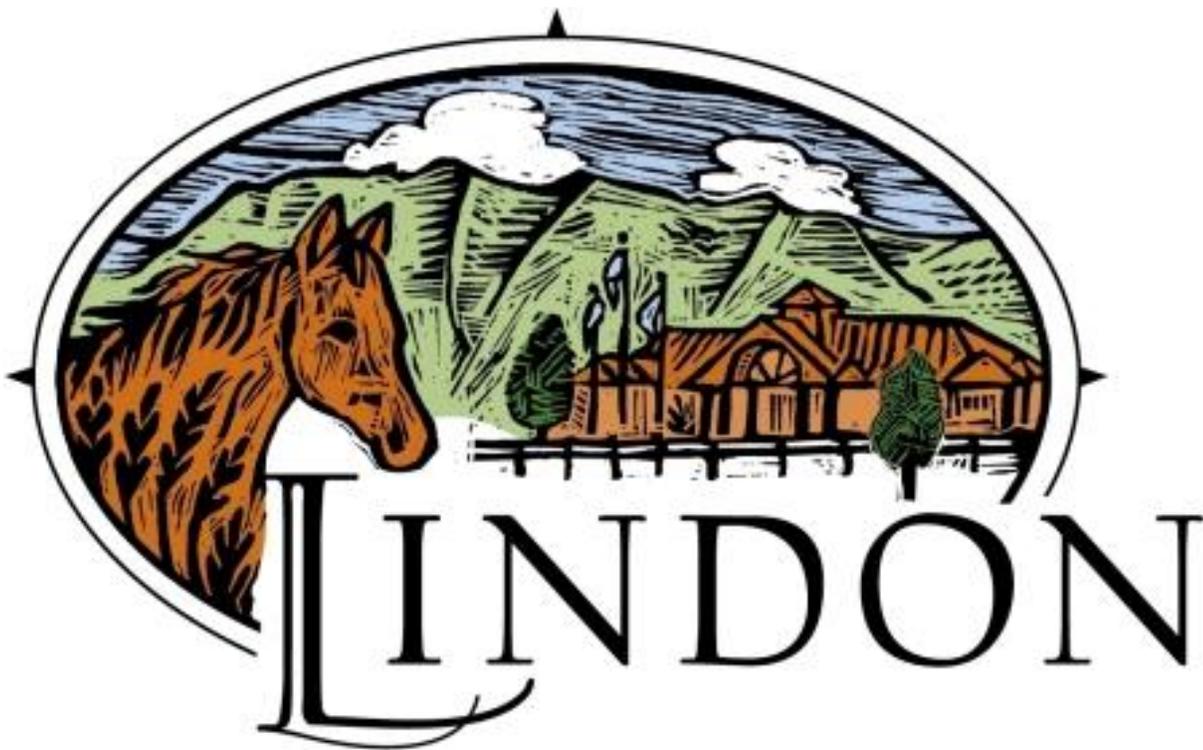


# **Lindon City Planning Commission Staff Report**



June 24, 2014

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, June 24, 2014** 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



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

1. **Call to Order**
2. **Approval of minutes from June 10, 2014**
3. **Public Comment**
4. **Conditional Use Permit — Great Basin Serpentarium, 943 W. Center St, STE B** *(20 minutes)*  
Joseph Mugleston, on behalf of Great Basin Serpentarium, LLC, requests approval of a conditional use permit to operate an online reptile and supply store in which the operator will keep, breed, and sell reptiles, amphibians, invertebrates, and food items for the animals.
5. **Minor Subdivision — Lakeside Business Park, Approx. 1411 W. 200 S.** *(20 minutes)*  
Leighton Jensen, on behalf of MS Business Properties Group 4, requests preliminary subdivision approval, including dedication of public streets, of a 2 lot subdivision in the Light Industrial (LI) zone at approximately 1411 West 200 South.
6. **Site Plan — Sonic Plastics, Approx. 1411 W. 200 S.** *(20 minutes)*  
Leighton Jensen, on behalf of MS Business Properties Group 4, requests site plan approval for a 47,000 square foot industrial building on lot 2 of the Lakeside Business Park subdivision, at approximately 1411 West 200 South in the Light Industrial (LI) zone.
7. **Public Hearing — Ordinance Amendment, MC Landscaping and Size Requirements** *(15 minutes)*  
City staff requests approval of an amendment to modify landscaping and minimum zone size requirements in the Mixed Commercial (MC) Zone. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.
8. **Public Hearing — General Plan Map Amendment, Approx. 750 N. 2800 W.** *(15 minutes)*  
Ed Daley of National Packaging Innovations requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Commercial to Mixed Commercial. The applicant intends to establish office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.
9. **Public Hearing — Zone Map Amendment, Approx. 750 N. 2800 W.** *(15 minutes)*  
Ed Daley of National Packaging Innovations requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from General Commercial A8 (CG-A8) to Mixed Commercial (MC). The applicant intends to establish office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review.

## **10. New Business (Reports by Commissioners)**

### **11. Planning Director Report**

#### **Adjourn**

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

**Posted By:** Jordan Cullimore

**Date:** June 20, 2014

**Time:** ~11:00 am

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

## **Item I – Call to Order**

June 24, 2014 Planning Commission meeting.

### **Roll Call:**

Ron Anderson  
Sharon Call  
Rob Kallas  
Mike Marchbanks  
Bob Wily

# Item 2 – Approval of Minutes

Planning Commission – Tuesday, June 10, 2014.

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **June 10, 2014 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100  
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Mike Marchbanks, Chairperson

Invocation: Bob Wily, Commissioner

10 Pledge of Allegiance: Brody Wynn, Boy Scout

12 **PRESENT**

Mike Marchbanks, Vice Chairperson

14 Ron Anderson, Commissioner

Rob Kallas, Commissioner

16 Bob Wily, Commissioner

Hugh Van Wagenen, Planning Director

18 Jordan Cullimore, Associate Planner

Kathy Moosman, City Recorder

**ABSENT**

Sharon Call, Chairperson

20 1. **CALL TO ORDER** – The meeting was called to order at 7:05 p.m.

22 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of May 27, 2014  
24 were reviewed.

26 COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE  
28 REGULAR MEETING OF MAY 27, 2014 AS AMENDED. COMMISSIONER  
ANDERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
THE MOTION CARRIED.

30 3. **PUBLIC COMMENT** –

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

36 **CURRENT BUSINESS** –

38 4. **Conditional Use Permit** – *Banzai Skatepark, 220 South 1250 West.* Jase Bennett  
40 requests approval of a conditional use permit to operate an indoor skatepark in a  
42 structure located at 220 South 1250 West in the Light Industrial (LI) zone. Indoor  
skateboard parks are conditionally approved in the LI zone.

44 Jordan Cullimore, Associate Planner, led the discussion by giving a brief  
46 summary of this agenda item stating the applicants, Jase Bennett and Grant McCarty are  
48 in attendance to request approval of a conditional use permit to operate an indoor  
skatepark in a structure located at 220 South 1250 West in the Light Industrial (LI) zone.  
Indoor skateboard parks are conditionally approved in the LI zone.

2 Mr. Cullimore stated that the proposed indoor skatepark is privately-owned. He  
noted that indoor skateboard parks are conditionally permitted in the LI zone so they will  
4 need a conditional use permit to operate and, if approved, the permit will run with the  
land (specifically unit 230 South) and is applicable to the entire parcel (both buildings).  
6 Mr. Cullimore then referenced for review an aerial photo of the site, photographs of the  
exiting site and the skatepark floor plan.

8 Mr. Cullimore explained that the internal dimensions of the space are 50' x 60'  
and the hours of operation will be from 12:00 pm to 8:00 pm, Monday through Saturday.  
10 He added the skatepark's target demographic is 8-20 year old males and females. He also  
stated they expect to serve 20 paying customers/day, average \$200/day in product sales,  
12 and \$50 a day in services (lessons) and entry fees. The business also expects to average  
one party or special event per week (which would not go beyond 8 pm. Mr. Cullimore  
14 further explained the space has access to 20 parking stalls, 10 of which are dedicated to  
the facility, and 10 more that are shared with the rest of the complex, with access to 3  
16 ADA accessible spaces on the site. He went on to say for the first year of operation, there  
will be one employee during operating hours. Mr. Cullimore stated that presently, the  
18 facility contains one unisex restroom and building code requires this type of a facility to  
limit occupancy of the space at any given time to no more than 15 individuals at any  
20 given time (and can use the adjacent restroom) so the number of occupants may be  
increased, as approved by the Chief Building Official, if separate restroom facilities are  
22 provided at a later time.

