Lindon City Planning Commission Staff Report

July 14, 2015

Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 14, 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. **Public Hearing — General Plan Amendment — National Packaging Innovations**
   Ed Daley of National Packaging Innovations requests approval of a General Plan Map amendment to change the land use designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

5. **Public Hearing — Zone Map Amendment — National Packaging Innovations**
   Ed Daley of National Packaging Innovations requests approval of a Zone Map amendment to change the zoning designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial A8 (CG-A8) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

6. **Major Subdivision — Huckleberry Estates, approx. 750 North Locust Ave.**
   Jared Bishop requests preliminary approval of an eight (8) lot subdivision, six (6) of which will be in Lindon and two (2) in Pleasant Grove, including dedication of public streets, at approximately 750 North Locust Avenue in the Single Family Residential (R1-20) zone.

(15 minutes)

7. **Minor Subdivision — Torgersen Heights, approx. 514 North Locust Ave.**
   Danielle Torgersen requests preliminary approval of a two (2) lot subdivision at approximately 514 North Locust Avenue in the Single Family Residential (R1-20) zone.

(15 minutes)

8. **Site Plan — NuStar, approx. 1352 West 300 South**
   Robert Tubman of UIS requests site plan approval of a 162,250 square foot industrial building at approximately 1352 West 300 South in the Light Industrial (LI) zone.

(15 minutes)

9. **Alteration of Nonconforming Use — Mitchell X, approx. 1400 West 300 South**
   Scott Mitchell requests approval of an alteration and/or enlargement of a nonconforming use (rock product recycling & concrete batching) at approximately 1400 West 300 South in the Light Industrial (LI) zone.

(1 minute)

10. *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.

11. New Business (Reports by Commissioners)

12. Planning Director Report

Adjourn

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

Posted By: Jordan Cullimore
Time: ~9:00 am
Date: July 10, 2015
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item 1: Call to Order

July 14, 2015 Planning Commission meeting.

Roll Call:

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

Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, June 23, 2015

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, June 23, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 7:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Matt McDonald, Commissioner
Pledge of Allegiance: Rob Kallas, Commissioner

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

ABSENT
Andrew Skinner, Commissioner

Special Attendee:
Matt Bean, Councilmember

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of June 9, 2015 and the joint work session of February 10, 2015 were reviewed.

COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE JOINT WORK SESSION MEETING OF FEBRUARY 10, 2015 AS PRESENTED. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

COMMISSIONER WILY MOVED TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JUNE 9, 2015 AS PRESENTED. COMMISSIONER MCDONALD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** –

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

CURRENT BUSINESS –

4. **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.

Jordan Cullimore, Associate Planner, opened this agenda item by giving some background of this application. He stated that the applicant, Jared Anzures, is in attendance. Mr. Cullimore then showed photos of the site explaining it is located in the Light Industrial (LI) zone. He noted the parcel and the surrounding area were recently rezoned to LI to accommodate an office/warehouse building and a convenience store site. He explained that per conditions of the rezone, the only permitted use on what will be Lot #1 is a convenience store. He further explained this subdivision will allow for separate ownership of the office/warehouse and convenience store sites. Mr. Cullimore also mentioned that this item was previously before the Commission some time ago with an applicant who wanted to put a convenience store at the same location. The new applicants are proposing to subdivide and in effect create a typical lot and then a flag lot along the back.

Mr. Cullimore stated the minimum lot size in the LI zone is 1 acre (43,560 sq. ft.) and the lots created by this subdivision will be 1.652 acres (Lot 1) and 4.182 acres (Lot 2). He noted that Lot 1 meets the required public street frontage of 100 feet (it has 331 feet) and Lot 2 is considered a flag lot in this situation and requires only 25 feet of frontage (60 feet is being provided). He commented that staff has determined that the proposed subdivision complies with all remaining land use standards. He pointed out that this location is a good candidate for a flag lot because of the access issues with the railroad tracks on the frontage (narrow compared to the depth of the lot) which makes it smaller, so it makes for a good configuration and meets the applicant's needs. It will also be beneficial to the city as to develop the property at that location.

Mr. Cullimore noted the existing parcel is already in a subdivision and all street improvements have been previously constructed. He did mention there is a 100 foot CUWCD Temporary Construction Easement shown on the preliminary plan, and noted that easement is no longer in effect and will be removed on the final plat. He added that the City Engineer is addressing the engineering standards and all engineering issues will be resolved before final approval is granted. Mr. Cullimore then referenced for discussion an aerial photo of the proposed subdivision and the preliminary plan.

Mr. Cullimore noted that staff has found that everything complies with code requirements. He also mentioned (on a side note) that there is one difference from the preliminary plan as there is a 100 ft. temporary construction easement (Central Utah Water Conservancy District) that is expired and is no longer necessary and will be removed off of the final plat. He re-iterated they are working through the engineering standards and requirements to make sure they are finalized before final approval is granted. Mr. Cullimore then turned the time over to the applicant for comment.

The applicant, Mr. Anzures, addressed the Commission at this time. Mr. Anzures also mentioned with the way the building will be situated the access will still be available to the back portion (west) as the landscaping will be a gravel base. Commissioner Kallas asked where the transition will be to the railroad track and the property on the east. Mr. Anzures stated there will be a partial landscape strip with the other side being curb and gutter. Mr. Cullimore stated the next application on the agenda is the site plan and there will be more details presented then. Chairperson Call pointed out that the only thing that

doesn't meet the requirements (as far as conditions) is the temporary construction easement that needs to be removed from the plat. Mr. Cullimore said it is just a side note and does not need to be included as a condition. There was then some additional discussion regarding this agenda item.

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

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE KNOWN AS EASTLAKE AT GENEVA NORTH PLAT B WITH NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. **<u>Site Plan:</u>** *Blackcliff Industrial Park, approx. 1010 West 600 South*. Jared Ansures 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.

Mr. Cullimore gave a brief summary of this agenda item explaining 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 located in the Light Industrial (LI) zone. He noted 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. He noted a previous application for a two lot subdivision (Eastlake at Geneva North Plat B) on this site was recently considered by the Planning Commission and that plat has not yet been recorded. Mr. Cullimore stated it is staff's recommendation that the recordation of that plat be a condition of approval for this site. Mr. Cullimore then referenced the parking standards as follows:

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.*

Mr. Cullimore mentioned with the exception of the entryway, this site does not have any public frontage and no landscape strip is required. He noted the 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.

Mr. Cullimore stated 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 requirements 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.

Mr. Cullimore stated all colors should meet the color palette in the Design Guidelines. He also referenced the elevations that indicate the painted concrete will be the exterior finish of the building with Crabby Apple, March Wind, and Reflection being the designated colors. He added they are proposing a thin brick façade that is being provided on the walls above the entryways and metal awnings and outdoor wall lights are also being provided. He pointed out the building is within the 48 foot height limit in the LI zone, the highest point of the parapet wall being 40 feet. Chairperson Call mentioned at the last meeting they discussed whether white should be included on the color palette. Mr. Azure stated the color is more of a gray tone rather than white with the red accent.

Mr. Cullimore added 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. Mr. Cullimore then referenced for discussion an aerial photo of the site and surrounding area, photographs of the existing site, site plan, architectural rendering and elevations, landscaping plan and the color palette. There was then some additional discussion regarding curb, gutter and landscaping.

Mr. Cullimore mentioned one issue that Planning Director, Hugh Van Wagenen brought up with the issue of the potential of bikes parking and perhaps changing the orientation of the stalls so they won't trample the landscaping. Mr. Azures said they will adjust the landscaping and will accommodate that issue. Chairperson Call commented that it appears to be a nice building and the only condition being that the plat needs to be recorded and the parking/bike parking issues will be worked out with staff.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF THE 40,957 SQUARE FOOT COMMERCIAL BUILDING TO BE KNOWN AS BLACKCLIFF INDUSTRIAL PARK WITH THE FOLLOWING CONDITION 1. EASTLAKE AT GENEVA NORTH PLAT B SUBDIVISION BE RECORDED. COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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.

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

Mr. Cullimore opened this discussion by explaining that 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 preserve the character of hillsides in Lindon. He noted the requirements of the Hillside Protection District apply to lots located the area designated as R1-12-H on the Zone Map. The requirements also apply to any residential building lot in the city with an average slope exceeding 20%. Mr. Cullimore stated 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. He noted the lot is also subject to safety considerations involving grading and filling with consideration also given to the preservation of the hillside character when determining the building footprint.

