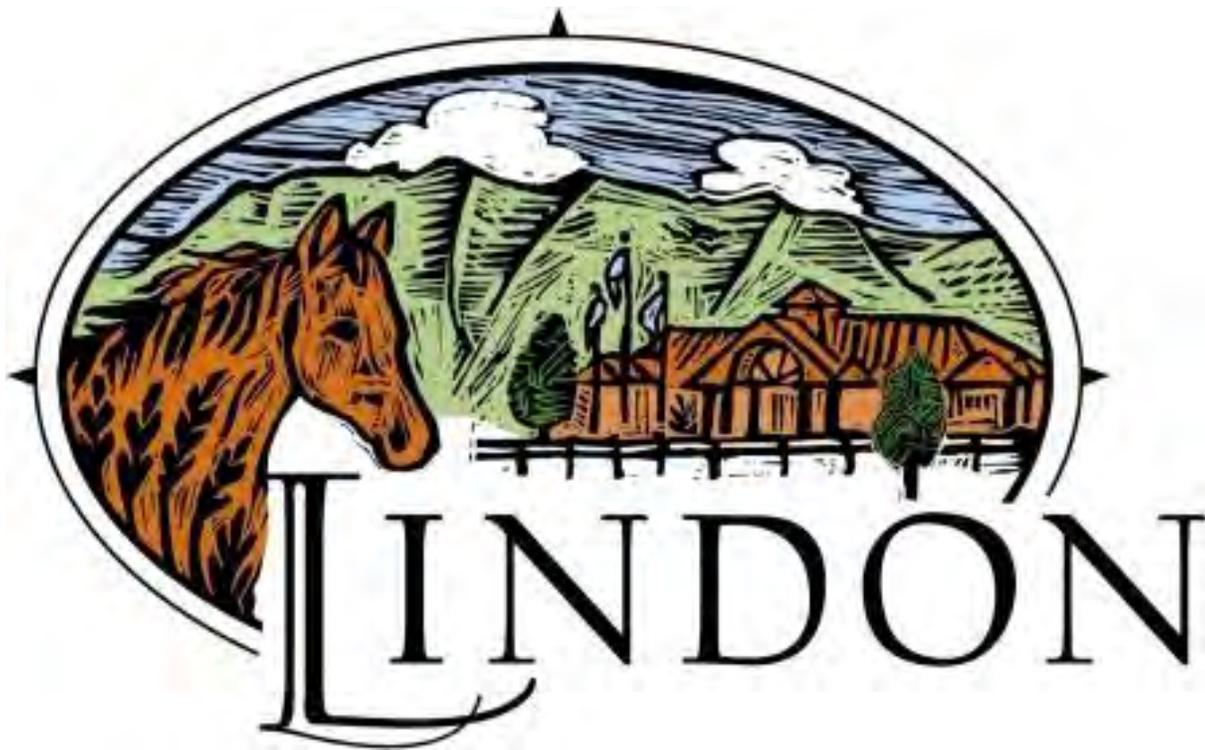


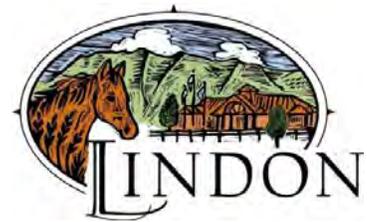
Lindon City Planning Commission Staff Report



August 11, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 11, 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 — Alteration of Nonconforming Use — Mitchell X, approx. 1400 W. 300 S.**

Scott Mitchell requests approval of an alteration of a nonconforming use (rock product recycling & concrete batching) at approximately 1400 West 300 South in the Light Industrial (LI) zone.

(15 minutes)

5. **Public Hearing — Ordinance Amendment — LCC 17.49 Industrial Zones, Frontage Setbacks**

John Williams of Intermountain Precision Casting requests approval of an amendment to LCC 17.49 Industrial Zones to modify setback requirements in the LI zone. The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

6. **Public Hearing — General Plan Amendment — Lindon Tech Phase 2**

Mark Weldon of WICP West Lindon requests approval of a General Plan Map amendment to change the land use designation of a portion of the lot at approximately 1800 West 700 North (parcel #14:057:0057) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

(10 minutes)

7. **Public Hearing — Zone Map Amendment — Lindon Tech Phase 2**

Mark Weldon of WICP West Lindon requests approval of a Zone Map amendment to change the zoning designation of a portion of the lot at approximately 1800 West 700 North (parcel #14:057:0057) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

8. **Public Hearing — Ordinance Amendment — LCC 17.50, MC Minimum Zone Area**

Lindon City requests an amendment to LCC 17.50 Mixed Commercial, to remove the minimum zone area for the MC Zone. The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

9. **Public Hearing — Ordinance Amendment — LCC 17.04 & 17.44, Accessory Bldg. Standards**

Lindon City requests amendments to LCC 17.04 & 17.44 to modify dimensional requirements for accessory buildings in residential zones. The Commission will consider the request and make a recommendation to the City Council.

10. Public Hearing — Ordinance Amendment — Comm. & Ind. Landscaping Standards

This item was continued from a previous 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. The Commission will consider the request and make a recommendation to the City Council.

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: ~8:30 am

Date: August 7, 2015
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I: Call to Order

August 11, 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, July 14, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **July 14, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Ben Conder, Scout Troop 785

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

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

- 24 1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m.
- 26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of June 23, 2015
28 2015 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF JUNE 23, 2015 AS PRESENTED.
32 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

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

38 **CURRENT BUSINESS** –

- 40
- 42 4. **Public Hearing** – *General Plan Amendment – National Packaging Innovations.* Ed
Daley of National Packaging Innovations requests approval of a General Plan Map
44 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
46 Commission will consider the request and make a recommendation to the City
Council.