24 Mr. Cullimore explained that State Code defines a conditional use as the  
following:

26 *" a land use that, because of its unique characteristics or potential impact on the  
municipality, surrounding neighbors, or adjacent land uses, may not be compatible in  
28 some areas or may be compatible only if certain conditions are required that mitigate or  
eliminate the detrimental impacts."*

30 He went on to say that Section 10-9a-507 of the State Code requires  
32 municipalities to grant a conditional use permit "if reasonable conditions are proposed, or  
can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed  
34 use in accordance with applicable standards." Once granted, a conditional use permit runs  
with the land. He added that State Code further provides that a conditional use permit  
36 application may be denied only if "the reasonably anticipated detrimental effects of a  
proposed conditional use cannot be substantially mitigated by the proposal or the  
38 imposition of reasonable conditions to achieve compliance with applicable standards."  
Utah Code § 10-9a-507.

40 Mr. Cullimore explained that the Lindon City Code provides that a conditional  
use may be denied when the following occur:

- 42 1. Under circumstances of the particular case, the proposed use will be  
detrimental to the health, safety, or general welfare of persons residing or  
44 working in the vicinity, or injurious to property or improvements in the  
vicinity, and there is no practical means available to the applicant to  
46 effectively mitigate such detrimental effects;" or,

- 2           2. The applicant cannot or does not give the Planning Commission  
3           reasonable assurance that conditions imposed incident to issuance of a  
4           conditional use permit will be complied with."

6           Mr. Bennett mentioned that the unisex bathroom in their adjacent unit can be used  
7           or a doorway can be made if required. They can also build another restroom if directed by  
8           the Commission. Commissioner Kallas inquired if code would allow them to use one  
9           restroom in an operation like this. Mr. Cullimore confirmed that statement and noted that  
10          they will have to meet the building code requirements and will work that out with Phil  
11          Brown, Lindon City Chief Building Official. Mr. Bennett mentioned that they lease both  
12          adjacent warehouses. Commissioner Anderson inquired what kind of parking  
13          requirements are they anticipating. Mr. Bennett stated that there are 10 more parking  
14          stalls than what was mentioned before, so there are plenty of parking stalls. Vice  
15          Chairperson Marchbanks commented that this facility is not a heavy use parking lot as he  
16          frequents the area frequently.

17          Commissioner Kallas asked if there is any lighting in the parking lot. Mr. Bennett  
18          confirmed there is lighting in the parking lot with four lights on each building so the  
19          lighting is sufficient. Commissioner Wily inquired if most of their business will be for  
20          open skate use. Mr. Bennett confirmed that statement. Mr. Bennett stated that this  
21          skatepark is a smaller size (5 ft.), wooden bowl as opposed to a concrete bowl.

22          Following some additional general discussion by the Commission, Vice  
23          Chairperson Marchbanks called for a motion.

24          COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
25          CONDITIONAL USE PERMIT TO OPERATE AN INDOOR SKATEPARK IN A  
26          STRUCTURE (UNIT 230 SOUTH) LOCATED AT 220 SOUTH 1250 WEST IN THE  
27          LIGHT INDUSTRIAL (LI) ZONE WITH THE FOLLOWING CONDITIONS 1. THE  
28          USE BE LIMITED TO UNIT 230 SOUTH BECAUSE OF CONCERNS RELATED TO  
29          PARKING, LIGHTING, AND OTHER IMPACTS ON ADJOINING UNITS. IF THE  
30          SKATE PARK OPERATOR ATTEMPTS TO LOCATE IN A DIFFERENT UNIT ON  
31          THE PREMISES THE OPERATOR WILL NEED TO APPLY FOR A SEPARATE  
32          CONDITIONAL USE PERMIT AND 2. DAILY HOURS OF OPERATION MAY NOT  
33          EXTEND BEYOND THE HOURS OF 10:00 AM AND 9:00 PM AND 3. THE  
34          OPERATOR MUST MAKE ARRANGEMENTS TO ACCOMMODATE A SECOND  
35          RESTROOM FACILITY. COMMISSIONER WILY SECONDED THE MOTION.

36          THE VOTE WAS RECORDED AS FOLLOWS:

37          VICE CHAIRPERSON MARCHBANKS     AYE

38          COMMISSIONER ANDERSON             AYE

39          COMMISSIONER KALLAS               AYE

40          COMMISSIONER WILY                  AYE

41          THE MOTION CARRIED UNANIMOUSLY.

- 42
- 43          5. **Concept Review** – *American Legacy publishing Office/Warehouse with flagpole.*  
44          Kevin Carter, of American Legacy Publishing, requests feedback on a proposal to  
45          receive approval for and subsequently construct an office/warehousing facility with a  
46          500 foot flagpole on property in Lindon. No official motions will be made.

2 Jordan Cullimore, Associate Planner, opened the discussion by explaining this is a  
request by Kevin Carter, representing American Legacy Publishing, who is in attendance,  
4 and requests feedback on a proposal to receive approval for and subsequently construct  
an office/warehousing facility with a 500 foot flagpole on property in Lindon. He noted  
that no official motions will be made on this agenda item.

6 Mr. Cullimore explained that the specific viable site has not been selected, but the  
applicant currently has a facility in Lindon and he would like to remain in Lindon. Mr.  
8 Cullimore stated that LCC Title 18 currently regulates flagpole height. He referenced that  
the relevant provisions are highlighted in the packets. Mr. Cullimore stated that as  
10 currently written, the ordinance would not allow the applicant to construct a 500 ft.  
flagpole. Consequently, the provisions regulating flagpole height would need to be  
12 amended to allow a flagpole at the height proposed. He went on to say the applicant is  
seeking input from the Commission regarding the possibility of passing an amendment  
14 proposal that would permit flagpoles to be constructed to the desired height (500 ft.) in  
Lindon. Mr. Cullimore added that no motion is necessary for this concept review. He  
16 also referenced LCC Title 18/relevant provisions, the conceptual renderings and structure  
comparison for scale followed by some general discussion.

18 Mr. Carter stated the engineering estimates (from Colonial Flag) the cost at  
\$250,000 this is not a pride issue but it fits their product and would be a memorial park  
20 with an amphitheater etc. and has been a desire of the owner. He noted that safety is a  
definite priority. He also mentioned that this would be a great “fieldtrip destination” for  
22 school kids. Mr. Carter commented that this flagpole would be a great landmark for  
Lindon and the State. Commissioner Wily inquired if the flag would be laminated at  
24 night. Mr. Carter confirmed that they would plan on laminating the flag at night. They  
will also take the flag down during bad weather.

26 Vice Chairperson Marchbanks commented that he would be open minded to this  
concept but stated they would have to comply with the site and engineering requirements  
28 etc. He also noted that safety is a big concern with this height. Commissioner Anderson  
agreed that safety is a big concern with him as well. Commissioner Wily commented that  
30 thought it would be a nice landmark addition to the city. Commissioner Kallas expressed  
that he has an issue with the height and was concerned it could become an albatross.

32 Following some additional general discussion by the Commission, Vice  
Chairperson Marchbanks called moved on to the next agenda item.

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46  
48 **6. NEW BUSINESS** – Reports by Commissioners.

Vice Chairperson Marchbanks called for any new business or reports from the  
Commissioners. There was some discussion on the recent issue of the brightness of the  
changeable copy (billboard) sign in the city. Commissioner Kallas mentioned the  
Osmond Senior Housing project followed by some general discussion regarding the 3<sup>rd</sup>  
phase of the development. Commissioner Wily mentioned the recent Rossi application  
discussion by the City Council and noted that it was a good discussion similar to the  
discussion had by the Commission. He added that the Council voted unanimously for the  
master plan and the discussion on zoning. Vice Chairperson Marchbanks asked if there  
were any other comments or discussion from the Commissioners. Hearing none he  
moved on to the next agenda item.