Mr. Cullimore stated the applicant, Brandon Jones (who is in attendance) 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. Mr. Cullimore explained that Mr. Jones 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 (with input from the City Engineer) 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. Mr. Cullimore noted that currently, the existing ordinance does not allow for exemptions. This 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. In reviewing the proposal the City Engineer feels comfortable that these provisions will still meet the intent of the ordinance by providing for the requirements related to the purpose while at the same time with specific lots grant some relief of them (essentially a variance) for specific situations.

Mr. Cullimore then referenced for discussion the Lindon City Zone Map, the proposed amendment to LCC 17.57 Hillside Protection District, Lot 7 of Meadows at Bald Mountain Plat A, and photos of the lot and of another lot located on Dry Canyon Drive in Lindon that could benefit from the proposed amendment. Commissioner Kallas asked the applicant if his intent is to have the right to excavate as to make it a flatter lot. Mr. Jones stated his intent it to enlarge his buildable area, so he is asking for a relief on the side yard setback as to stay away from the power lines; if he could pick up on both sides that would be ideal.

Chairperson Call inquired if this exception will need to come back before the Commission or if it can be reviewed by staff. Mr. Cullimore replied that the way the ordinance is currently written once the City Engineer feels comfortable it would come back before the Commission as there is a degree of subjective discretion or they can allow staff to handle it. He added they do not envision that this will be applied for broadly but it will allow additional tools while still maintaining the purpose. Commissioner McDonald voiced his concerns with the language regarding health and safety and liability issues (for both the city and on a personal level). Commissioner Wily commented that the Commission is entitled to rely on the advice of experts in many areas.

Chairperson Call pointed out that the Commission is being asked to approve the ordinance tonight not the actual site. Mr. Cullimore confirmed they are not granting any exemption tonight just creating a tool to request the exemption. Following discussion the Commission agreed to have applications for exemption come back before the Commission for review and feels comfortable with the ordinance language. Chairperson Call mentioned the next step will be to present this item to the City Council and if they approve the ordinance change then the site plan will come back to the Commission.

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

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF ORDINANCE AMENDMENT 2015-10-O AS PRESENTED WITH CHANGES. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

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

7. **Review & Recommendation** – *Lindon City 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.

Hugh Van Wagenen, Planning Director, gave some background of the agenda item explaining in the spring of 2014, Lindon and Mountainland Association of Governments selected Fehr & Peers (with a grant) to create and design a Bicycle and Pedestrian Master Plan for the City. He noted a bicycle steering committee consisting of city staff, elected and appointed officials, and interested citizens, was created to provide feedback and guidance to the consultant in creation of the plan (he listed the committee members). He noted the plan consists of maps and cross sections for the development of both bicycle and pedestrian facilities within Lindon. Mr. Van Wagenen mentioned if this plan is adopted by the Commission and Council (by resolution) it will eventually be incorporated into the general plan.

Mr. Van Wagenen then referenced the 5 goals outlined in the plan, including promotion of alternative forms of transportation infrastructure (bicycle and pedestrian treatments) the priority list (by fund) and maps (that tie into other cities). He stated that public input was received through open houses and online surveys to gather general information. Mr. Van Wagenen noted the steering committee went on two field trips, one to Salt Lake City and the other to Boulder, Colorado, to tour other urban cycling areas. Mr. Van Wagenen then referenced the bicycle plan highlights including the purpose of the plan followed by some general discussion. Mr. Van Wagenen commented that there will be different types of amenities and fixtures that will be implemented, i.e., canopies, bike racks, lighting, signage, benches, drinking fountains etc.

Chairperson Call stated her biggest concern is if the financing will be available to implement the plan and if the Parc tax can be used and if additional grants can be applied for. Mr. Van Wagenen stated a portion of the bike lanes on Locust Avenue will be funded by the Parc tax. He noted that additional grants and state and municipal funds are possible funding options. Mr. Van Wagenen stated that ultimately they feel this plan will expand the opportunities for Lindon residents to get around and recreate in different ways in a safe environment throughout the city. He added that it will also tie in with our neighboring cities and counties. Following discussion the Commission was in agreement that this seems to be a good plan that will benefit Lindon residents. They also commented staff and the steering committee for their hard work on the plan.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF THE APPLICANT'S REQUEST TO ADOPT THE LINDON BICYCLE AND PEDESTRIAN MASTER PLAN WITH NO CONDITIONS. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE

COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
COMMISSIONER MCDONALD AYE
THE MOTION CARRIED UNANIMOUSLY.

8. **Continued Public Hearing** – *Ordinance Amendment, Commercial and 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 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

Chairperson Call stated this item has been continued to the next available Planning Commission meeting. Mr. Cullimore stated that staff is still gathering more information. Chairperson Call called for any comments or questions from the Commissioners. Hearing none she moved on to the next agenda item.

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

Chairperson Call mentioned a resident approached her about the current road conditions of 400 North and if there are any plans for improvement. Mr. Van Wagenen stated as fat as he knows that particular street will not be repaired in the near future as it is a matter of funding which is a problem statewide for municipalities. He noted if there are any specific areas (potholes etc.) that pose safety hazards the public works department will repair those areas.

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

10. **Planning Director Report**–

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

- Ivory Open house on June 24th at 6:00 pm in the Council Chambers.
- Pool Party on June 25th at 6:30 pm.

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

ADJOURN –

COMMISSIONER MCDONALD MADE A MOTION TO ADJOURN THE MEETING AT 8:50 P.M. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – July 14, 2015

_____
Sharon Call, Chairperson

_____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

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_____
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2 - Subject _____
Discussion

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_____
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3 - Subject _____
Discussion

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_____
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_____

Item 4: Public Hearing — General Plan Map Amendment, National Packaging Innovations

Ed Daley of National Packaging Innovations requests approval of a General Plan Map amendment to change the land use designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

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 15-043-3	**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

This application came before the Planning Commission approximately a year ago. At that time, the property was redesignated and rezoned to Mixed Commercial. Subsequently, the project took a different direction and the Council directed staff to revert the General Plan designation and zoning designation to Commercial. Presently, the applicant is ready to move forward with the project. The development 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. The applicant will requests the appropriate zoning under the next item on the agenda. City Code requires that any zone change must be consistent with the City's General Plan Designation. The current General Plan designation is Commercial, so the General Plan map must first be modified for the rezone request to be possible. Accordingly, the applicant is requesting that the General Plan designation be changed to Mixed Commercial to permit the zone change and allow the 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.