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

6 Jordan Cullimore, Associate Planner, gave a brief overview of this agenda item
7 noting this application came before the Planning Commission last year, and at that time
8 the property was re-designated and rezoned to Mixed Commercial. Since then the project
9 took a different direction and the Council directed staff to revert the General Plan
10 designation and zoning designation to Commercial. Mr. Cullimore stated the applicant is
11 now ready to move forward with the project. He noted that this development will likely
12 serve businesses that require office/warehousing space in which light assembly,
13 packaging, and shipping activities will occur. He added that the applicant's proposed use
14 is not allowed in the CG zone, but is allowed in the MC zone. He pointed out that Mr.
15 Daley will request the appropriate zoning under the next item on the agenda (item #5).

16 Mr. Cullimore mentioned that City Code requires that any zone change must be
17 consistent with the City's General Plan Designation, and the current General Plan
18 designation is Commercial, so the General Plan map must first be modified for the rezone
19 request to be possible. So, the applicant, Ed Daley (who is in attendance) is requesting
20 that the General Plan designation be changed to Mixed Commercial to permit the zone
21 change and allow the desired uses. He directed the Commission to consider this request
22 and then make a recommendation to the City Council. Mr. Cullimore noted that Curtis
23 Miner is also in attendance representing this application as the architect on the project.

24 Mr. Cullimore explained the General Plan currently designates the property under
25 the category of Commercial. This category includes retail and service oriented
26 businesses, and shopping centers that serve community and regional needs. Mr. Daley is
27 requesting that the General Plan designation of the property be changed to Mixed
28 Commercial, which includes the uses in the General Commercial designation, as well as
29 light industrial and research and business uses noting he is ready to move forward.

30 Mr. Cullimore then referenced the relevant General Plan policies to consider in
31 determining whether the requested change will be in the public interest as follows:

- 32 a) It is the purpose of the commercial area to provide areas in appropriate locations
33 where a combination of business, commercial, entertainment, and related activities
34 may be established, maintained, and protected.
35 b) Commercial use areas should be located along major arterial streets for high visibility
36 and traffic volumes.
37 c) The goal of commercial development is to encourage the establishment and
38 development of basic retail and commercial stores which will satisfy the ordinary and
39 special shopping needs of Lindon citizens, enhance the City's sales and property tax
40 revenues, and provide the highest quality goods and services for area residents.

Objectives of this goal are as follows:

- 41 1) Expand the range of retail and commercial goods and services available within the
42 community.
43 2) Promote new office, retail, and commercial development along State Street and
44 700 North.

45 Applicable city-wide land use guidelines are below:
46

2 Commercial. The Commission will consider the request and make a recommendation
4 to the City Council.

6 Mr. Cullimore stated this is part two of the two step process (the actual zone
8 request) that will be subject to the approval of the General Map amendment by the City
10 Council. He then gave a brief summary explaining this Zone Map amendment is
12 requested by Ed Daley (who is in attendance) of National Packaging Innovations. Mr.
Daly is requesting approval of this 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 A-8) to Mixed Commercial. He directed the Commission to
consider the request and then make their recommendation to the City Council.

14 Commissioner Marchbanks commented that it appears that nothing has changed
16 from last year and he would be ready to make a motion. Chairperson Call asked if there
were any further questions or comments. Hearing none she called for a motion.

18 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
20 CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE
ZONING DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY
22 PARCEL #13:063:0057 FROM GENERAL COMMERCIAL A8 (CG -A8) TO MIXED
COMMERCIAL (MC). COMMISSIONER WILY SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

24 CHAIRPERSON CALL AYE
26 COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
THE MOTION CARRIED UNANIMOUSLY.

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

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

36 6. **Major Subdivision** – *Huckleberry Estates, approx. 750 North Locust Ave.* Jared
38 Bishop requests preliminary approval of an eight (8) lot subdivision, six (6) of which
40 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.

42 Hugh Van Wagenen, Planning Director, led this discussion by explaining Jared
44 Bishop (who is in attendance) is requesting preliminary approval to create eight (8) lots
and dedicate a new public street in the Single Family Residential (R1-20) zone (just
46 under 4 ½ acres). He noted that two additional lots of the subdivision will be located in
Pleasant Grove. Lots 3, 4, 5, 6 and the majority of Lot 8 will front on 1000 South in
48 Pleasant Grove; lots 1 and 2 will be in Pleasant Grove. Mr. Van Wagenen explained the
utilities will be shared as the lots will receive sewer and culinary water service from
Lindon City and the secondary water and storm drain will be connected to Pleasant Grove

2 City's systems. He stated that Lindon and Pleasant Grove are working on an interlocal
agreement regarding utility service to this subdivision (and similar situations as may
4 come up in the future). Mr. Van Wagenen stated an agreement signed by both Cities
should be a condition of approval before the plat is recorded at the County. He noted the
6 City boundary is located on the south side of the road at the back of the walk.

Mr. Van Wagenen then explained the minimum lot size in the R1-20 zone is
8 20,000 square feet (.46 acre) and of the lots in Lindon, 3 through 7 meet the minimum
requirement while Lot 8 is 17,891 square feet. He noted this lot #8 currently exists in
10 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
12 dedication for 1000 South. He stated that staff considers this lot to be a legal,
nonconforming lot because its constraints are being imposed by government action with
14 regards to the City boundary and required road dedication. The minimum frontage in the
R1-20 zone is 50 feet and all lots meet this requirement. Lot width requirements
16 necessitate 100 feet of width at the front yard setback which is 30 feet back from the
property line and all lots meet this requirement.