**7. PLANNING DIRECTOR'S REPORT**–

2 Mr. Van Wagenen reported on the following items followed by some general  
discussion.

- 4 • Pleasant Grove/Lindon Interchange
- Lindon Pool Party
- 6 • Center Traffic Signal
- Osmond Assisted Living Update

8  
Vice Chairperson Marchbanks called for any further comments or discussion.  
10 Hearing none he called for a motion to adjourn.

12 **ADJOURN** –

14 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
MEETING AT 9:20 P.M. COMMISSIONER WILY SECONDED THE MOTION.  
16 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

18 Approved – June 24, 2014

20  
22 \_\_\_\_\_  
Mike Marchbanks, Vice Chairperson

24  
26 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director

**Item 3 – Public Comment**

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

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

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

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## Item 4: Conditional Use Permit — Great Basin Serpentarium, 943 W. Center St, STE B

Joseph Mugleston, on behalf of Great Basin Serpentarium, LLC, requests approval of a conditional use permit to operate an online reptile and supply store in which the operator will keep, breed, and sell reptiles, amphibians, invertebrates, and food items for the animals. File 14-021-1.

**Applicant:** Joseph Mugleston  
**Presenting Staff:** Jordan Cullimore

**Zone:** Light Industrial (LI)

**Parcel ID:** 14:065:0152

**Parcel Address:** 943 West Center Street, STE B

**Internal Unit Area:** 3000 square feet

**Type of Decision:** Administrative

**Council Action Required:** No

### **SUMMARY OF KEY ISSUES**

1. Consider whether to approve the conditional use permit application for reptile, amphibian, and invertebrate breeding and online sales, which is conditionally permitted in the LI zone.
2. Determine reasonable and appropriate conditions that will mitigate negative impacts produced by the use, if any.

### **MOTION**

I move to (*approve, deny, continue*) the applicant's conditional use permit to operate reptile, amphibian, and invertebrate breeding and online sales operation located at 943 West Center Street, Suite B, in the Light Industrial (LI) zone with the following conditions, if any:

- 1.
- 2.
- 3.

### **FINDINGS OF FACT**

1. The proposed location of the indoor skatepark is located at 943 West Center Street, which is in the Light Industrial (LI) zone.
2. The business will consist of an online reptile and supply store. The operator will keep, breed, and sell reptiles, amphibians, invertebrates, and food items for the animals at the business location.
3. After consulting another municipality with a similar operation, staff classified this use under the land use category "Veterinarian services, animal hospitals – small animals only". This use is conditionally permitted in the LI zone.
4. The internal area of the unit is 3000 square feet.
5. Hours of operation will likely vary depending on the needs of the animals. The business will be operated by the owner and his wife. They will hire an additional employee within 1 year.
6. The business will not be open to the general public, as sales are conducted online and at expos.
7. The applicant did not provide the exact number of parking stalls available. Traffic will consist of employees coming and going. Supply deliveries and garbage pick-up will occur occasionally during normal daily operating hours.

### **ANALYSIS**

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

- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Additionally, the Lindon City Code provides that a conditional use may be denied when
  - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
  - "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

**MOTION**

I move to (*approve, deny, continue*) the applicant’s conditional use permit to operate a reptile, amphibian, and invertebrate breeding and online sales business located at 943 West Center Street, Suite B, in the Light Industrial (LI) zone with the following conditions, if any:

- 1.
- 2.
- 3.

**ATTACHMENTS**

1. Aerial photo of the site
2. Photographs of the existing site
3. Business Description/Proposal

# Attachment 1



ATTACHEMENT 2 – Photographs of existing site





# ATTACHMENT 3

To whom it may concern,

The Great Basin Serpentarium is an online retailer and wholesaler of quality captive bred reptiles, amphibians, invertebrates, their food, and supplies. This business is new but my experience working with these animals includes more than 25 years as a private keeper along with professional training as a biologist. The decision to turn what was a hobby into a business came during the latter portion of my graduate career at Brigham Young University. I saw an opportunity to develop a career doing something I enjoyed along with acting as a liaison of sorts between academia and the general public. I have already conducted numerous presentations for schools, church groups and scout troops. These presentations allow the kids to see harmless animals they typically can only encounter in picture books while at the same time learn a bit about the natural world. Currently talks are underway with my PhD advisor at BYU to work alongside him and provide my expertise in animal husbandry and propagation during his upcoming study looking at the phylogenetic relationships and cryptic defenses of walking sticks and leaf insects.

The goal of the conditional use permit is to gain approval from the City of Lindon to operate an online reptile and supply store from a warehouse on 943 W Center Street Suite B. The neighbors will be in no way affected, hindered, or bothered by our presence. My expertise in this field ensures that the business can be conducted in a safe, professional, and clean manner. The company slogan is to promote education, captive propagation, and responsible pet ownership. Our request for the conditional use permit is to allow us the ability to keep, breed, and sell reptiles, amphibians, invertebrates, and their food items not currently regulated by the state or federal government. We also seek the conditional use permit to keep reptiles and invertebrates that are regulated by the state or federal government provided we obtain the proper state and federal permits as required by their respective agencies.

Our caging is designed to provide ample room for the animals along with habitat conditions necessary for each species. Waters are checked daily and food is provided based on the individual needs of each species to keep them in optimal condition. Cages are checked daily to ensure the animals are healthy, and that any messes are cleaned promptly. The daily care eliminates the potential for residual foul odors in my facility. The dumpster outside the building will remain closed when not in use keeping any messes contained until the waste removal service takes it away.

Our use of the building will cause no noticeable increase in traffic. We will not be open to the general public. Customers are not allowed to show up and peruse the collection. Our sales are conducted online and via reptile expos. The premises will be used primarily to house the animals. The only traffic will be our arrival in the morning and departure in the evening. Due to the nature of our industry (i.e., live animals that depend on our care) we will be stopping by on a daily basis during

normal business hours. One full time employee, my wife, and myself will manage the shop. A second employee will be brought on within a year. Parking stalls alongside the building will provide ample space for our few vehicles while we are working. The only additional traffic past this is the occasional delivery during daylight (normal operating) hours and the occasional pickup of the garbage can outside our building.

There will be no additional lights. The exterior/security lighting already in place will stay as it is now. The animals we keep do not produce copious amounts of foul odors so no change should be detected by any of the neighbors. Basically everything we keep will be inside the building. The animals don't make noises that can be heard outside the building. The smells are minimal and won't be noticed outside the shop. Due to the irrational fear some have for reptiles we choose to keep our operation discrete. Our plans are to abbreviate the name on the door to GBS, LLC in order to keep unwanted visitors from mistaking us for an open to the public pet store.

We will not produce any process water, any excess odor, waste, noise, light, etc. The exterior of the building will remain as it is now with the exception of the business initials appearing in small lettering on the door. No noticeable change to the exterior will be made and neighbors will not be affected in any way nor will any change in property value occur from the business we will conduct at this location.

Site Plan: The conditional use will occur inside the entire unit. There is not particular spot within the unit, but the entire 3000 sq feet will be used for our facility. The exterior will not be changed.

Thank you,

J. Muggleston  
Ph. D. Candidate  
Brigham Young University, Provo  
[Joseph.Muggleston@gmail.com](mailto:Joseph.Muggleston@gmail.com)  
(435) 862-6500

## Item 5: Minor Subdivision — Lakeside Business Park, approx. 1411 West 200 South

Leighton Jenson of MS Business Properties requests a two lot subdivision approval of property located in the Light Industrial Zone on 12.66 acres. File 14-016-0.

|  |  |
|--|--|
| <p><b>Applicant:</b> Leighton Jenson of MS Business Properties<br/><b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Light Industrial<br/><b>Current Zone:</b> Light Industrial</p> <p><b>Property Owner(s):</b> MS Business Properties Group 4 LLC<br/><b>Address:</b> ~1411 West 200 South<br/><b>Parcel ID:</b> 17:020:0030<br/><b>Lot Size:</b> 12.66 acres</p> <p><b>Type of Decision:</b> Administrative<br/><b>Council Action Required:</b> No</p> <p><b>Related Item:</b> File 14-16-0 Site Plan</p> | <p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to approve a two lot subdivision in the LI zone.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of the two lot subdivision known as Lakeside Business Park Plat A with the following conditions (if any):</p> <ol style="list-style-type: none"><li>1.</li><li>2.</li><li>3.</li></ol> |
|--|--|

### **OVERVIEW**

The subdivision of this parcel into two lots necessitates road dedication and construction for the extension of 300 South and 1430 West. This will also provide a through connection to 200 South. Road improvements, including curb and gutter will be constructed by the applicant. Lot 1 is 7.14 acres and Lot 2 is 3.39 acres.