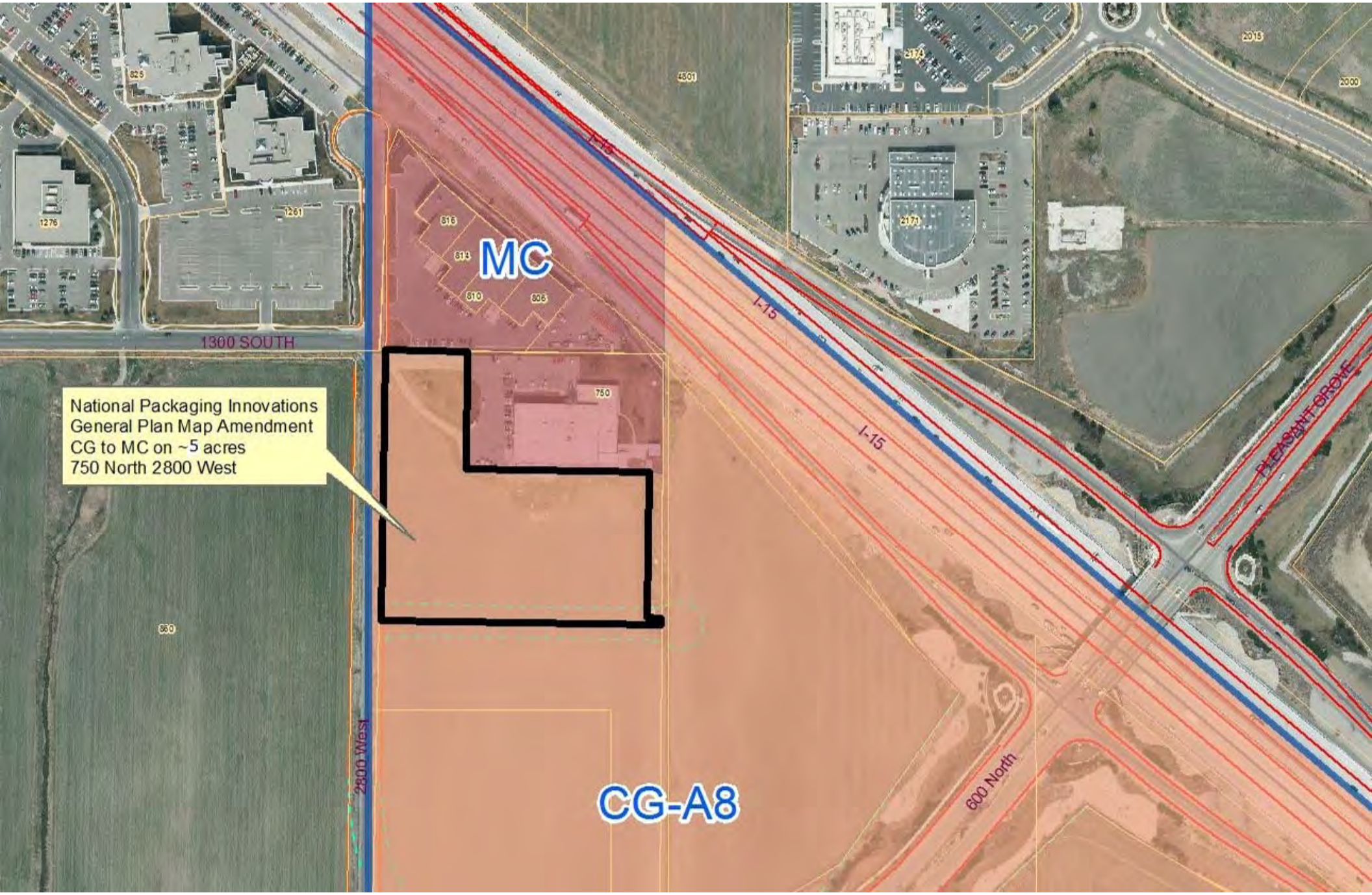
ANALYSIS

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.

ATTACHMENTS

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

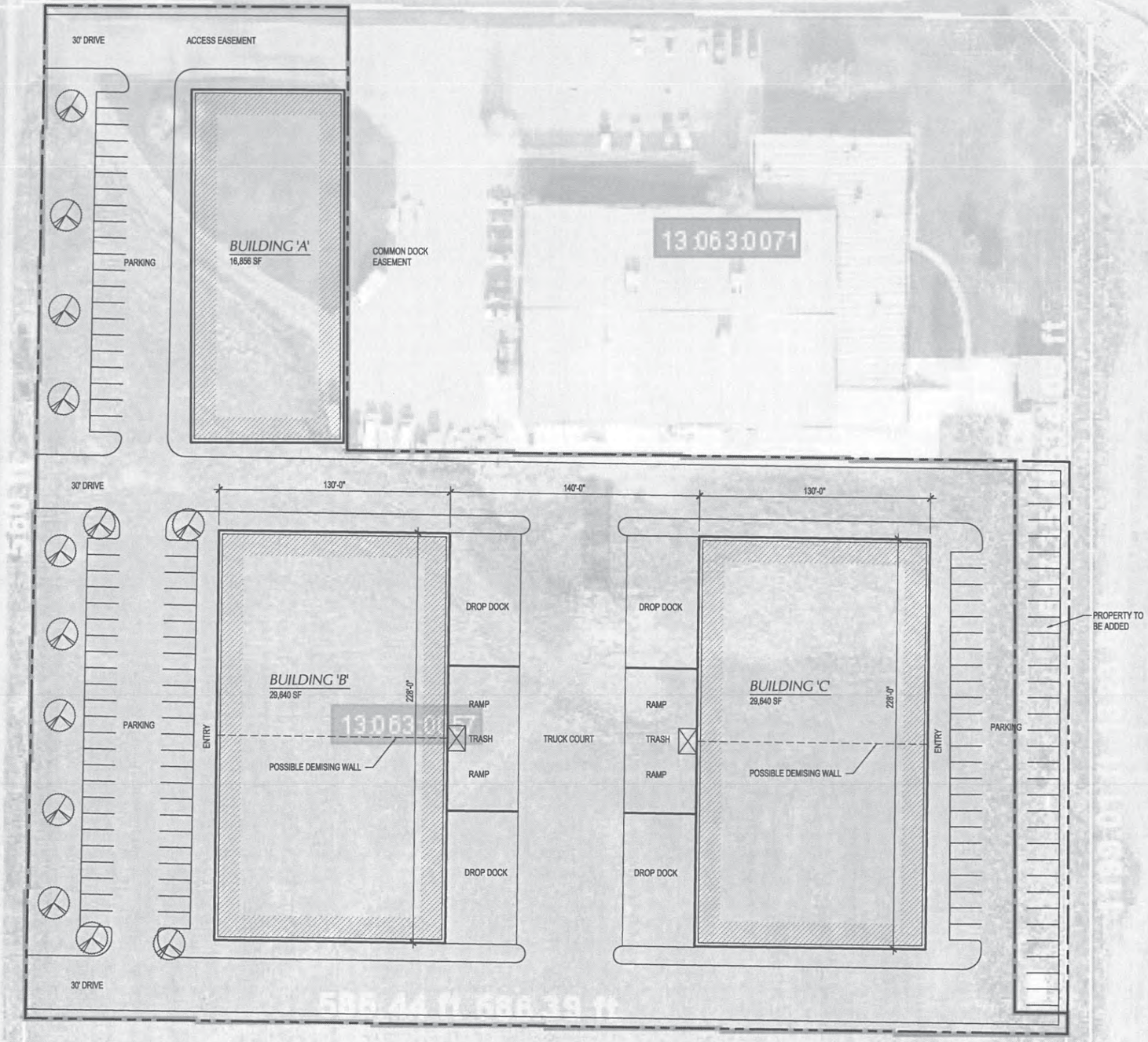
ATTACHMENT 1



Attachment 2

Views from the southwest corner of the proposed site:

Attachment 3



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

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

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

Attachment 4

Item 5: Public Hearing — Zone Map Amendment — National Packaging Innovations

Ed Daley of National Packaging Innovations requests approval of a Zone Map amendment to change the zoning designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from Commercial A8 (CG-A8) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

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 15-042-6	**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 4 involving the General Plan designation of the lot.

ANALYSIS & CONCLUSIONS

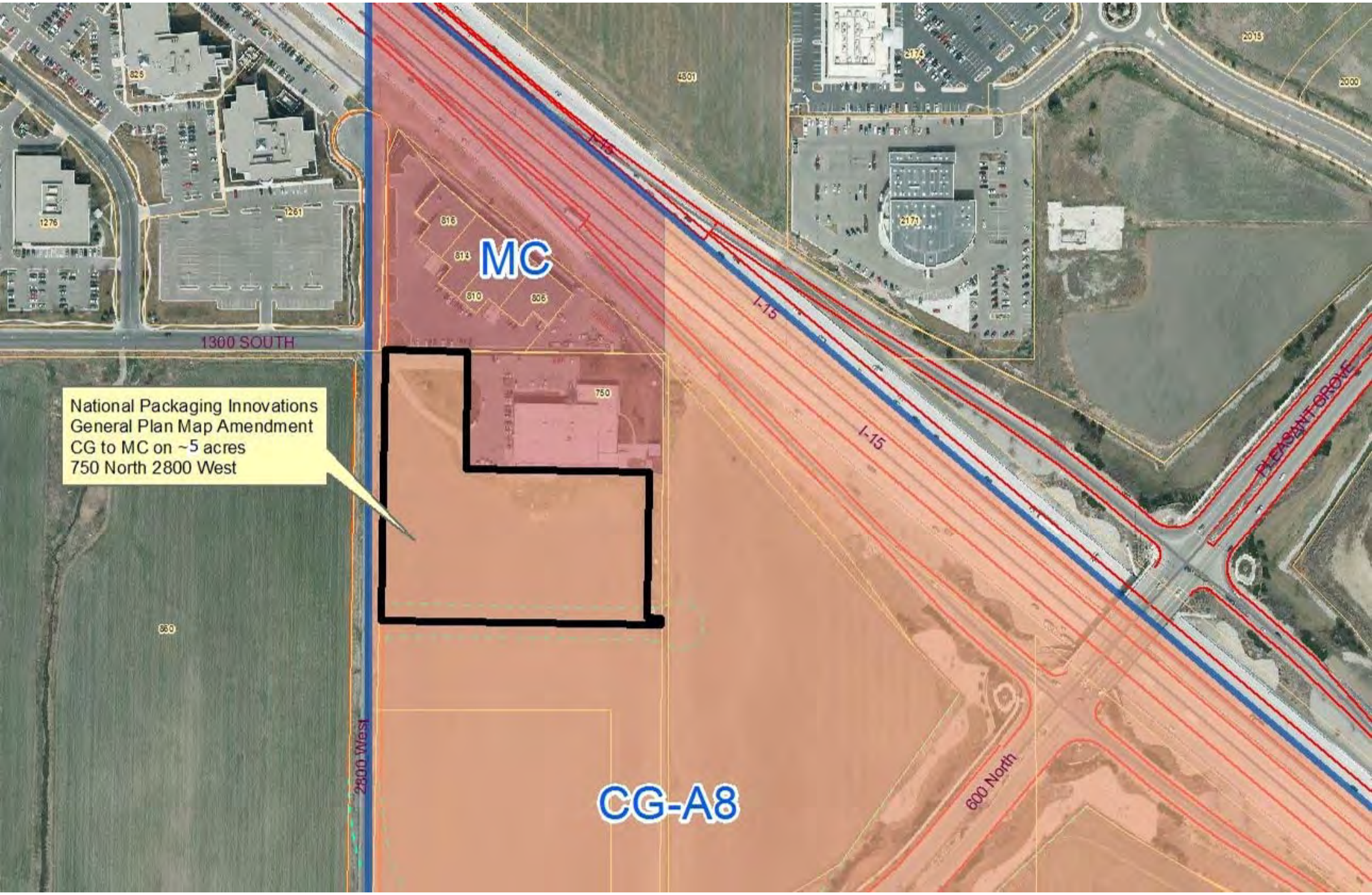
- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the "planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
    - The proposed amendment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