Mr. Van Wagenen noted that since 1000 South is a Pleasant Grove road, the street
18 will meet that city's cross section. However, a temporary turn around on the east end of
the road will be required by Engineering. He went on to say that staff has determined that
20 the proposed subdivision complies, or will be able to comply before final approval, with
all remaining land use standards in LCC 17.32. He noted that the City Engineer is
22 addressing engineering standards and all engineering issues will be resolved before final
approval is granted.

Mr. Van Wagenen stated that staff recommends a condition of approval in the
26 motion tonight be that the interlocal agreement be signed and executed between the two
cities before the plat gets recorded. Staff feels this meets the minimum square footage
28 except for lot 8 which is a little bit unique as it sits right on the border and is a
substandard, legal non-conforming lot. Mr. Van Wagenen then referenced an aerial photo
30 of the proposed subdivision, photographs of the existing site, and the preliminary plan
followed by discussion.

Commissioner Kallas inquired how the taxing authority situation would be
32 handled on the different lots. Mr. Van Wagenen stated that Lindon properties fronting on
the Pleasant Grove road will be Lindon. Clark Evans, property owner in attendance,
34 made a comment that the property is taxed by Lindon and Pleasant Grove and it was
originally also taxed by the County.

Chairperson Call commented that the executed utility agreement between Lindon
38 and Pleasant Grove needs to be included in the motion as a condition. Commissioner
Marchbanks questioned, since this is an infill project, has the possibility of blend of a
40 transition of lot sizes been explored. Mr. Van Wagenen stated he has not heard that
issue come up, and if it has been brought up there has not been any ordinance change
42 requests. The applicant stated they would be open to exploring an ordinance change.
Commissioner Wily inquired what the zoning is on the Pleasant Grove side. Mr. Van
44 Wagenen stated they are 10,000 square foot lots and in the R1-12 zone. Chairperson Call
mentioned that it appears this will be a nice subdivision with nice lots. She added that the
46 next step will be to go to the City Council for approval.

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

2 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
4 THE APPLICANT’S REQUEST FOR APPROVAL OF AN EIGHT LOT
6 RESIDENTIAL SUBDIVISION WITH THE CONDITION THAT THE UTILITY
8 AGREEMENT BETWEEN LINDON CITY AND PLEASANT GROVE CITY BE
10 ENTERED INTO IN ORDER TO SERVE THE LOTS IN THE HUCKLBERRY
12 SUBDIVISION PRIOR TO RECORDING THE PLAT. COMMISSIONER
14 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

10 CHAIRPERSON CALL AYE
11 COMMISSIONER MARCHBANKS AYE
12 COMMISSIONER KALLAS AYE
13 COMMISSIONER WILY AYE
14 THE MOTION CARRIED UNANIMOUSLY.

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

21 Mr. Cullimore gave some background of this agenda item explaining Danielle
22 Torgersen (who is in attendance) is requesting preliminary approval of a two (2) lot
23 subdivision at approximately 514 North Locust Avenue in the Single Family Residential
24 (R1-20) zone. Mr. Cullimore noted this subdivision creates two residential lots out of one
25 currently existing residential lot in the Single Family (R1-20) zone. He noted the
26 minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre) and the existing lot is
27 1.38 acres. He went on to say this subdivision will create two new lots with lot 1 being
28 36,616 square feet and lot 2 will be 23,585 square feet in area. He stated that curb, gutter,
29 and utility stubs were installed along the frontage with the recent rebuild of Locust
30 Avenue. He added that the remaining required improvements will be installed, or bonded
31 for, before recordation of the plat.

32 Mr. Cullimore stated the proposed subdivision identifies an existing out building
33 that, if left in its current position, will not comply with residential setback requirements.
34 He added that staff recommends, as a condition of approval, that the building be either
35 removed or moved to comply with existing setback requirements. He noted that staff has
36 determined that the proposed subdivision complies with all remaining land use standards.
37 Mr. Cullimore stated the City Engineer is addressing engineering standards and all
38 engineering issues will be resolved before final approval is granted. Mr. Cullimore added
39 that this is a pretty straightforward minor subdivision and staff has no concerns or issues.

40 Mr. Cullimore then referenced for discussion an aerial photo of the proposed
41 subdivision, photographs of the existing site and the preliminary plan followed by some
42 general discussion. Chairperson Call called for any further comments or questions from
43 the Commissioners. Hearing none she called for a motion.
44

45 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S
46 REQUEST FOR APPROVAL OF A TWO LOT RESIDENTIAL SUBDIVISION TO BE
47 KNOWN AS TORGERSEN HEIGHTS WITH THE FOLLOWING CONDITIONS 1.
48 THAT THE PROPERTY LINES BE ADJUSTED SO THEY MEET THE MINIMUM

2 WIDTH REQUIREMENT OF THE LOT AND 2. THAT THE EXISTING HOME BE
TORN DOWN OR BONDED FOR BEFORE RECORDATION OF THE PLAT.
4 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE

10 THE MOTION CARRIED UNANIMOUSLY.

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

16 Mr. Cullimore led this discussion by explaining Robert Tubman of UIS along
with Mike Carnazzo (representing the potential tenant) are in attendance for this
18 application. He noted that Mr. Tubman is requesting site plan approval of a 162,250
square foot industrial building located at approximately 1352 West 300 South in the
20 Light Industrial (LI) zone. Mr. Cullimore stated the applicant proposes to construct a
162,250 square foot industrial building on lot 1 of Lakeside Business Park Subdivision
22 Plat A. He noted 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
24 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
26 surrounding uses, reasonable conditions may be imposed to mitigate the identified
impacts.