### **FINDINGS OF FACT**

1. The proposed subdivision lots meet minimum lot size (1 acre) and frontage (100 feet) for the LI zone.
2. 300 South will extend through the property and turn to become 1430 West as it connects to 200 South.

### **MOTION**

I move to (*approve, deny, continue*) the applicant's request for approval of the two lot subdivision known as Lakeside Business Park Plat A with the following conditions (if any):

- 1.
- 2.
- 3.

### **ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Photographs of the exiting site.
3. Preliminary Plat.



Attachment #2  
Looking West from 300 South.

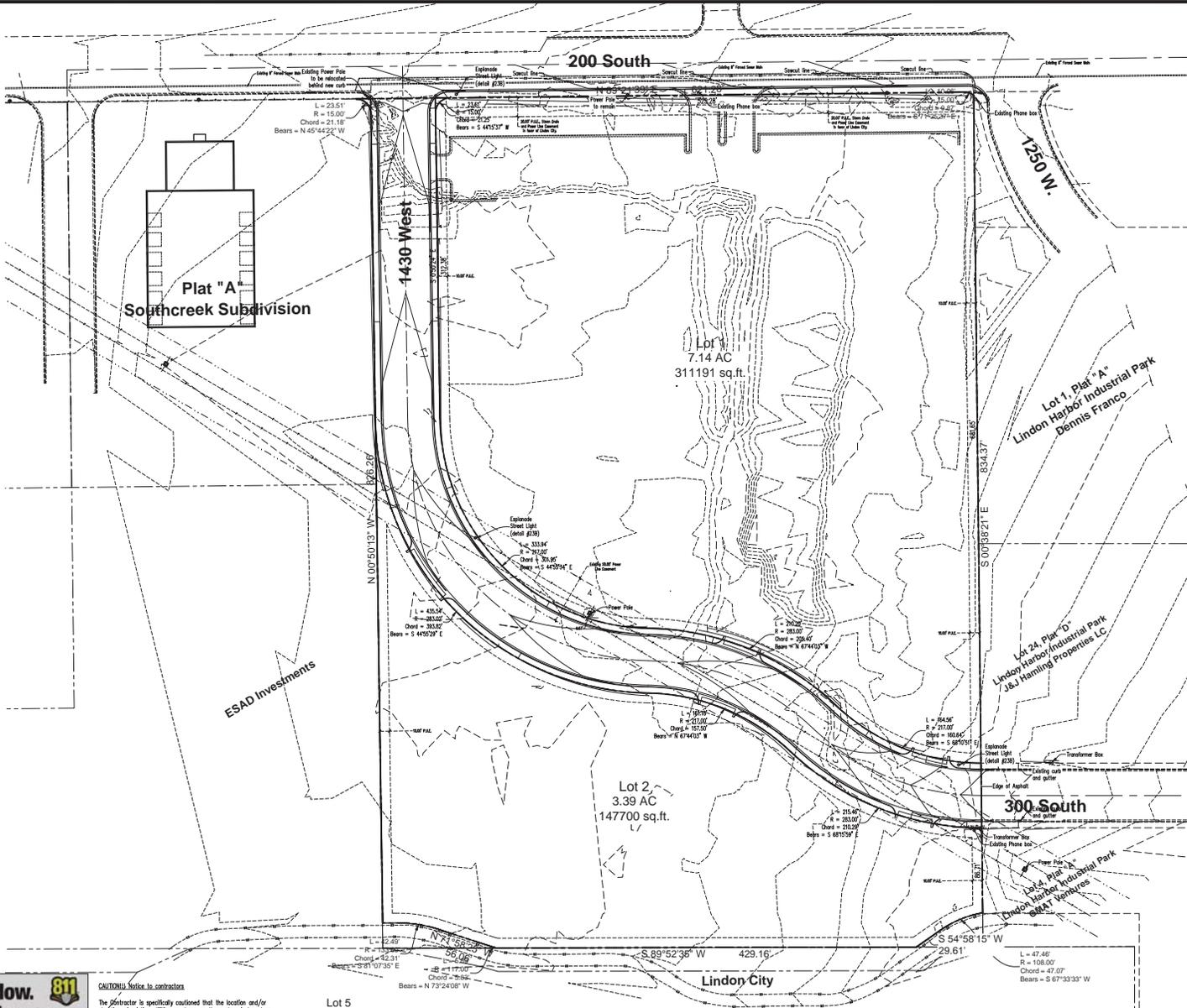


Looking South from 200 South





NORTH  
1" = 50'

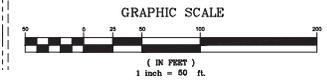


**Know what's below. 811**  
**Call 811 before you dig.**  
 BLUE STAKES OF UTAH  
 UTILITY NOTIFICATION CENTER, INC.  
 www.bluestakes.org  
 1-800-662-4111

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

Lot 5

Lindon City



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

LakeSide Business Park  
**Preliminary Plat**  
 Lindon

REVISIONS

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Date: 4-8-2014  
 Scale: 1" = 200'  
 By:  
 Tracing No. L-13967

Sheet No.  
**C - 2.0**

## Item 6: Site Plan — Sonic Plastics, approx. 1430 West 300 South

Leighton Jenson of MS Business Properties requests site plan approval for a 47,000 square foot office/warehouse building known as Sonics Plastics located in the Light Industrial Zone on 3.39 acres. File 14-016-2.

|  |  |
|--|--|
| <p><b>Applicant:</b> Leighton Jenson of MS Business Properties<br/> <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Light Industrial<br/> <b>Current Zone:</b> Light Industrial</p> <p><b>Property Owner(s):</b> MS Business Properties Group 4 LLC<br/> <b>Address:</b> ~1430 West 300 South<br/> <b>Parcel ID:</b> 17:020:0030 (prior to pending subdivision)<br/> <b>Lot Size:</b> 3.39 acres</p> <p><b>Type of Decision:</b> Administrative<br/> <b>Council Action Required:</b> No</p> <p><b>Related Item:</b> File 14-16-0 Subdivision</p> | <p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to approve the site plan for a 47,000 square foot building in the LI zone.</li> <li>Whether or not to approve a proposal that storm water be able to be discharged directly off site without detention in exchange for installation and maintenance of grass on Lindon City property.</li> </ol> <p><b><u>MOTION</u></b><br/> I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of the Sonic Plastics office/warehouse site with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> <li></li> </ol> |
|--|--|

### **OVERVIEW**

The proposed building would be located on Lot 2 of Lakeside Business Park. Access to the site would come from 300 South/1430 West as the new road is built as part of the Lakeside Business Park Subdivision. This site is also adjacent to City owned land, Lindon Heritage Trail, and Lindon Hollow Creek.

Do to the proximity of the site to the Lindon Hollow Creek and associated wetlands, the applicant is proposing to discharge storm water from the southerly portion of the site directly into Lindon Hollow Creek. In exchange for that ability, the applicant is offering to sod and maintain the City owned land adjacent to the site and Lindon Heritage Trail. After review, Lindon City Engineer Mark Christensen noted the following:

*They had noted on their plans, however, that Lindon City would provide the water to irrigate the area. We have noted that the City doesn't have water service to the site, but that perhaps they could either provide irrigation water from their site, or provide a separate water service & meter on the east end of their site for the City to use. We view this as a mutually beneficial arrangement. They are able to make more convenient use of their site, and the public gets a grassed area next to the Lindon Heritage Trail and the large wetland area that is adjacent to it. We do not view the undetained discharge of water from the southerly portion of the site as detrimental to the public, since water will almost immediately arrive at the wetland area, where the flow will be attenuated in much the same way as it would have been if they had detained it.*

This will be a point for the Planning Commission to finalize with the applicant.

Also, the site is has parking beyond the 130% threshold allowed by City Code. However, LCC 17.18.078 allows the Planning Director and City Engineer to approve parking beyond that threshold for compelling reasons. The applicant has responded that they are planning on future building expansion that would eliminate current parking while also increasing their parking requirement at that time. The Planning Director and City Engineer are comfortable with over parking the site based on this justification.