ATTACHMENTS

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

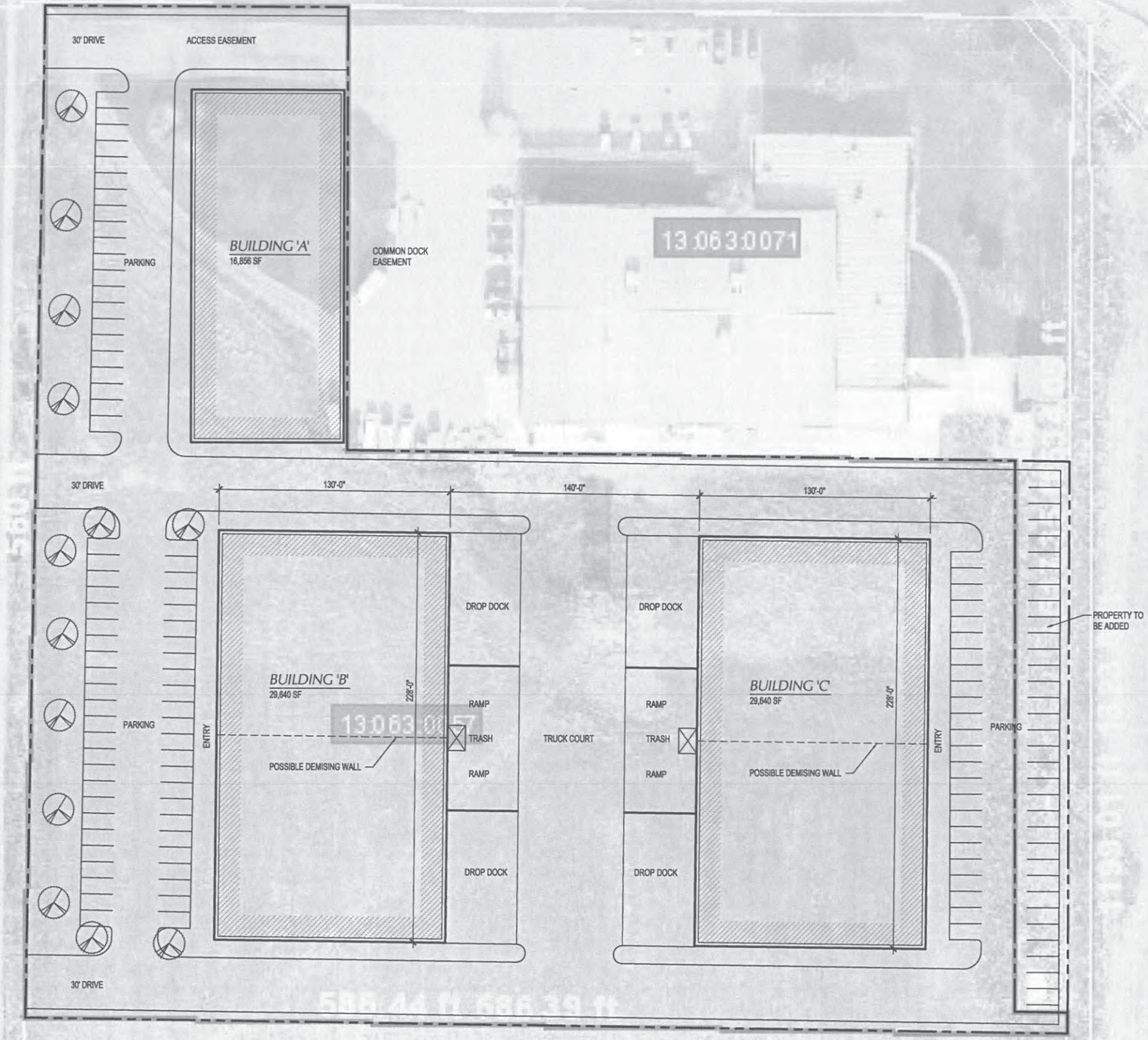
ATTACHMENT 1



Attachment 2

Views from the southwest corner of the proposed site:

Attachment 3



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

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

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

Attachment 4

Item 6: Major Subdivision — Huckleberry Estates approx. 750 North Locust Avenue

Jared Bishop requests preliminary approval of an eight (8) lot residential subdivision with six (6) lots in Lindon and two (2) in Pleasant Grove, including dedication of public streets, at approximately 750 North Locust Avenue in the Single Family Residential (R1-20) zone. Recommendations will be made to the City Council at the next available meeting after Planning Commission review. 15-037-0.

Applicant: Jared Bishop **Presenting Staff**: Hugh Van Wagenen **General Plan**: Residential Low **Current Zone**: Single Family Residential (R1-20) **Property Owner**: Clark and Susann Evans, Maurine Zabriski **Address**: ~750 North Locust Avenue **Parcel IDs**: 14:049:0172, 38:174:0001, 14:049:0170 **Subdivision Acreage**: 4.4 acres **Type of Decision**: Administrative **Council Action Required**: Yes	**SUMMARY OF KEY ISSUES** 1. Whether to recommend approval of an eight lot residential subdivision in the Single Family Residential (R1-20) zone. **MOTION** I move to recommend (*approval, denial, continuance*) of the applicant's request for approval of an eight lot residential subdivision with the following conditions (if any): 1. Utility agreement between Lindon City and Pleasant Grove City be entered into in order to serve the lots in the Huckleberry Subdivision prior to recording the plat. 2. 3.

BACKGROUND

1. This is a request to create eight (8) lots and dedicate a new public street in the Single Family Residential (R1-20) zone. Two additional lots of the subdivision will be located in Pleasant Grove.
2. Lots 3, 4, 5, 6 and the majority of Lot 8 will front on 1000 South in Pleasant Grove. Lots 1 and 2 will be in Pleasant Grove.
3. The lots will receive sewer and culinary water service from Lindon City. Secondary water and storm drain will be connected to Pleasant Grove City's systems.
4. Lindon and Pleasant Grove are working on an interlocal agreement regarding utility service to this subdivision (and similar situations as may come up in the future). An agreement signed by both Cities should be a condition of approval before the plat is recorded at the County.
5. The City boundary is located on the south side of the road at the back of the walk.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). Of the lots in Lindon, 3 through 7 meet the minimum requirement while Lot 8 is 17,891 square feet. This lot currently exists in more or less the same configuration as is being proposed in the subdivision. The current configuration exists as is due to the City boundary with Pleasant Grove and required road dedication for 1000 South. Staff is considering this lot to be a legal, nonconforming lot

because its constraints are being imposed by government action with regards to the City boundary and required road dedication.

- Minimum frontage in the R1-20 zone is 50 feet and all lots meet this requirement.
- Lot width requirements necessitate 100 feet of width at the front yard setback which is 30 feet back from the property line. All lots meet this requirement.

Street Requirements

- Since 1000 South is a Pleasant Grove road, the street will meet that city's cross section. However, a temporary turn around on the east end of the road will be required by Engineering.