28 Mr. Cullimore commented that 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
30 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
32 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. Mr. Cullimore
34 mentioned that the current site plan shows 212 parking stalls with 7 ADA spaces. This
discrepancy that was overlooked in the first review of the proposal by staff, but staff is
36 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
38 combination of the three options. He noted that the applicant has informed them they are
proposing to use a shared parking agreement. Mr. Cullimore stated that staff also
40 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
42 plan proposes 12 bicycle stalls to meet this requirement.

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

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

2 Mr. Cullimore explained the Light Industrial zone requires a 20' landscaped strip
along all street frontages with trees planted within the strip every 30' on center. Thirty
4 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
6 because of wetland and detention areas. He explained the Code allows the Planning
Commission to grant such variations if it determined to be in the public interest.

8 Mr. Cullimore further explained that the Code requires that interior landscaping
must be provided at 40 square feet per required stall and that at least 75% of the ground
10 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
12 landscaped strip along street frontage. He went on to say the submitted landscaping plan
proposes 9,665 square feet of interior landscaping. The Planning Commission needs to
14 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
16 proposed site plan includes 21 interior trees to satisfy this requirement.

18 Mr. Cullimore also explained that 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
20 concrete tilt-up structure. Regarding such structures, the code requires the following:

- 22 • 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
24 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
26 review.

28 Mr. Cullimore noted 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
30 Planning Commission meeting for review by the Commissioners. He noted the proposed
structure satisfies setback and height requirements of the Light Industrial zone. The City
32 Engineer is working through technical issues related to the site and will ensure all
engineering related issues are resolved before final approval is granted. Mr. Cullimore
34 then referenced an aerial photo of the site and surrounding area, photos of the site, site
plan, landscaping plan, and the earth-tone color palette. Mr. Cullimore stated it is the use
36 that will be conditionally permitted. He then turned the time over to the applicant for
comment.

38 Mr. Tubman described their business at this time noting they manufacture
vitamins, nutritional bars, juice, powders, and also effervescent products for multiple
40 vendors and they also diversify their business base. He noted they will employ around
200 employees at the maximum level. They have multiple facilities at other locations
42 throughout the country. They chose to expand in Lindon because they like the
environment and the employee base. Mr. Tubman also showed a rendition of the
44 proposed building/facility. There was then some additional discussion regarding this site
plan application. Chairperson Call observed that other than including the shared parking
46 agreement as a condition it appears this meets all other requirements.

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

2 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
3 REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT THE
4 SHARED PARKING AGREEMENT BE EXECUTED AND SUBMITTED TO THE
5 CITY. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE
6 WAS RECORDED AS FOLLOWS:

7 CHAIRPERSON CALL AYE
8 COMMISSIONER MARCHBANKS AYE
9 COMMISSIONER KALLAS AYE
10 COMMISSIONER WILY AYE
11 THE MOTION CARRIED UNANIMOUSLY.

12
13 9. **Alteration of Nonconforming Use** – *Mitchell X, approx. 1400 West 300 South.* Scott
14 Mitchell requests approval of an alteration and /or enlargement of a nonconforming
15 use (rock product recycling & concrete batching) at approximately 1400 West 300
16 South in the Light Industrial (LI) zone.

17 Mr. Cullimore stated the applicant, Scott Mitchell, has requested that this item be
18 continued to the next available Planning Commission meeting. Chairperson Call called
19 for any comments or questions from the Commissioners. Hearing none she called for a
20 motion to continue.

21
22 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE
23 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL TO THE NEXT
24 AVAILABLE PLANNING COMMISSION MEETING. COMMISSIONER WILY
25 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL AYE
27 COMMISSIONER MARCHBANKS AYE
28 COMMISSIONER KALLAS AYE
29 COMMISSIONER WILY AYE
30 THE MOTION CARRIED UNANIMOUSLY.

31
32 10. **Continued Public Hearing** – *Ordinance Amendment – Commercial and Industrial*
33 *Landscaping.* **This item has been continued to the next available Planning**
34 **Commission meeting.** Lindon City requests approval of an Ordinance Amendment to
35 LCC Chapters 17.47 Research and Business Zone, and 17.48 Commercial Zones,
36 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise
37 landscaping options.

38
39 Mr. Cullimore stated this item has been continued to the next available Planning
40 Commission meeting. Lindon City requests approval of an Ordinance Amendment to
41 LCC Chapters 17.47 Research and Business Zone, and 17.48 Commercial Zones, 17.49
42 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping
43 options.

44 Chairperson Call called for any comments or questions from the Commissioners.
45 Hearing none she called for a motion to continue.

46
47 COMMISSIONER WILY MOVED TO CONTINUE THE ORDINANCE
48 AMENDMENT TO THE NEXT AVAILABLE PLANNING COMMISSION

2 MEETING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
6 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 **11. New Business: Reports by Commissioners –**

12 Chairperson Call mentioned she was approached by a concerned resident
regarding overgrown weeds and trees and who they should contact at the city. Mr.
14 Cullimore stated to contact the development office and they will follow up with the issue.
Commissioner Marchbanks commented that his neighbor went with a water wise
16 landscaping plan to conserve water that looks very nice. He would encourage everyone to
conserve and realize that we do live in a desert and should be more water wise and
18 conservative. Mr. Cullimore stated they are currently reaching out to some landscape
architects and are working with the Utah Water Conservancy District to devise a plan to
20 implement that will work for the City and property owners as well.

Commissioner Kallas asked for an update on the street light at Center Street as he
22 saw some blue stake markings in the area. Mr. Van Wagenen replied he believes that is
what is happening as they are close to wrapping this issue up. Chairperson Call inquired
24 how the Ivory project public meeting went. Commissioner Wily commented that he
attended and felt it went well and Ivory handled it very well; by and large there will be
26 action from the neighbors (pro's and con's) and Ivory will be adjusting the expectations.
He noted there was a good crowd with approximately 50-60 people in attendance.