### **FINDINGS OF FACT**

1. The proposed building meets setback requirements (20 feet front, 0 feet rear, 0 foot side) for buildings in the LI zone.
2. The proposed building meets required parking requirements (office 1/250 sq. ft. and warehouse 1/1000 sq. ft.) with 59 spaces required and 84 spaces provided, 4 of which are ADA spaces.
3. The required 20 foot landscape strip along public frontages is shown on the plans. However, trees are not shown as being planted on center. This is due to the landscape area being used as storm water detention. Therefore, the trees are shown as being planted on the sides of the landscape strip. LCC 17.49.060 gives the Planning Commission authority to modify landscape strip requirements.
4. Interior parking lot landscaping requirements meets minimum requirements (3,520 sq. ft. for this site) by providing 4,369 square feet of landscaping.

### **MOTION**

I move to (*approve, deny, continue*) the applicant's request for site plan approval of the Sonic Plastics office/warehouse site with the following conditions (if any):

1. Consideration of direct storm water discharge in exchange for installation and maintenance of grass on the City owned parcel south of the site along the Lindon Heritage Trail with water being provided by\_\_\_\_\_.
- 2.
- 3.

### **ATTACHMENTS**

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

Sonic Plastics Site Plan  
~1430 West 300 South

Lindon Heritage Trail

Area to be grassed and  
maintained by applicant.



Attachment #2  
Looking West from 300 South.





NORTH  
1" = 30'



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

Sonic Plastics  
**Site Plan**

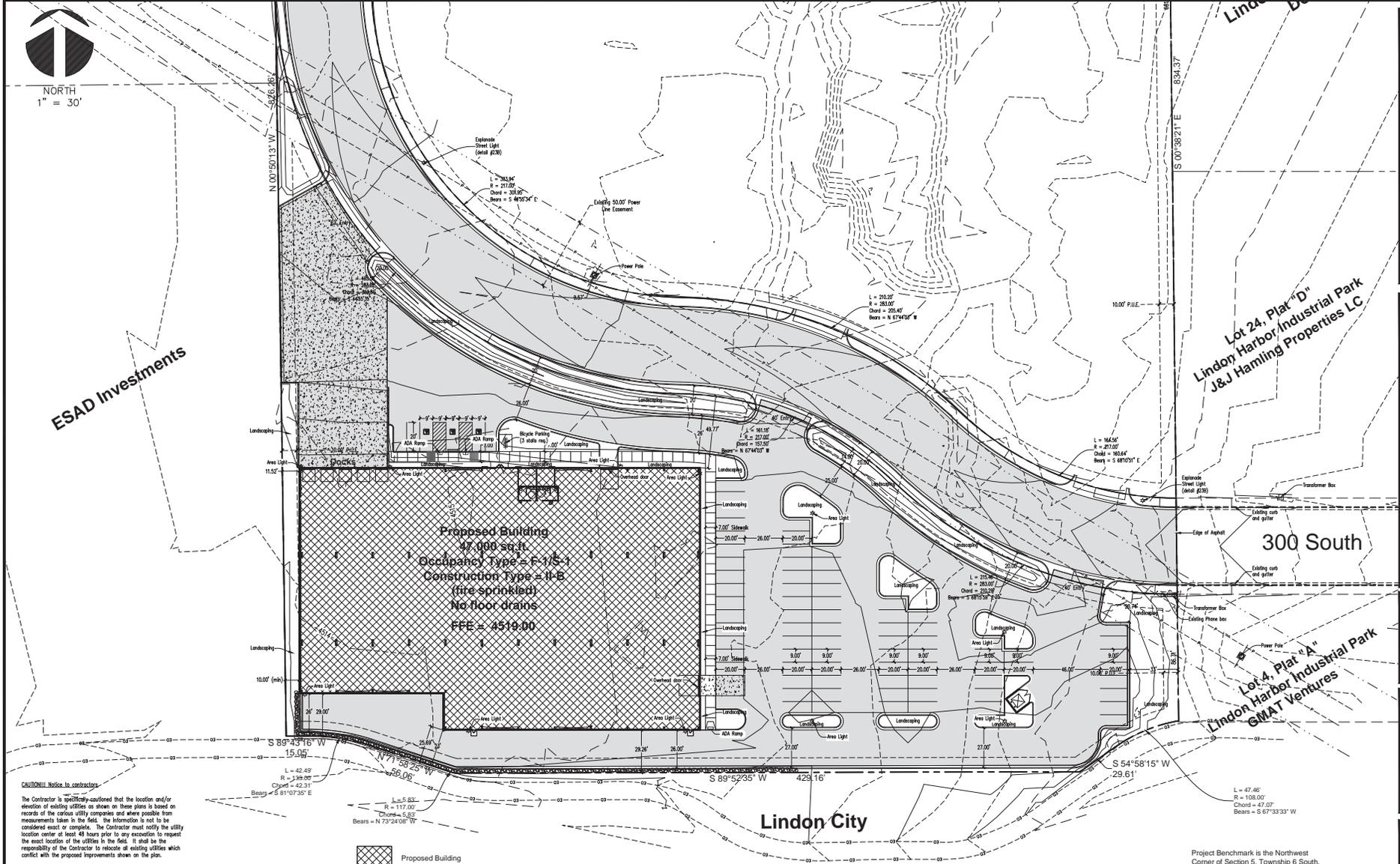
ESAD Investments

Lot 24, Plat "D"  
Lindon Harbor Industrial Park  
J&J Haming Properties LC

300 South

Lot 4, Plat "A"  
Lindon Harbor Industrial Park  
GMAT Ventures

Lindon City



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

-  Proposed Building
-  Proposed Asphalt paving
-  Proposed Concrete paving

Project Benchmark is the Northwest Corner of Section 5, Township 6 South, Range 2 East, S.L.B. & M. = 4500.86

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

Revisions

| No. | Description |
|-----|-------------|
|     |             |
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Date: 5-20-2014  
 Scale: 1" = 30'  
 By: TD  
 Tracing No.: L-13967

Sheet No.  
**C - 2.0**

**Know what's below. 811**  
**Call 811 before you dig.**  
 BLUE STAKES OF UTAH  
 UTILITY NOTIFICATION CENTER, INC.  
 www.bluestakes.org  
 1-800-662-4111



## Item 7: Public Hearing — Ordinance Amendment

### LCC 17.50 MC zone acreage and landscaping

This is a City initiated request to update the MC zone minimum zone acreage and landscaping requirements.

|  |  |
|--|--|
| <p><b>Applicant:</b> Lindon City<br/><b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> Legislative<br/><b>Council Action Required:</b> Yes</p> | <p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"><li>1. Whether to approve an amendment to LCC 17.50.060 to update and clarify landscaping requirements in the MC zone.</li><li>2. Whether to approve an amendment LCC 17.50.080 to update the minimum zone requirements for the MC zone from 30 acres to 15 acres.</li></ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend (<i>approval, denial, continuance</i>) to the City Council of the amendments to LCC 17.50.060 and LCC 17.50.080 as presented.</p> |
|--|--|

#### **OVERVIEW**

Landscaping requirements along frontage roads in the MC zone refer to required landscape strips but do not give specifications regarding the strip itself. This update provides clarification and specifics regarding the size and potential landscaping options within the required landscape strip. The amendment also brings the MC zone requirements into conformance with the CG and LI zone landscape strip requirements.

Amending the minimum MC zone size from 30 to 15 acres will give the City greater flexibility in rezoning property that may be suitable for the flex office/warehousing space that is high demand within the City. The MC zone provides transition opportunities between commercial and other uses that may enhance areas that buffer commercial corridors.

#### **MOTION**

I move to recommend (*approval, denial, continuance*) to the City Council of the amendments to LCC 17.50.060 and LCC 17.50.080 as presented.