Other Requirements

- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

MOTION

1. See Motion box above.

ATTACHMENTS

1. Aerial photo of the proposed subdivision.
2. Photographs of the existing site.
3. Preliminary plan.

Huckleberry Estates Subdivision
8 lots - 6 in Lindon, 2 in PG
Approx. 750 North Locust Avenue
Lindon, UT 84042
900 SOUTH
990 SOUTH
1000 SOUTH
350 WEST
700 NORTH
LOCUST
725 NORTH
625 NORTH

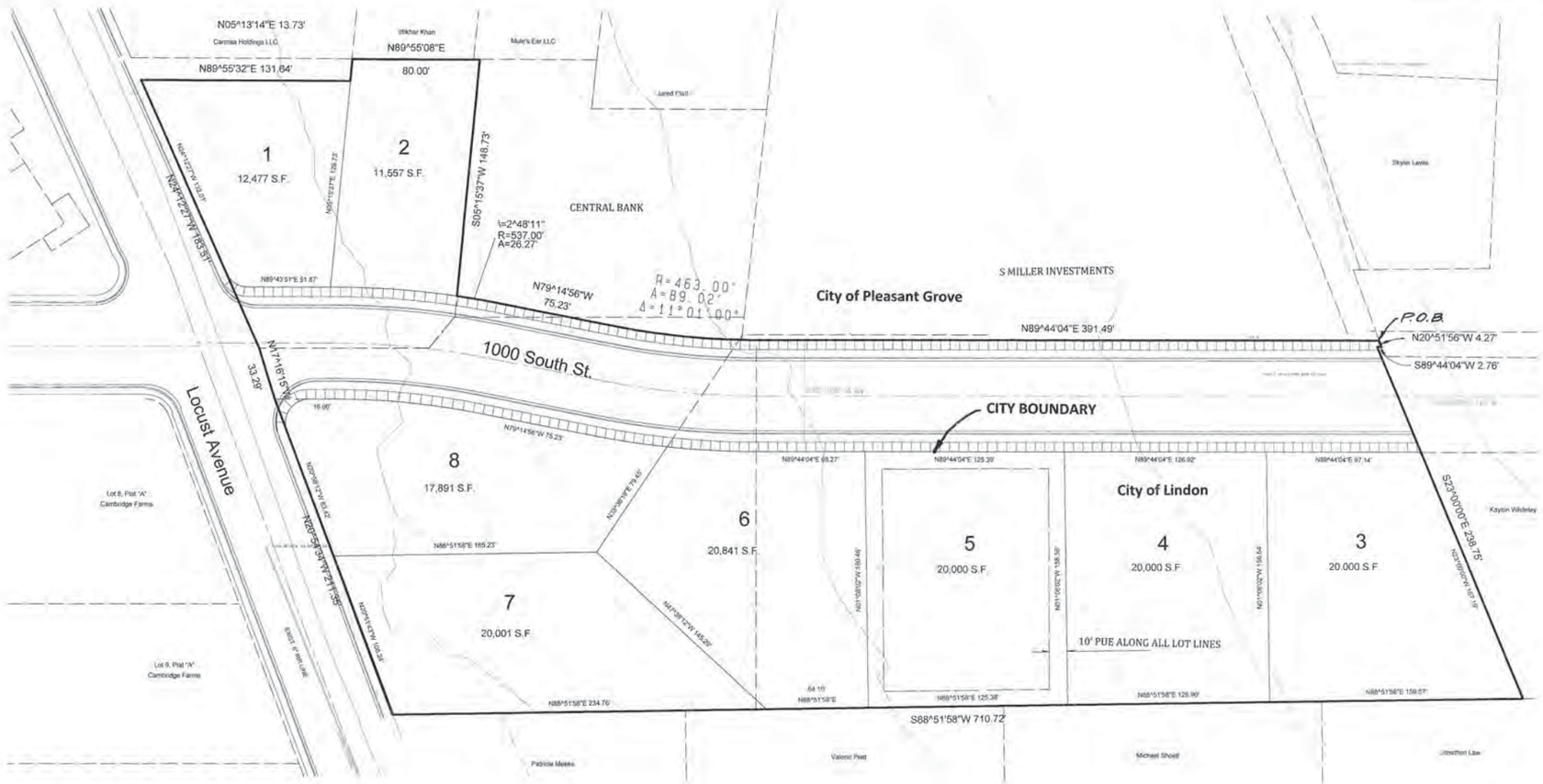
HUCKLEBERRY ESTATES

PLEASANT GROVE AND LINDON, UTAH

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00 DEGREES 19'56" EAST ALONG SECTION LINE1274.11 FEET AND WEST 1236.20 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 20 DEGREES 51'56" EAST 4.27 FEET; THENCE SOUTH 89 DEGREES 44'04" WEST 2.76 FEET; THENCE SOUTH 23 DEGREES 00'00" EAST 238.75 FEET; THENCE SOUTH 88 DEGREES 51'58" WEST 710.72 FEET; THENCE NORTH 20 DEGREES 54'34" WEST 211.35 FEET; THENCE NORTH 17 DEGREES 16'16" 33.29 FEET; THENCE NORTH 24 DEGREES 12'27" WESTS 183.51 FEET; THENCE NORTH 89 DEGREES 55'32" EAST 131.64 FEET; THENCE NORTH 05 DEGREES 13'14" EAST 13.73 FEET; THENCE NORTH 89 DEGREES 55'08" EAST 80.00 FEET; THENCE SOUTH 05 DEGREES 15'37" WEST 148.73 FEET; THENCE ALONG THE ARC OF A 537.00 FOOT RADIUS CURVE TO THE RIGHT 26.127 FEET (CENTRAL ANGLE = 02 DEGREES 48'12"), THE CHORD OF WHICH BEARS SOUTH 80 DEGREES 39'02" EAST 26.27 FEET; THENCE ALONG THE ARC OF A 463.00 FOOT RADIUS CURVE TO THE LEFT 89.02 FEET (CENTRAL ANGLE = 11 DEGREES 01'00"), THE CHORD OF WHICH BEARS SOUTH 84 DEGREES 45'26" EAST 88.89 FEET ; THENCE NORTH 89 DEGREES 44'04" EAST 391.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 193351.48 S.F. (4.4387 ACRES MORE OR LESS)



BENCH MARK	REVISIONS	F.J.Clark & Associates	HUCKLEBERRY ESTATES
	Key / Date / Description / Initial	9448 N. Timpanogos Cove Cedar Hills, Utah 84062 (801) 701-0268 Plans prepared under the directions of:	Drawn by / Designed by / Checked by / Approved by Preliminary Plat Scale / Date / Sheet for 2 OF 3

Item 7: Minor Subdivision — Torgersen Heights, approx. 514 North Locust Ave.

Danielle Torgersen requests preliminary approval of a two (2) lot subdivision at approximately 514 North Locust Avenue in the Single Family Residential (R1-20) zone.

Applicant: Danielle Torgersen **Presenting Staff**: Jordan Cullimore **General Plan**: Residential Low **Current Zone**: Single Family Residential (R1-20) **Property Owner**: Danielle Torgersen **Address**: 514 North Locust Avenue **Parcel ID**: 14:068:0225 **Lot Sizes**: 0.84 acres; 0.54 acres; 1.38 acres total **Type of Decision**: Administrative **Council Action Required**: No	**SUMMARY OF KEY ISSUES** 1. Whether to approve a two lot residential subdivision in the Single Family Residential (R1-20) zone. **MOTION** I move to (*approve, deny, continue*) the applicant's request for approval of a two lot residential subdivision, to be known as Torgersen Heights, with the following conditions (if any): 1. 2. 3.

BACKGROUND

1. This subdivision creates two residential lots out of one currently existing residential lot in the Single Family (R1-20) zone.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre). The existing lot is 1.38 acres. The subdivision will create two new lots. Lot 1 will be 36,616 square feet and lot 2 will be 23,585 square feet in area.
- Curb, gutter, and utility stubs were installed along the frontage with the recent rebuild of Locust Avenue. The remaining required improvements will be installed, or bonded for, before recordation of the plat.