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

30

32 **12. Planning Director Report–**

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

- 34
- City Council approved the Bicycle & Pedestrian Master Plan.
 - Residential accessory building requirements – There was some general
36 discussion regarding this issue. Staff will bring something back.
 - Next meeting on July 28th is cancelled.
- 38

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

42 **ADJOURN –**

44 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 8:53 P.M. COMMISSIONER MARCHBANKS SECONDED THE
46 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

48

2

Approved – August 11, 2015

4

6

Sharon Call, Chairperson

8

10

Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Public Hearing — Alteration of Nonconforming Use — Mitchell X, approx. 1400 W. 300 S.

Scott Mitchell requests approval of an alteration of a nonconforming use (rock product recycling & concrete batching) at approximately 1400 West 300 South in the Light Industrial (LI) zone.

<p>Applicant: Scott Mitchell Presenting Staff: Jordan Cullimore</p> <p>General Plan: Light Industrial Zone: Light Industrial (LI)</p> <p>Property Owner: ESAD Investments Address: approx 1400 West 300 East Parcel IDs: 17:020:0036; 17:020:0031; 17:020:0022 Lot Sizes: 5.21 acres; 1.82 acres; 4 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a request to alter an existing nonconforming use on the property identified. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request to alter the existing nonconforming use with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
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BACKGROUND

1. The current property owner, Mike Dunn, received approval of a conditional use permit on June 6, 2006 to operate a concrete/asphalt crushing operation on the parcels identified by parcel IDs 17:020:0036 and 17:020:0031 (see attachment 1) in the Light Industrial Zone. The use was approved subject to certain conditions. These conditions are listed in the minutes of the City Council meeting in which the CUP was approved, which can be found in attachment 2. Attachment 3 illustrates the approved site and how it should have developed over a 3 year period. Several of the conditions were never fulfilled, but the operation continued in noncompliance.
2. At some point after June 2006, the City Council amended the Lindon City Standard Land Use Table to prohibit concrete and asphalt crushing in the Light Industrial zone. Mr. Dunn's operation, as approved by the City Council in June 2006, subsequently became a legal nonconforming use in the Light Industrial Zone.
3. Presently, Mr. Dunn has wound down his operations on the parcels and the current applicant, Scott Mitchell with Mitchell X, is planning to purchase the lots. For reasons identified and discussed below, Mr. Mitchell is requesting approval to alter the existing nonconforming use so that he can continue to conduct concrete crushing as an ancillary use to his excavation operations that are conducted from his business at 1455 West 200 South. Mr. Mitchell is also requesting permission to add a small concrete batching plant on the site. The Planning Commission does not have the authority to approve concrete batching since that use was never legally permitted and it is currently not permitted. The Commission may, however, consider whether to allow the existing concrete and asphalt crushing operation to be modified.

DISCUSSION & ANALYSIS

State law defines a nonconforming use as a use of land that “legally existed before [the] current land use designation...that has been maintained continuously since the time the land use ordinance governing the land changed” that “does not conform to the regulations that now govern the use of the land.”

Generally speaking, the presumption is that nonconforming uses should be eventually eliminated, however, State law allows municipalities to provide for “the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses” according to standards identified in the municipal code. (See Utah Code Ann. §10-9a-511(2)(a).) Accordingly, Lindon City Code subsection 17.16.030(2) allows the Planning Commission to “authorize the expansion, alteration, or enlargement of a nonconforming use...only after holding a public hearing and finding” the following:

- a. the expansion, alteration or enlargement of the nonconforming...use will to reasonable extent bring the ...use as close as reasonably possible to conformance with requirements and regulations of the zone in which [the] nonconformity is located; and,
- b. the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use...or violate the development policies adopted in the Lindon City Master Plan; and,
- c. the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.

The applicant, as indicated above, would like to purchase the parcels on which the nonconforming use has been authorized and he would like to move the concrete crushing operation so that it will also be conducted on the parcel identified by parcel ID 17:020:0022 (see attachment 1). The primary reason the applicant has identified for moving the operation is so that it will not impact the operations of the adjacent property owner, who recently built a large office/warehouse building next door.

When the initial operation was approved for asphalt and concrete crushing, several conditions were imposed to help mitigate potentially detrimental impacts to surrounding uses. The initial application was reviewed under the Standard Land Use Table’s compatibility standards since the use was not classified at the time of application. Initially, the Planning Commission determined that the proposed use was not compatible with surrounding uses, but on appeal the City Council approved the application subject to the conditions identified in attachment 2. Due to various circumstances that the Planning staff cannot fully identify, the conditions were never completed.

Circumstances on the parcel have changed, the most significant of which is that the proposed public road was realigned so that it will no longer run along the north of the operation as identified in attachment 3. Staff will address each of the imposed conditions at the Planning Commission so the Planning Commission can consider which of the conditions still applies, and if any of them still need to be completed to fulfill the intent of the original conditions.

Additionally, Staff has discussed the proposal with the applicant regarding how the proposed alteration will comply with the requirements in LCC 17.16.030(2). The applicant proposes to address the Code requirements as follows (proposals are italicized and bolded):

- a. the expansion, alteration or enlargement of the nonconforming...use will to reasonable extent bring the ...use as close as reasonably possible to conformance with requirements and regulations of the zone in which [the] nonconformity is located;
The applicant proposes to bring the use into closer conformance with zone requirements and regulations by moving it further (at least 100 feet) from the use to the west that may be impacted by the crushing operations. He is also willing to install a landscaping strip along the south of the operation to provide a buffer between the existing use and the area adjacent to the Lindon Heritage Trail.