#### **ATTACHMENTS**

1. Proposed changes to LCC 17.50.060 and LCC 17.50.080

## Section 17.50.060 Landscaping and Screening

1. Landscaping Objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied):

- A. Enhance the visual environment by:
  - i. Adding visual interest through texture, color, size, shape, etc., and
  - ii. Enhancing perspective by framing views, complementing architecture, screening, and creating points of interest and activity.
- B. Ensure Public Safety by:
  - i. Guiding the circulation of cars and people,
  - ii. Controlling access to parking lots,
  - iii. Making traffic diverters prominent, and
  - iv. Creating Street Identification by varying the species, height, and location of landscaping.
  - v. Minimizing noise and glare.
  - vi. Conserving energy.
  - vii. Complementing architecture by landscaping around buildings.
  - viii. Screening areas of low visual interest.

2. Overall Landscaping Plan. With the application for site plan approval, an overall landscaping plan shall be submitted.

3. Open Space. A minimum of fifteen percent (15%) of each lot shall be maintained in permanent landscaped open space.

4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.

A. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may not count sidewalk width as part of the twenty (20) feet landscaping requirement.

B. Thirty percent (30%) of the landscape strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.

C. Tree shall be planted thirty (30) feet on center, centered ten (10) feet from the edges of the strip in all required landscaped and bermed areas.

D. Landscaping requirements concerning trees and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission.

45. Landscaped Berms. Where possible, landscaped berms shall be constructed within required landscaped strips along public street frontages according to the following standards:

A. Berms shall vary in height and shall be sculptured with enclaves, protrusion, etc. Berms shall be at least from two and one-half (2½) to four (4) feet in height with an average of three and one-half (3½) feet.

B. The slope of the berm shall be such as to be mowable with a standard rider mower.

C. Berms are not required where slopes within the required landscaped strip are excessive and would not reasonably accommodate berms.

56. Trees.

A. Along perimeter public street frontages and along I-15, trees shall be a minimum of two inches (2") in caliper planted thirty feet (30') on center and planted at least seven feet (7') from any impermeable surface. Tree placement and location may be modified by the Planning Commission.

B. The recommended species are Sycamore, Shademaster Honey Locust, Sunburst Honey Locust, Little Leaf Linden, Norway Maple, and all flowering tree types.

67. Sprinkling and Irrigation. All plantings shall be serviced by an acceptable irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.

78. Landscaping Around Buildings. A perimeter landscape strip at least five feet (5') wide shall be placed around all buildings.

89. A landscape strip with a fifteen foot (15') minimum width running the length of frontage along Interstate 15 shall be installed and maintained in the T zone. Trees shall be planted thirty feet (30') on center in the landscape strip. The location of the trees can be altered by the Planning Commission.

Section 17.50.080 Development Standards      The minimum depth and/or length in feet for yards in districts regulated by this chapter shall be as follows, provided however, all of the provisions of the Uniform Building Code, the Uniform Fire Code, and other applicable Ordinances and Requirements must also be complied with:

|                    |               |         |
|--------------------|---------------|---------|
| Minimum Zone Area: | <del>30</del> | 15 Ac   |
| Minimum Lot Area:  |               | 1 Ac    |
| Minimum Frontage:  |               | 100 Ft. |

Lot Setbacks (Minimum)

|   |        |
|---|--------|
| Front:  | 20 Ft. |
| Side:   | 0 Ft.  |
| Side when adjacent to a street:                     | 20 Ft. |
| Side without one hour firewall:                     | 20 Ft. |
| Rear:   | 0 Ft.  |
| Rear when adjoining a parcel in a residential zone: | 40 Ft. |
| Maximum structure height:                           | 48 Ft. |

## Item 8: Public Hearing — General Plan Map Amendment, Approx. 750 N. 2800 W.

Ed Daley of National Packaging Innovations requests a General Plan map amendment to change the General Plan designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from Commercial to Mixed Commercial. The applicant intends to establish office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 14-017-6.

**Applicant:** Ed Daley  
**Presenting Staff:** Jordan Cullimore

**General Plan:** Commercial  
**Current Zone:** General Commercial A8 (CG-A8)

**Property Owner:** Victory Quarry Company, LLC  
**Address:** ~750 North 2800 West  
**Parcel ID:** 13:063:0057  
**Lot Size:** 4.995 acres

**Type of Decision:** Legislative  
**Council Action Required:** Yes

**Related Item:** File 14-018-3

### **SUMMARY OF KEY ITEMS**

1. Whether to recommend approval of a request to change the General Plan designation of the subject lot from Commercial to Mixed Commercial.

### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the General Plan designation of the lot identified by Utah County Parcel #13:063:0057 from Commercial to Mixed Commercial.

### **OVERVIEW**

The applicant proposes to develop the parcel with a site configuration similar to the site plan concept in attachment 3. The structures' architectural design will be similar to the structures portrayed in attachment 4. The complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The applicant's proposed use is not allowed in the CG zone, but it is in the MC zone. Consequently, the applicant requests that the lot be rezoned to the MC zone. City Code requires that any zone change must be consistent with the City's General Plan Designation. The General Plan mirrors the current zoning, so the applicant is requesting that the General Plan designation be changed to permit the zone change and allow their desired uses.

### **FINDINGS OF FACT**

1. The General Plan currently designates the property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

### **ANALYSIS**

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:

- a. It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
- b. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
- c. The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.
  - i. Objectives of this goal are to:
    1. Expand the range of retail and commercial goods and services available within the community.
    2. Promote new office, retail, and commercial development along State Street and 700 North.
- d. Applicable city-wide land use guidelines:
  - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
  - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
  - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

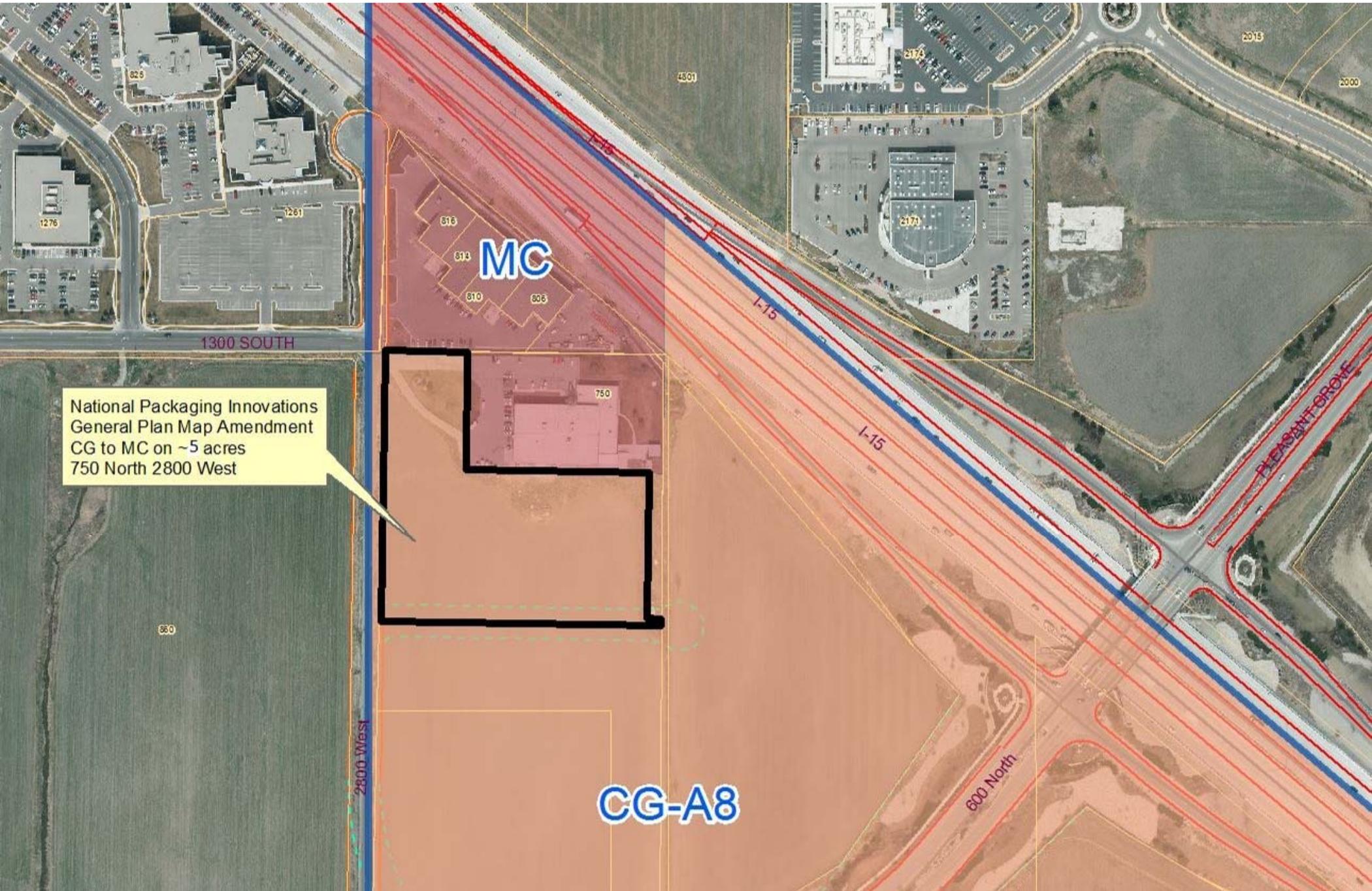
### **MOTION**

I move to recommend to the City Council (approval, denial, continuance) of the applicant's request to change the General Plan designation of the lots identified by Utah County Parcel #14:057:0052 and 14:057:0061 from Commercial to Mixed Commercial.