Other Requirements

- The proposed subdivision identifies an existing shed that, if left in its current position, will not comply with residential setback requirements. Staff recommends, as a condition of approval, that they building be either removed or moved to comply with existing setback requirements.
- Staff has determined that the proposed subdivision complies with all remaining land use standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

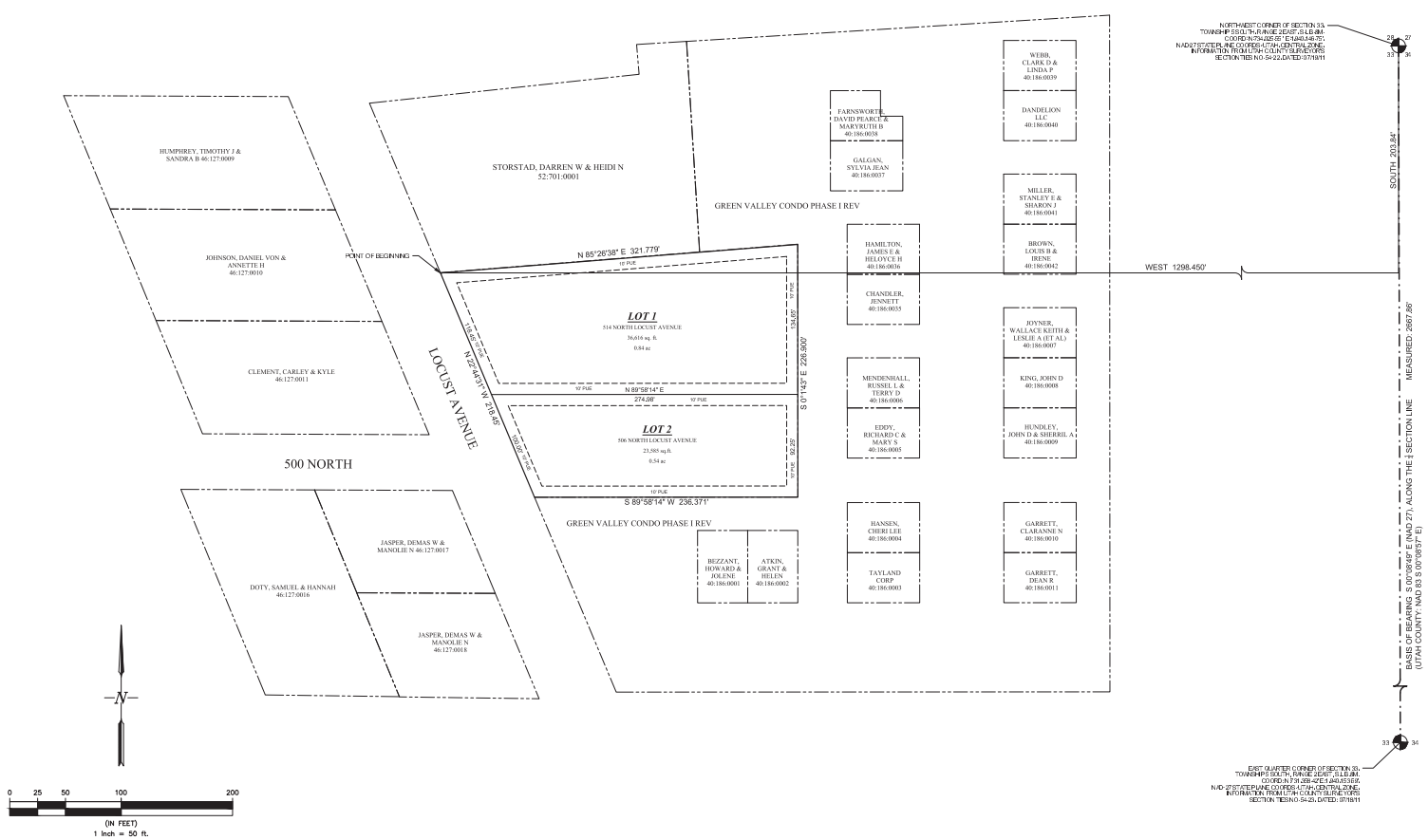
ATTACHMENTS

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

Attachment 1

Attachment 2

Attachment 3



SURVEYOR'S CERTIFICATE

I, NATHAN B. DIEHL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 318577 IN ACCORDANCE WITH UTAH CODE, TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY: THAT AT THE REQUEST OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Commencing South 203.840 feet and West 1298.450 feet from the Northeast corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 85°26'38" East 321.779 feet; thence South 0°01'43" East, 226.900 feet; thence South 89°58'14" West 236.371 feet; thence North 22°44'31" West 218.45 feet to the point of beginning. Contains 1.38± acres.

SURVEYOR (SEE SEAL BELOW) DATE

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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS ____ DAY OF ____, A.D. 2015.

ACKNOWLEDGEMENT

STATE OF UTAH)
) s.s.
COUNTY OF UTAH)

ON THIS ____ DAY OF ____, A.D. 2015, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ A.D. 2015.

MAYOR CITY ATTORNEY

CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2015,
BY THE LINDON CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY PLANNING COMMISSION CHAIRMAN

PLAT "A"

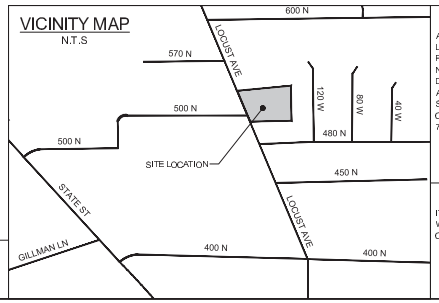
TORGERSEN HEIGHTS

A RESIDENTIAL SUBDIVISION
LINDON, UTAH COUNTY, UTAH

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

VICINITY MAP

N.T.S



PREPARED BY
NATHAN B. DIEHL, PE, PLS
62 9 WEST 250 NORTH
LINDON, UTAH 84042

NOTICE OF LINDON CITY MULTIPLE FAMILY HOUSING ORDINANCE

ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LINDON CITY R2 OVERLAY ORDINANCE. UNDER THIS ORDINANCE THERE IS POTENTIAL FOR SMALL LOCALIZED MULTIFAMILY HOUSING PROJECTS IN THIS NEIGHBORHOOD CONSISTING OF SINGLE FAMILY PLANNED UNIT DEVELOPMENTS, DUPLEXES, TRIPLEXES AND ACCESSORY APARTMENTS. CONDITIONS COVENANTS AND RESTRICTIONS (CC&RS) WHICH PROHIBIT THIS TYPE OF HOUSING IN SPECIFIC SUBDIVISIONS ARE CONSIDERED ILLEGAL AND IN VIOLATION OF LINDON CITY CODE. PLEASE CONTACT THE LINDON CITY PLANNING DEPARTMENT AT (801) 785-7687 FOR DETAILS REGARDING THIS ORDINANCE.

OCCUPANCY RESTRICTION NOTICE

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

UTILITY APPROVALS

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME SHALL ANY PERMANENT STRUCTURES OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THE PUE THAT INTERFERE WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. (UTAH CODE 54-3-27)

UTOPIA DATE

ROCKY MOUNTAIN POWER DATE

CENTURYLINK DATE

COMCAST DATE

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 A GUARANTEE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET 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 1-800-366-8532.

QUESTAR GAS COMPANY DATE

CONDITIONS OF APPROVAL

Item 8: Site Plan — NuStar, approx. 1352 West 300 South

Robert Tubman of MS Properties requests site plan approval of a 162,250 square foot industrial building at approximately 1352 West 300 South in the Light Industrial (LI) zone.

Applicant: Rob Tubman of MS Properties **Presenting Staff**: Jordan Cullimore **General Plan**: Light Industrial **Current Zone**: Light Industrial (LI) **Property Owner**: MS Business Properties **Address**: 1352 West 300 South **Parcel ID**: 45:558:0001 **Lot Sizes**: 7.14 acres **Type of Decision**: Administrative **Council Action Required**: No	**SUMMARY OF KEY ISSUES** 1. Whether the request for site plan approval of a 162,250 square foot industrial building complies with applicable land use requirements. **MOTION** I move to (*approve, deny, continue*) the applicant's request for site plan approval with the following conditions (if any): 1. 2. 3.

BACKGROUND

1. The applicant proposes to construct a 162,250 square foot industrial building on lot 1 of Lakeside Business Park Subdivision Plat A.
2. The proposed tenant for the building will be classified in the Standard Land Use Table as "General Food Manufacturing", which, when conducted in a building larger than 20,000 square feet, is a conditionally permitted use. Consequently, if the Commission identifies potential impacts of the proposed use that may be detrimental to surrounding uses, reasonable conditions may be imposed to mitigate the identified impacts.

DISCUSSION & ANALYSIS

Parking Standards

The proposed structure will consist of 6,000 square feet of office space, 4,000 square feet of warehouse space and 152,250 square feet of manufacturing space. The required parking ratio for office space is 1/350 square feet, the ratio for manufacturing is 1/750 square feet, and the ratio for warehouse space is 1/1000 square feet in the Light Industrial zone. According to these ratios, the total number of required parking stalls is 224, with at least 7 ADA accessible stalls.

The applicant is currently proposing 212 parking stalls with 7 ADA spaces. This discrepancy was overlooked in the first review of the proposal by staff, but staff is confident that the issue can be resolved either by reconfiguring some of the parking, adjusting the square footages of the uses in the building, a shared parking agreement, or a combination of the three options. Staff recommends, as a condition of approval, that the parking deficiency be resolved before the plans are finalized.