- b. the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use...or violate the development policies adopted in the Lindon City Master Plan;
The applicant plans to significantly scale down the extent of the operation and he feels that it will not impose an unreasonable burden upon adjacent properties.

- c. the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.
No additional structures will be built as part of the alteration.

If the Planning Commission finds that the above conditions are met, staff recommends that the following conditions be imposed to ensure that the use becomes more conforming as a result of the alteration:

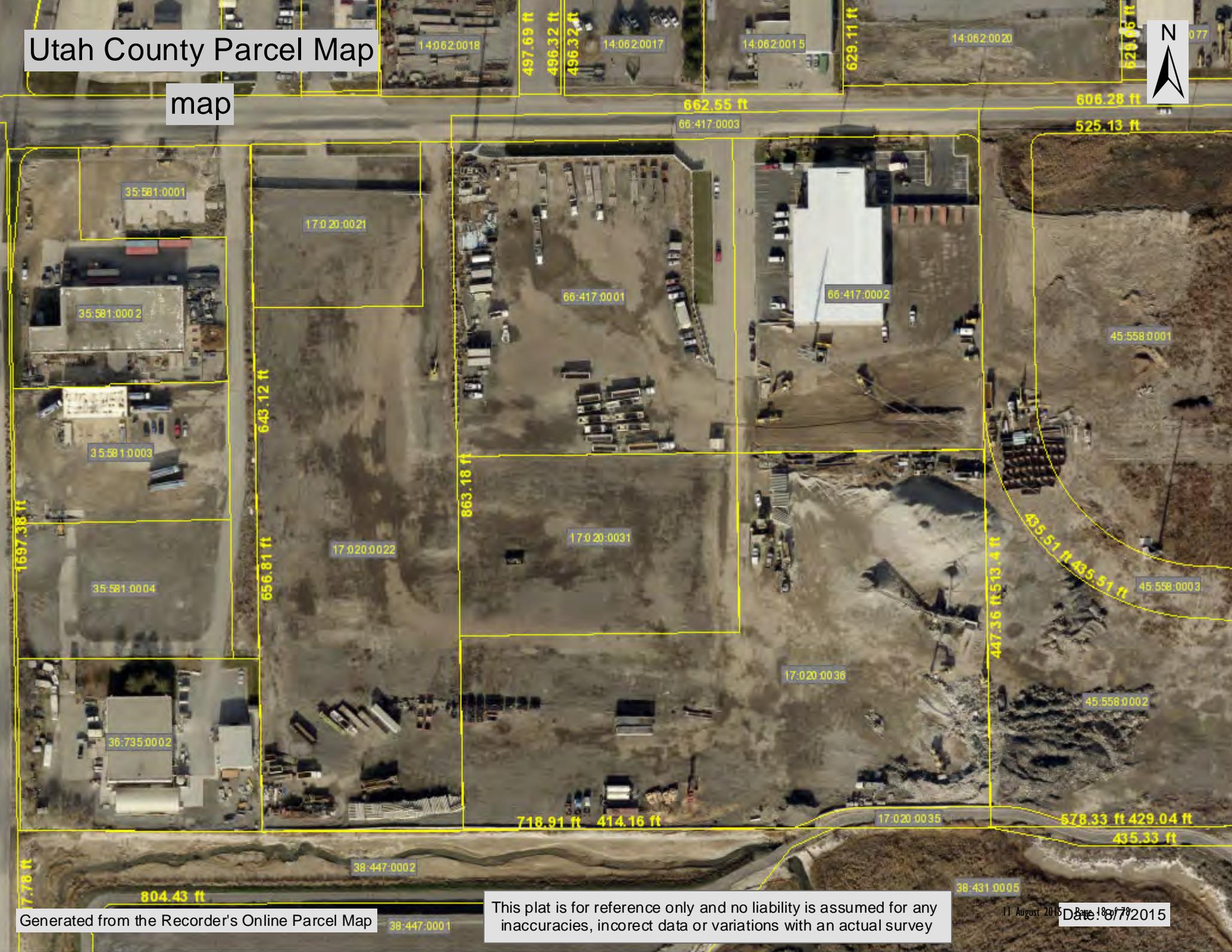
1. The use may not be conducted within 100 feet of the eastern property boundary.
2. The use may only be conducted as an ancillary use to Mitchell X's primary use.
3. The approved alteration will not run with the land and must be discontinued once Mitchell X abandons crushing operations on the additional parcel.
4. 3.7 shares of North Union water must be turned in to meet City requirements.
5. The applicant shall provide a landscaped buffer along the southern boundary line adjacent to the Lindon Heritage Trail.

ATTACHMENTS

1. Aerial of Existing Parcels.
2. Minutes from City Council Meeting in Which Crushing Operation was Approved.
3. Original 3 Year Plan for the Site.
4. Applicant's Proposal.

Utah County Parcel Map

map



Attachment 2

COUNCILMEMBER ANTHONY SECONDED THE MOTION. THE VOTE WAS
2 RECORDED AS FOLLOWS:

COUNCILMEMBER ANTHONY AYE

4 COUNCILMEMBER BATH NAY

COUNCILMEMBER BAYLESS AYE

6 COUNCILMEMBER HATCH NAY

THE VOTE WAS TIED (2-2). MAYOR ACERSON WAS CALLED UPON TO CAST THE
8 DECIDING VOTE.