### **ATTACHMENTS**

1. Aerial photo of the proposed area to be re-classified.
2. Photographs of the existing site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

# ATTACHMENT 1



National Packaging Innovations  
General Plan Map Amendment  
CG to MC on ~5 acres  
750 North 2800 West

ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





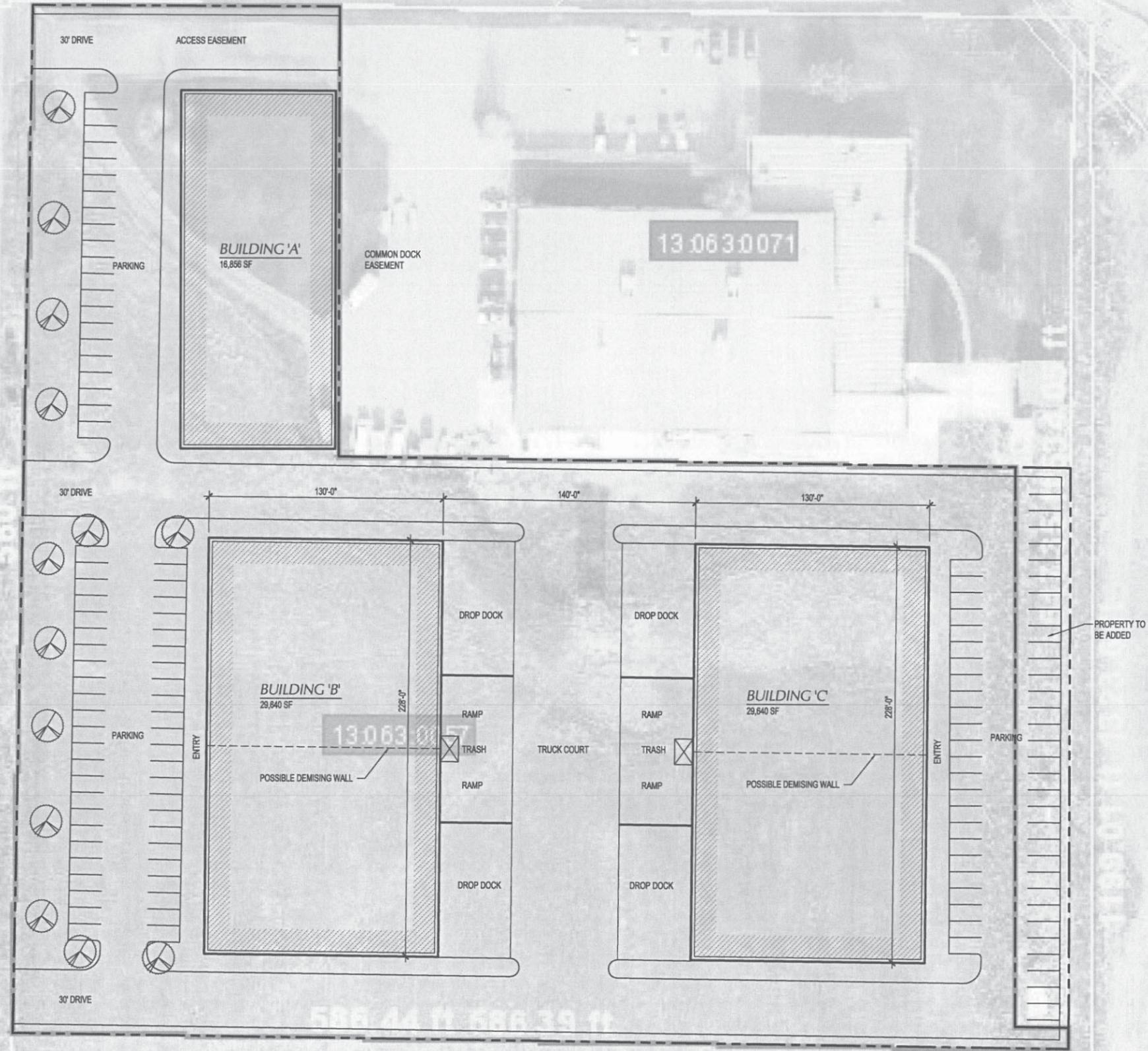
Views from the southwest corner of the proposed site:





Attachment 3

American Fork



CONCEPTUAL SITE PLAN 'B' - LINDON, UTAH  
SCALE: 1" = 30'-0"

NATIONAL PACKAGING INNOVATIONS  
SITE PLAN CONCEPT  
LINDON, UTAH  
20 MAY 2014



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



## Item 9: Public Hearing — Zone Map Amendment, Approx. 750 N. 2800 W.

Ed Daley of National Packaging Innovations requests a Zone Map amendment to change the zoning designation of Utah County Parcel #13:063:0057 (located at approximately 750 North 2800 West) from General Commercial A8 (CG-A8) to Mixed Commercial (MC). The applicant intends to establish office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 14-018-3

**Applicant:** Ed Daley  
**Presenting Staff:** Jordan Cullimore

**General Plan:** Commercial  
**Current Zone:** General Commercial A8 (CG-A8)

**Property Owner:** Victory Quarry Company, LLC  
**Address:** ~750 North 2800 West  
**Parcel ID:** 13:063:0057  
**Lot Size:** 4.995 acres

**Type of Decision:** Legislative  
**Council Action Required:** Yes

**Related Item:** File 14-017-6

### **SUMMARY OF KEY ISSUES**

1. Whether to recommend approval of a request to change the Zoning designation of the subject lot from General Commercial A8 (CG-A8) to Mixed Commercial (MC).

### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from General Commercial A8 (CG-A8) to Mixed Commercial (MC).

### **OVERVIEW**

The applicant proposes to develop the parcels with a site configuration similar to the site plan concept in attachment 3. The structures' architectural design will be similar to the structures portrayed in attachment 4. The complex will likely serve businesses that require office/warehousing space in which light assembly, packaging, and shipping activities will occur.

The applicant's proposed use is not allowed in the CG-A8, but it is in the MC zone. Consequently, the applicant requests that the lot be rezoned to the MC zone, subject to approval of a supporting General Plan Map Amendment.

### **FINDINGS OF FACT**

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 8 involving the General Plan designation of the lot.