Additionally, the Code requires 8 bicycle parking stalls. The site plan proposes 12 bicycle stalls to meet this requirement.

Summary of Parking Requirements

- Vehicle Spaces Required: 224
- Vehicle Space Provided: 212
- Bicycle Spaces Required: 8
- Bicycle Spaces Provided: 12

Landscaping Standards

Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. Thirty percent of the frontage landscaping may be landscaped with non-living materials other than grass. The site plan proposes some variation in the design of the landscaped frontage because of wetland and detention areas. The Code allows the Planning Commission to grant such variations if it determined to be in the public interest. The configuration is included for review on the Landscaping Plan in attachment 4.

Interior Landscaping

The Code requires that interior landscaping must be provided at 40 square feet per required stall and that at least 75% of the ground cover must consist of living vegetation. The site requires 224 parking stalls, which will require at least 8,960 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. The submitted landscaping plan proposes 9,665 square feet of interior landscaping. The Planning Commission needs to verify that at least 75% of the 9,665 square feet of that area will consist of living vegetation.

The code also requires 1 interior tree per 10 required parking stalls. The proposed site plan includes 21 interior trees to satisfy this requirement.

Architectural Standards

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures." The applicant is proposing a colored concrete tilt-up structure. Regarding such structures, the code requires the following:

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

Colored elevations will be presented at the Planning Commission meeting for consideration and review.

Building Color

The Code requires buildings in the LI zone to be earth-tone colors. Elevations showing the proposed color of the building will be presented at the Planning Commission meeting for review by the Commissioners. Examples of earth tone colors are included in attachment 6.

Dimensional Standards
The proposed structure satisfies setback and height requirements of the Light Industrial zone.

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

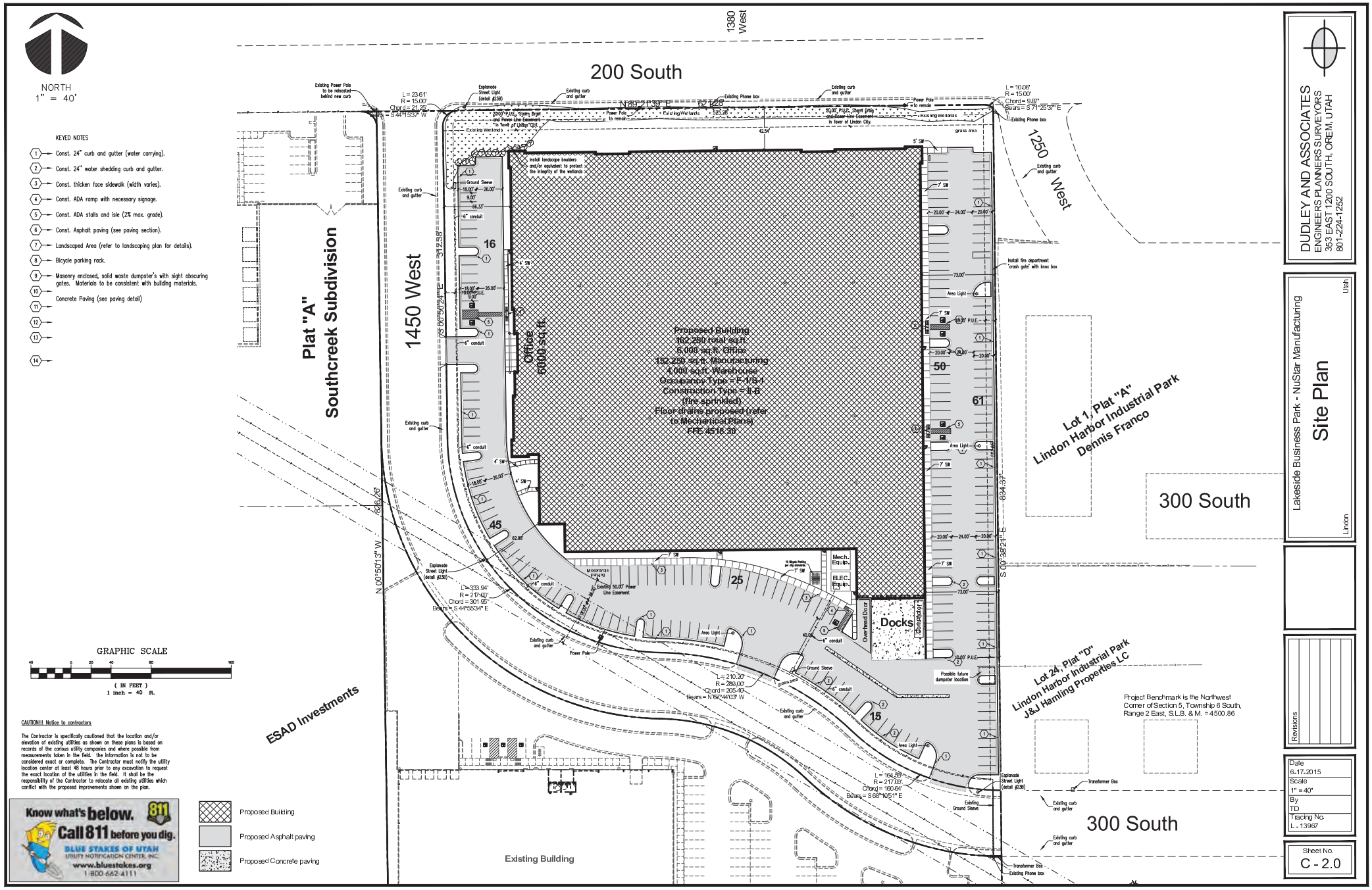
ATTACHMENTS

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

Attachment 1

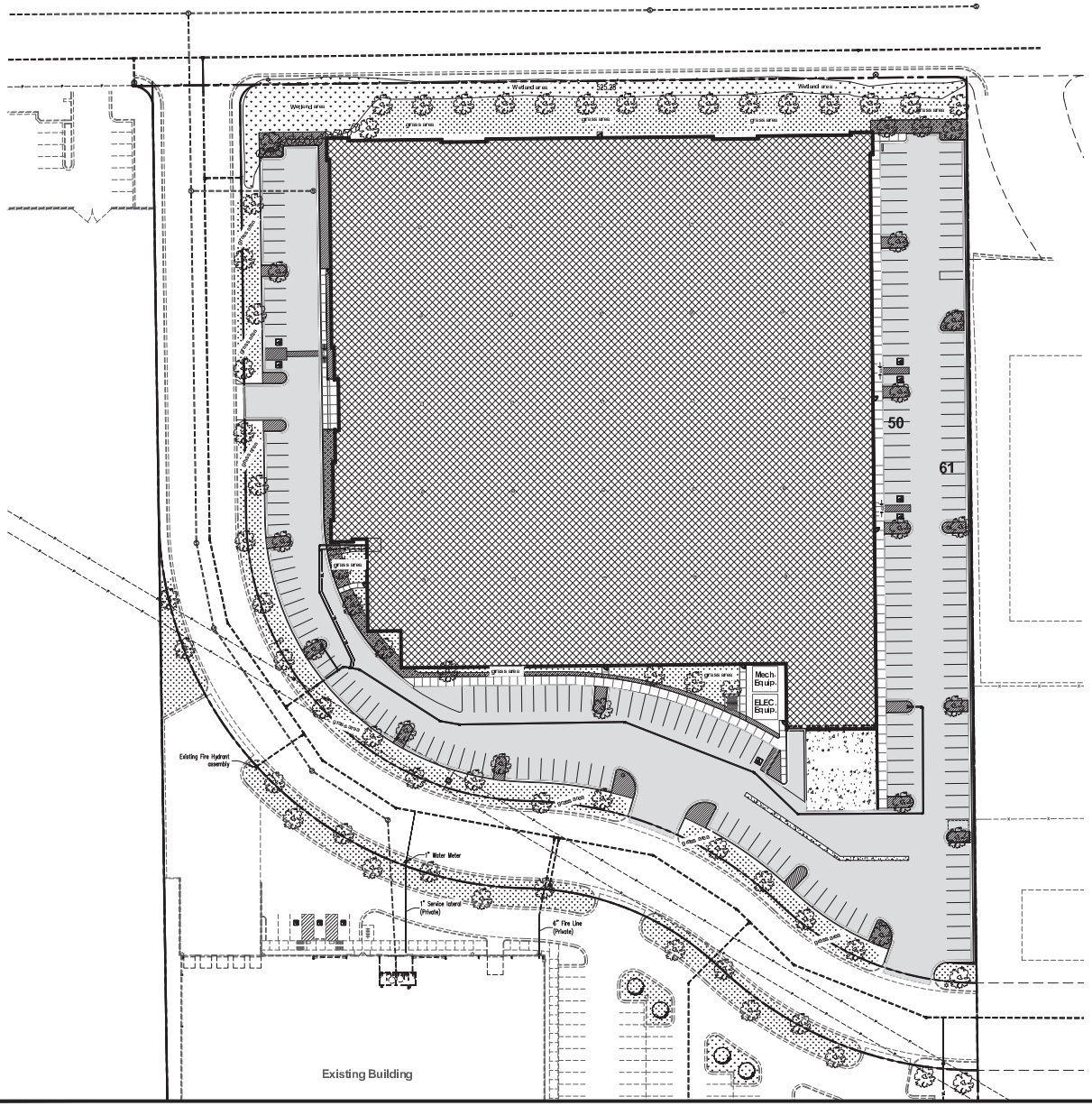
Attachment 2

Attachment 3



Attachment 4

NORTH
1" = 40'



PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
	DECIDUOUS TREES			
	LITTLE LEAF LINDENS	2" CAL.	B & B	30' O.C. along roadway frontage
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA "CAPITAL" Capital Flowering Pear	2" CAL.	B & B	
	SHRUBS			
	COTONEASTER DAMMERI "CORAL BEAUTY" Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA "BROADMOOR" Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Dwarf Mountain Pine	5 Gal.	Cont.	
	GROUNDCOVERS			
	ACOROPSIS PODAGRARIA VARIEGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bugleweed	1 Gal.	Cont.	24" O.C.
	GALIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.

Grass Area

Area that is excluded from the "Parking Lot Landscaping" calculations
Grass Area = 5,660 sq.ft.
Pavement = 9,665 sq.ft.

Landscaping Notes:

All open area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

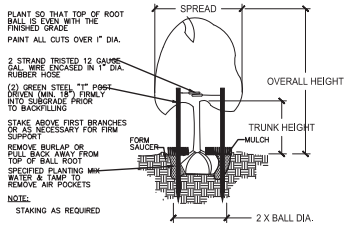
All areas not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

Minimum design standards:

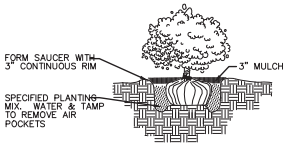
Trees along the proposed roadway are to be spaced 30' O.C. and not installed in the present right-of-way area.

All Evergreen trees provided = 2" Caliper in size.
All Deciduous trees provided = 2" Caliper in size.
All shrubs provided = 5 gallon in size.

All trees along the roadway must be of a type that will not grow to a height to obstruct the sight line on the street.



1 TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE

	Square Footage	Acreage	Percent of total
Total Area	311,193	7.14	100
Building Area	162,250	3.72	52
Total Hard Surface Area	83,255	1.91	27
Total Impervious Area	245,505	5.63	79
Landscaping Area	65,688	1.50	21
Parking Lot Landscaping	9,665	0.22	3

Tabulation Table

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

Lakeside Business Park - NuStar Manufacturing

Landscape Plan

Lindon City Utah

Revisions

Date	6-17-2015
Scale	1" = 40'
By	TD
Tracing No.	L - 13967

Sheet No.
L - 1

IV. Utah Mountain Desert Color Palette

Item 9: Alteration of Nonconforming Use — Mitchell X, approx. 1400 West 300 South

The applicant has asked that this item be continued to the next available Planning Commission meeting. Scott Mitchell requests approval of an alteration and/or enlargement of a nonconforming use (rock product recycling & concrete batching) at approximately 1400 West 300 South in the Light Industrial (LI) zone.

Item 10: *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 11: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

_____
_____
_____
_____
_____

Item 2 – Subject _____
Discussion

_____
_____
_____
_____
_____

Item 3 – Subject _____
Discussion

_____
_____
_____

Item 12: Planning Director Report

- City Council approves Bike & Pedestrian Master Plan.
- Residential accessory building requirements.

Adjourn

As of July 10, 2015

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM. DATE	CITY COUNCIL DATE
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
Request for site plan approval for senior housing apartments on State & Main				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
Request for a property line adjustment at 455 E 500 N. Staff approved.				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.				
Property Line Adjustment	Mar. 2015	James Ferrin	N/A	N/A
Request for property line adjustment at 596 East 200 North.				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
Request to increase maximum building height in PC zones to 110 feet.				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
Request to modify commercial landscaping requirements to promote water wise landscaping.				
Huckleberry Estates Subdivision	June 2015	Jared Bishop	July 14	July 28
Request for approval of an 8 lot subdivision at approximately 750 North Locust Avenue in the R1-20 zone.				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.				
General Plan Amendment: National Packaging	June 2015	Ed Daley	July 14	TBD
Request to change the General Plan designation of a parcel at approx. 750 North 2800 West from Commercial to Mixed Commercial.				
Zone Map Amendment: National Packaging	June 2015	Ed Daley	July 14	TBD
Request to rezone the parcel at approx. 750 North 2800 West from CG-A8 to MC.				
Minor Subdivision: Torgersen Heights	June 2015	Danielle Torgersen	July 14	N/A
Request for approval of a 2 lot subdivision at approximately 514 North Locust Avenue.				
Site Plan: NuStar	June 2015	Robert Tubman	July 14	N/A
Request for site plan approval of an industrial building at 1352 West 300 South.				
Plat Amendment: Murdock Hyundai	June 2015	New Concepts Const.	N/A	N/A
Request for approval of a plat amendment at 452 South and 530 South Lindon Park Drive. Being handled at Staff level.				
Alteration of Non-conforming Use: Mitchell Excavation	July 2015	Scott Mitchell	August 11	N/A
Request to expand existing concrete crushing operation to include a concrete batch plan. 1400 West 300 South in LI zone.				
Site Plan: Nicholson Business Park Phase II	July 2015	Mark Clemen	TBD	N/A
Request for site plan approval to construct a 40,000 s.f. office/warehouse building at 150 North Geneva Road in the LI zone.				
Zone Map Amendment: L.A. Lee Enterprises	July 2015	Leonard Lee	TBD	TBD
Request to rezone two parcels at 119 South State from CG to MC.				

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

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

Stableridge Plat D	Tim Clyde – R2 Project	Old Station Square Lots 11 & 12
AM Bank – Site Plan	Joyner Business Park, Lot 9 Site Plan	Lindon Harbor Industrial Park II
Lindon Gateway II	Freeway Business Park II	Lakeside Business Park Plat A
West Meadows Industrial Sub (Williamson Subdivision Plat A)	Keetch Estates Plat A	Green Valley Subdivision
Zyto/Tams Office Buildings Site Plan	Pen Minor Subdivision	Blackcliff Industrial Park
Lindon Tech Center Site Plan	Joyner Business Park Site Plan	Olsen Site Plan
Timpview Business Park Site Plan	Prodigy Promos Site Plan	Eastlake at Geneva North Plat B
Lindon View Parking Lot Site Plan	Intermountain Precision Site Plan	
Lindon View Plat A		

Board of Adjustment

Applicant	Application Date	Meeting Date

Annual Reviews

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

Grant Applications

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

Planning Dept - Projects and Committees

On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 96 *New residential units: 14*	*2010-15 General Plan implementation (zoning, Ag land inventory, etc.)*	*700 North CDA*	*Utah Lake Commission Technical Committee: Bi-Monthly*
New business licenses:64	*Lindon Heritage Trail Phase 3*	*Lindon Bicycle Master Plan*	*MAG Technical Advisory Committee: Monthly*
Land Use Applications: 50	*Ivory/Anderson Farms Master Plan*		*Lindon Historic Preservation Commission: Bimonthly*
Drug-free zone maps: 8			*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
1300 WEST
700 NORTH
1700 West
1510 West
500 North
325 NORTH
2000 WEST
1400 WEST
240 North
300 NORTH
I-15
GENEVA
1060 West
200 SOUTH
250 WEST
PIONEER
US 89
STATE
1000 SOUTH
LOCUST
MAIN
120 EAST
1000 South
600 NORTH
800 WEST
785 WEST
425 NORTH
500 NORTH
450 NORTH
400 NORTH
GILLMAN
LAKEVIEW
225 North
200 EAST
400 EAST
CANAL
780 EAST
835 EAST
980 EAST
140 North
60 NORTH
100 NORTH
CENTER
500 EAST
550 EAST
10 NORTH
40 SOUTH
100 SOUTH
400 WEST
800 EAST
725 EAST
800 EAST
900 EAST
1025 EAST
400 SOUTH
1200 WEST
860 WEST
800 WEST
280 WEST
200 WEST
90 WEST
50 EAST
RIDGE
600 South
1600 NORTH