MAYOR ACERSON AYE

10 THE MOTION CARRIED (3-2) WITH ONE ABSENT.

12 Mayor Acerson requested the courtesy to make a brief announcement. He stated that
recently Pleasant Grove City and Lindon City collectively conducted interviews to fill the vacant
14 Fire Chief position for the two cities. He introduced Mark Sanderson, who was appointed to the
position. Mr. Sanderson introduced his wife, Jessica, and thanked the fire fighters also present
16 with him for their support. Mr. Sanderson stated that he is pleased to be appointed Fire Chief,
and that it is his intention to work closely with both cities. He stated that he is hopeful that the
18 fire department will be able to make use of the Lindon facility in the near future. Mayor Acerson
thanked Mr. Sanderson for his desire to serve the community and commented on Mr.
20 Sanderson's qualifications for the job.

- 22 3. **Review and Action** – *Conditional Use Permit – DCD Recycle (Dunn Construction*
24 *Company, LC)*. This is a re-hearing of Mike Dunn's request for approval of a conditional
use permit for a concrete/asphalt crushing operation at 1470 West 300 South. The City
26 Council first heard this item on February 7, 2006, then again on May 16, 2006. The
applicant was given more time to address the Council's concerns with the operation and
28 development of the site.

30 Mike Dunn and Pat Dunn were present as representatives for this item. Mr. Dunn (Pat)
stated that it was his impression during the previous discussion that if the specific concerns
expressed by the Council could be met, the application could be approved. He stated that Mr.
32 Dameron had given him a list of eleven specific concerns which the Council enumerated during
the previous discussion. Mr. Dunn stated that they are in agreement with each of the eleven
34 concerns, but requested a three year time line for completion of the requirements. He reviewed
the time line for completion of improvements as proposed by the applicant as follows:

- 36 1. **IN THE FIRST YEAR**, Mr. Dunn will extend the sewer, water, telephone and gas to the
site.
38 2. The roadway will be improved with recycled asphalt material to reduce dust. When
future development occurs, the recycled asphalt roadway will be removed and permanent
40 roadway improvements will be installed as specified by the City.
42 3. ADA approved restroom and parking facilities will be installed on the site.
44 4. The wall and associated landscaping improvements will be installed on the north side of
the recycling operation site.
46 5. **IN THE SECOND YEAR**, Mr. Dunn will work with the neighboring property owners
to establish the location of the roadway and complete the engineering and city approval to
meet the requirements of all parties.

6. **IN THE THIRD YEAR**, Mr. Dunn will develop and improve the access roads to connect the property to the roadway on the east side.

Mr. Dunn (Pat) noted that it may be possible to complete all requirements within a two year time frame, but that, if necessary, the additional year will allow adequate time to determine future development on neighboring properties, and appropriate placement of the permanent road.

Councilmember Bath noted that the requirements previously specified that sewer connections be installed if feasible. He inquired as to the specific proposal for sewer service to the site. Mr. Dunn (Pat) stated that they are proposing the initial use of a sewer lateral, with the installation of a sewer main at a later date when the placement of the permanent road and development on neighboring parcels is determined.

Councilmember Bayless inquired as to the turnaround area for trucks associated with the recycling operation. Mr. Dunn (Pat) stated that there is adequate turnaround access for trucks on the site.

Mr. Dameron reviewed the eleven items of concern specified by the Council in previous discussion as follows:

1. That the access roadway be constructed to a full width. He noted that exceptions can be made for half street improvements if special conditions exist.
2. That landscaping be installed according to typical requirements.
3. That required water shares are turned in, and a water connection be established.
4. That a sewer connection be established if feasible.
5. That the restrooms be constructed as directed by staff.
6. That a subdivision be recorded to address the area of road dedication.
7. That a sight obscuring fence be installed, and that the fence also act as a sound barrier.
8. That required building permits be obtained to ensure all structures are built in compliance with existing safety standards.
9. That operations and storage on the site be limited to materials necessary for the approved use.
10. That ADA parking requirements are met.
11. That a time frame be specified for installation of required improvements.

Mr. Dameron noted that each of these concerns appear to be addressed in the proposal presented by the applicant. He also noted that a subdivision will be required to address the area of road dedication. Mr. Dunn stated that the permanent roadway would be dedicated during the second or third year of development. Mr. Dameron clarified that roadway dedication for the existing roadway would be required for approval of the Conditional Use Permit application. Mayor Acerson clarified that the existing roadway can be dedicated at this time, and that the location of the permanent roadway can be relocated in the future if necessary.

Mr. Dunn (Mike) displayed a photograph of ADA approved restrooms located at Lindon Boat Harbor. He stated that it is his intention for build a similar restroom on this site. Mr. Dameron observed that the restroom facility will be built according to current safety standards, and that a building permit will be necessary for construction.

Mr. Dunn (Pat) clarified that temporary sewer laterals are proposed at this time, as the appropriate location for manholes is unclear until the location of the permanent roadway is determined.

Mayor Acerson inquired as to whether landscaping improvements will be installed on 200 South. He observed that this application may provide an opportunity to improve the area of 200 South. Mr. Cowie clarified that 20 feet of landscaping along public roadway frontage is a

2 typical requirement of development. Mr. Dunn (Pat) stated that the installation of grass and trees
3 along 200 South should not be problematic. Mayor Acerson requested clarification as to
4 landscaping requirements. He asked Mr. Dunn to clarify that he is willing to install landscaping
5 in compliance with City standards on 200 South. Mr. Dunn confirmed that he is willing to install
6 landscaping improvements on 200 South in addition to landscaping on the recycling operation
7 site.

8 Mayor Acerson inquired as to the timing of the three year development period, and when
9 the time period begins. Mr. Dunn (Pat) stated that it is his impression that the time period begins
10 at the time the City Council approves the application. Mr. Dameron asked Mr. Cowie if further
11 Planning Commission review of this development is necessary. Mr. Cowie stated that it will be
12 necessary for the Planning Commission to review and approve the subdivision to address the
13 area of road dedication.

