appropriate increase in market value or other benefit or return to the petitioner sufficient to offset the substantial economic hardship. The types of incentives that the planning commission may consider include, but are not limited to, the following:
 - i. Modification or waiver of specific requirements of the hillside protection zone requirements to the minimal extent necessary to offset the substantial economic hardship.
 - ii. A waiver of permits fees;
 - iii. Approval of development on some portions of the property within the hillside protection zone; and
 - iv. Acquisition of all or a portion of the property at market value.
 - c. The report and recommendation shall be submitted to the city council and mailed to the petitioner within thirty (30) days following conclusion of the public hearing.
12. City council review and consideration. Within sixty (60) days following receipt of the planning commission's report, the city council shall hold a public hearing and provide notice as provided in Section 17.02.010 of the Lindon City Code to review the report and recommendations of the planning commission. At the public hearing, the petitioner shall be entitled to testify and to call witnesses and present facts and evidence. The petitioner shall be entitled to cross examine witnesses. All witnesses shall be sworn and testify under oath. At the public hearing the city council may limit the testimony and evidence to new testimony and evidence not presented to the planning commission. The city council shall approve, in whole or in part, or disapprove the hardship relief petition. The city council may modify or waive the requirements of the hillside protection zone, or may adopted any incentive, to the extent reasonably necessary to offset any substantial economic hardship as defined herein and may condition such incentives upon approval of specific development plans. The city council may take such action without the necessity of resubmission of the petition to the planning commission.
13. Findings of the city council. The city council shall, on the basis of the report and recommendation of the planning commission and the evidence and testimony presented, make specific findings as part of its decision. The findings may adopt, change, or modify the findings of the planning commission.
14. Decisions of the city council. The decision of the city council shall be mailed to the petitioner within thirty (30) days following conclusion of the public hearing.
15. Time limits/transferral of incentives. Any modifications, waivers, or incentives adopted by the city council pursuant to this section may be transferred and utilized by successive

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owners of property or parties in interest, but in no case shall the incentives be valid after the expiration date of the development approval.

16. Decisions final. The decisions of the city council shall be final.

Section 17.57.210 Bonds for improvements.

Bonds for improvements required under this chapter shall be deemed in the nature of public improvements and shall be subject to the bonding provisions of Chapter 17.38 of the Lindon City Code.

Section 17.57.220 Application of hillside zone requirements to lots having an average slope in excess of twenty (20) percent.

All rules and regulations apply to the hillside protection zone district--HP, in Lindon, shall apply to the use of the land, building, and other structures situated on all other parcels and lots located in the city having an average slope in excess of twenty (20) percent as defined in Chapter 17.57. of the Lindon City Code.

Section 17.57.230 Delegation of Responsibility

The Planning Commission may delegate to City Staff or the City's contract agents, any and all review, approval, waiver and other authority and responsibilities outlined in Chapter 17.57 of the Lindon City Code. (Ordinance 2006-11, adopted 11/21/2006.)





Item 7: Review and Recommendation — Lindon City Bicycle and Pedestrian Master Plan

<p>Applicant: City Staff Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to recommend adoption of the Lindon City Bicycle and Pedestrian Master Plan to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant's request to adopt the Lindon Bicycle and Pedestrian Master Plan with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
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BACKGROUND

1. In the Spring of 2014, Lindon and Mountainland Association of Governments hired Fehr & Peers to create a Bicycle and Pedestrian Master Plan for the City.
2. A bicycle committee consisting of City Staff, elected and appointed officials, and concerned citizens, was created to provide feedback and guidance to the consultant in creation of the plan.
3. The plan consists of maps and cross sections for the development of both bicycle and pedestrian facilities within Lindon.
4. Several goals were outlined in the plan, including promotion of alternative forms of transportation.
5. Public input was received through open houses and online surveys.

DISCUSSION & ANALYSIS

Staff will briefly present the plan and be available for questions. Committee members and the consulting team may also be on hand to answer any questions and speak to the process.

MOTION

See above.

ATTACHMENTS

1. The plan is attached as another file.

**Item 8: *Continued* — Public Hearing — Ordinance
Amendment — Commercial & Industrial
Landscaping**

This item has been continued to the next available Planning Commission meeting. Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 10: Planning Director Report

- Ivory open house on June 24 @ 6:00pm in the Council Chambers
- Pool Party on June 25 @ 6:30pm

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
<i>Request for property line adjustment at 596 East 200 North.</i>				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
Ordinance Amendment: Hillside Overlay	Apr. 2015	Brandon Jones	May 26	TBD
<i>Request to create a minimum area required to apply the Hillside Overlay Zone and its development requirements.</i>				
Ordinance Amendment: LCC Hunting Ordinance	May 2015	Staff	May 26	TBD
<i>Request to update hunting area within city limits.</i>				
Site Plan: Oisen Properties	May 2015	Buck Robinsion	May 26	N/A
<i>Request for site plan approval of an industrial building on Center Street in the LI zone.</i>				
Site Plan: Blackcliff Industrial Park	May 2015	Jared Anzures	TBD	N/A
<i>Request for site plan approval of a concrete tilt-up office/warehouse building at 1010 West 600 South in the LI zone.</i>				
Plat Amendment: Blackcliff Industrial Park	May 2015	Jared Anzures	TBD	N/A
<i>Request for approval of a plat amendment at 1010 West 600 South in the LI Zone.</i>				
Temporary Site Plan: Lani's Shaved Ice	May 2015	Derek Whetten	N/A	N/A
<i>Request for approval of a temporary site plan to operate a shaved ice stand at 410 North State Street in the CG zone.</i>				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
Huckleberry Estates Subdivision	June 2015	Jared Bishop	TBD	TBD
<i>Request for approval of an 8 lot subdivision at approximately 750 North Locust Avenue in the R1-20 zone.</i>				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
General Plan Amendment: National Packaging	June 2015	Ed Daley	July 14	TBD
<i>Request to change the General Plan designation of a parcel at approx. 750 North 2800 West from Commercial to Mixed Commercial.</i>				
Zone Map Amendment: National Packaging	June 2015	Ed Daley	July 14	TBD
<i>Request to rezone the parcel at approx. 750 North 2800 West from CG-A8 to MC.</i>				
Minor Subdivision: Torgersen Heights	June 2015	Danielle Torgersen	TBD	N/A
<i>Request for approval of a 2 lot subdivision at approximately 514 North Locust Avenue.</i>				
Site Plan: NuStar	June 2015	Robert Tubman	TBD	N/A
<i>Request for site plan approval of an industrial building at 1352 West 300 South.</i>				
Plat Amendment: Murdock Hyundai	June 2015	New Concepts Const.	TBD	N/A
<i>Request for approval of a plat amendment at 452 South and 530 South Lindon Park Drive.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				
<u>PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):</u>				
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	
Zyto/Tams Office Buildings Site Plan	Pen Minor Subdivision		Lindon Springs Garden Minor Subdivision	

Lindon Tech Center Site Plan	Spring Gardens Senior Community	Coulson Cove Plat D
Timpview Business Park Site Plan	Joyner Business Park Site Plan	Lindon Tech Center Subdivision
Lindon View Parking Lot Site Plan	Prodigy Promos Site Plan	Ruf Subdivision
Lindon View Plat A	Intermountain Precision Site Plan	

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	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
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
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
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
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
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
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.
FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	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: 71 New residential units: 12	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses:56 Land Use Applications: 38	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 6			2015 Utah APA Fall Conference Committee MAG Trails Committee Rocky Mountain Power Planning Committee

Lindon City

Legend

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