### **ANALYSIS & CONCLUSIONS**

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
  - The proposed amendment is in accord with the master plan of Lindon City;

- Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”
- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

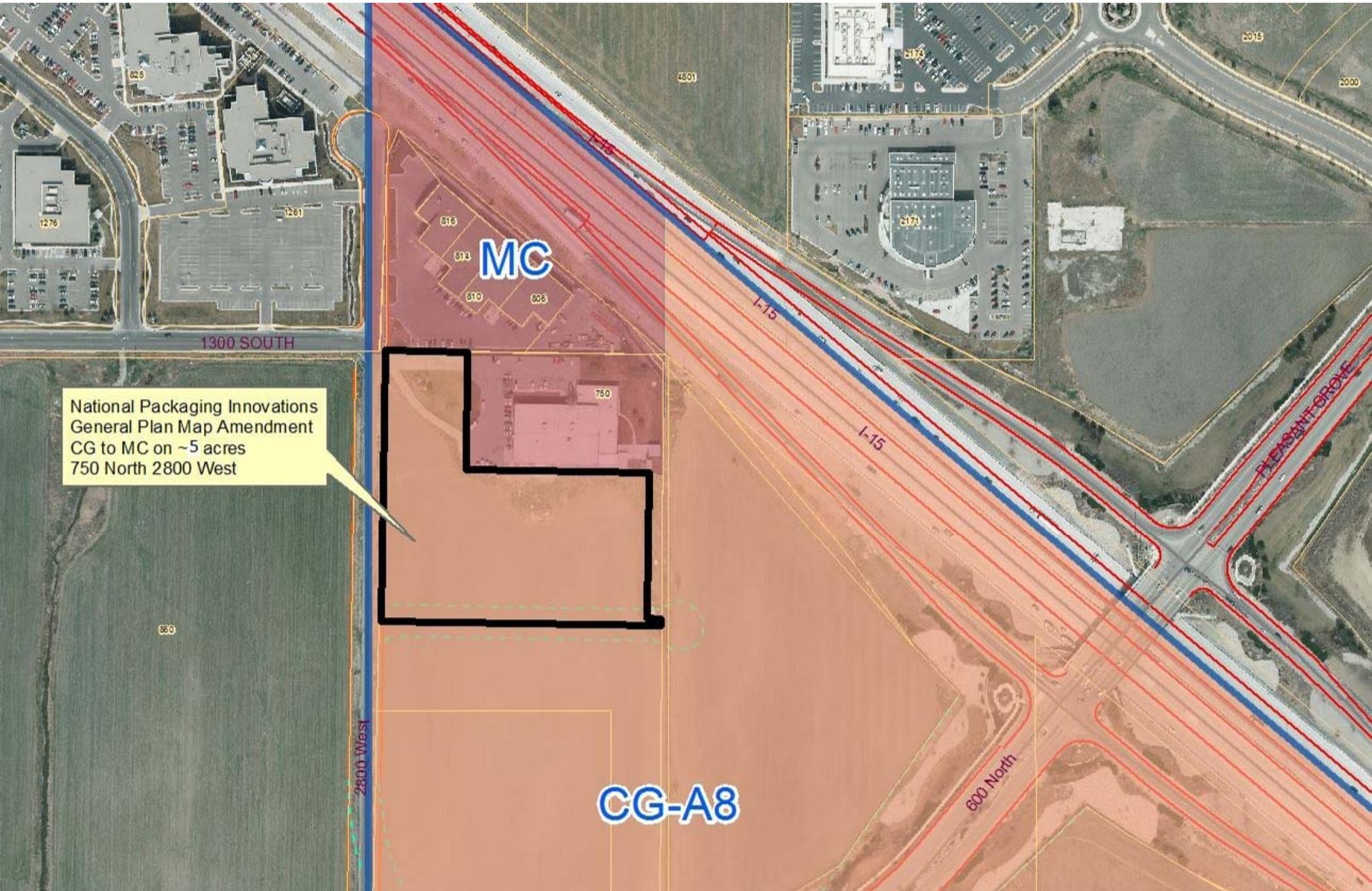
### **MOTION**

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant’s request to change the zoning designation of the lots identified by Utah County Parcel #13:063:0057 from General Commercial A8 (CG-A8) to Mixed Commercial (MC).

### **ATTACHMENTS**

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the existing site.
3. Conceptual Site Plan.
4. Conceptual Architectural Renderings.

# ATTACHMENT 1



National Packaging Innovations  
General Plan Map Amendment  
CG to MC on ~5 acres  
750 North 2800 West

ATTACHEMENT 2

Views from the Northwest corner of the proposed site:





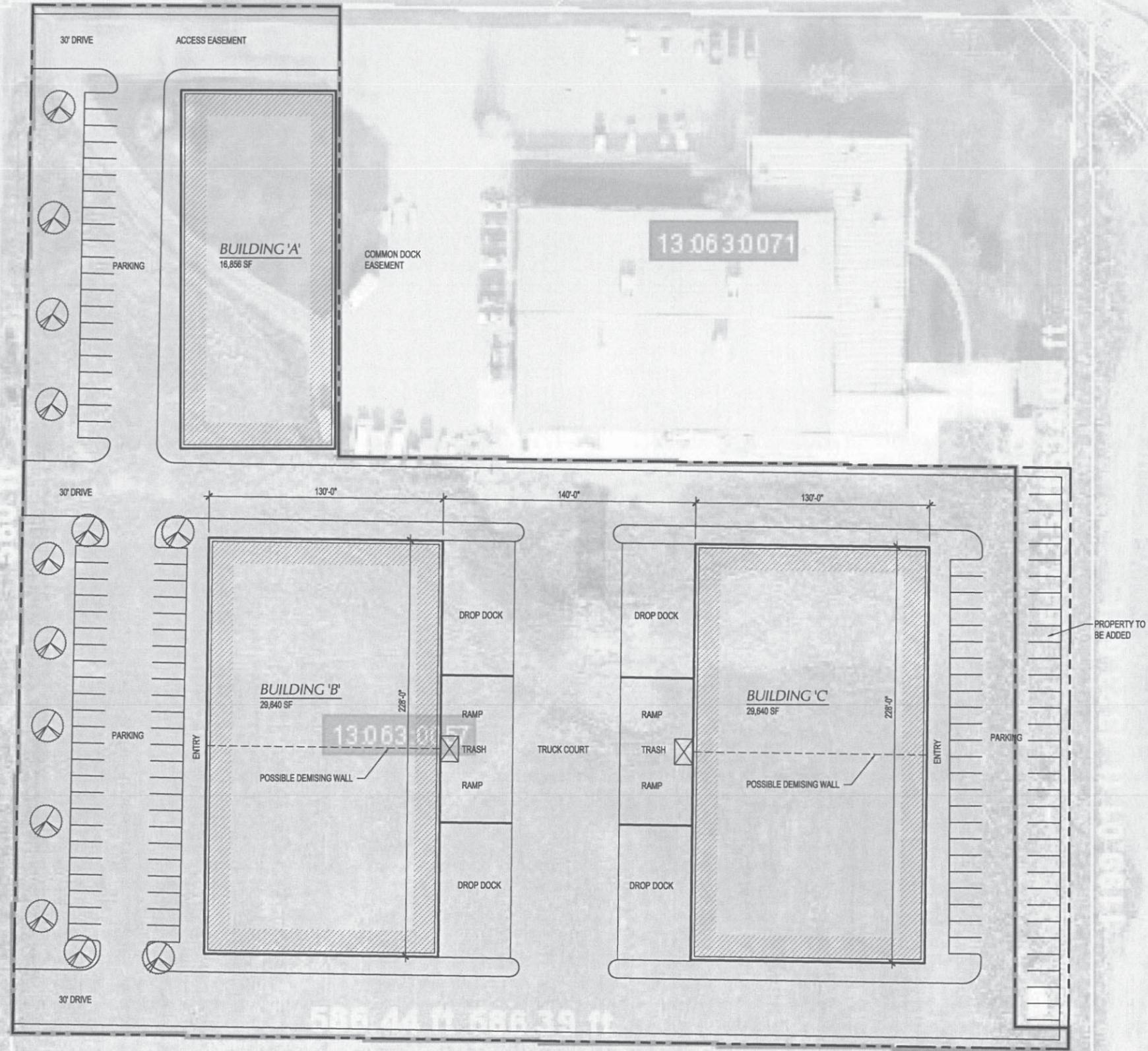
Views from the southwest corner of the proposed site:





Attachment 3

American Fork



CONCEPTUAL SITE PLAN 'B' - LINDON, UTAH  
SCALE: 1" = 30'-0"

NATIONAL PACKAGING INNOVATIONS  
SITE PLAN CONCEPT  
LINDON, UTAH  
20 MAY 2014



CURTIS MINER  
ARCHITECTURE  
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PHONE: (801) 769-3000  
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cma@cmi.com



## Item 10: New Business (Planning Commissioners Reports)

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

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

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

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## **Item I I: Planning Director Report**

1. UTOPIA
2. Budget: no more cookies
3. Pool Party
4. Page Subdivision Storm Drain
5. Flag Pole Concept
6. Vacancies

### **Adjourn**