14 Mayor Acerson called for further comments or discussion. Hearing none, he called for a
15 motion.

16 COUNCILMEMBER BATH MOVED TO APPROVE THE REQUEST FOR A
17 CONDITIONAL USE PERMIT FOR D&D RECYCLING FOR AN ASPHALT AND
18 CONCRETE CRUSHING AND RECYCLING FACILITY WITH THE FOLLOWING
19 CONDITIONS:

- 20 1. THAT A THREE YEAR TIME PERIOD BE ALLOWED FOR COMPLETION OF
21 REQUIRED IMPROVEMENTS AS DISCUSSED.
- 22 2. THAT THE ACCESS ROADWAY BE CONSTRUCTED TO A FULL 50 FOOT
23 WIDTH. A CRUSHED ASPHALT SURFACE WILL BE ALLOWED FOR THE
24 ACCESS ROADWAY UNTIL PLACEMENT OF THE PERMANENT ROADWAY IS
25 ESTABLISHED.
- 26 3. THAT LANDSCAPING BE INSTALLED ON 200 SOUTH ACCORDING TO
27 TYPICAL REQUIREMENTS.
- 28 4. THAT REQUIRED WATER SHARES BE TURNED IN.
- 29 5. THAT A SEWER CONNECTION BE ESTABLISHED. TEMPORARY SEWER
30 LATERALS MAY BE INSTALLED FROM THE END OF THE ASPHALT ON LOT 2
31 OF THE PREVIOUSLY APPROVED SUBDIVISION UNTIL COMPLETION OF THE
32 PERMANENT ROADWAY.
- 33 6. THAT A WATER CONNECTION BE ESTABLISHED IN ACCORDANCE WITH
34 ITEM #5.
- 35 7. THAT RESTROOMS BE CONSTRUCTED AT THE DIRECTION OF CITY STAFF,
36 AND THAT THE RESTROOMS BE IN COMPLIANCE WITH ADA STANDARDS.
- 37 8. THAT A SUBDIVISION BE RECORDED TO ADDRESS THE AREA OF ROAD
38 DEDICATION.
- 39 9. THAT A SIGHT OBSCURING FENCE BE INSTALLED ON THE RAISED BERM
40 NORTH OF THE CRUSHING OPERATION, AND THAT THE FENCE ALSO ACT
41 AS A SOUND BARRIER.
- 42 10. THAT REQUIRED BUILDING PERMITS BE OBTAINED TO ENSURE THAT ALL
43 STRUCTURES ARE BUILT IN COMPLINACE WITH EXISTING SAFETY
44 STANDARDS.
- 45 11. THAT OPERATION AND STORAGE ON THE SITE BE LIMITED TO MATERIALS
46 NECESSARY FOR THE APPROVED USE.

12. THAT ADA PARKING REQUIREMENTS ARE MET.

13. THAT THE THREE YEAR TIME PERIOD WILL COMMENCE ON JUNE 6, 2006.
COUNCILMEMBER HATCH SECONDED THE MOTION. THE VOTE WAS RECORDED
AS FOLLOWS:

COUNCILMEMBER ANTHONY	NAY
COUNCILMEMBER BATH	AYE
COUNCILMEMBER BAYLESS	AYE
COUNCILMEMBER HATCH	AYE

THE MOTION CARRIED (3-1) WITH ONE ABSENT.

4. **Public Hearing** – *Proposed budget for Fiscal Year 2006-2007.* The City Council will hear public comment concerning the proposed city budget for fiscal year 2006-2007, including the allocation of revenue from the water, sewer, and other enterprise funds to the general fund. One public work session and one Budget Committee meeting have been held where the budget issues were discussed. Tonight, staff will present the issues associated with the proposed budget, including changes to the city-wide fee schedule and the Council will direct staff on each issue. The public hearing for budget adoption is scheduled for June 20, 2006.

COUNCILMEMBER BATH MOVED TO OPEN THE PUBLIC HEARING TO CONSIDER THE PROPOSED 2006-2007 FISCAL YEAR BUDGET. COUNCILMEMBER ANTHONY SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

City Finance Director/Treasurer, Kristen Colson, was present to address the Council regarding the proposed budget. Ms. Colson requested a few minutes to prepare materials for her presentation. Councilmember Anthony took the opportunity to introduce Ernest Silva to the Council and residents present at the meeting. Mr. Silva will chair the annual Lindon Days event this year. Mr. Silva commented that a mission statement relative to the celebration may give some direction as to what level of importance the Council places on the event. Councilmember Bayless invited Mr. Silva to formulate and present a mission statement. Mr. Silva commented that the existing organization is somewhat fragmented, and that there are some changes that he would like to implement over time.

The Council went on to discuss the budget for the celebration. Mr. Silva noted that the time period available for obtaining sponsorships and selling advertising space is somewhat limited this year. He requested a type of “open ended” funding for the event that may allow funds to be available as needed, and be reimbursed to the City at a later date as revenues are received from other sources. Mr. Silva noted that he has discussed the brochure for the celebration with Robert Evelyn, who printed the brochure last year. Mr. Evelyn suggested contacting advertisers from last year, and using the same ads in order to expedite printing of the brochures. Mr. Silva asserted that the proposed budget for the celebration is inadequate, and that it would be appropriate to designate additional funds in the budget. Mayor Acerson thanked Mr. Silva for his insight. He stated that the Council is supportive of the celebration, and would discuss appropriate funding later in the meeting.

Mayor Acerson noted that there were several residents present at the meeting to address The Council on a particular issue which could affect the budget. He suggested residents give

Mike Dunn Requests that he be given permission to proceed with a 3 year plan for implementation of the requirements. The reason for three years is that it give the city the guarantee that they need to make sure that the improvements are done and will not cause undue hardships on the adjoining property.

Year One

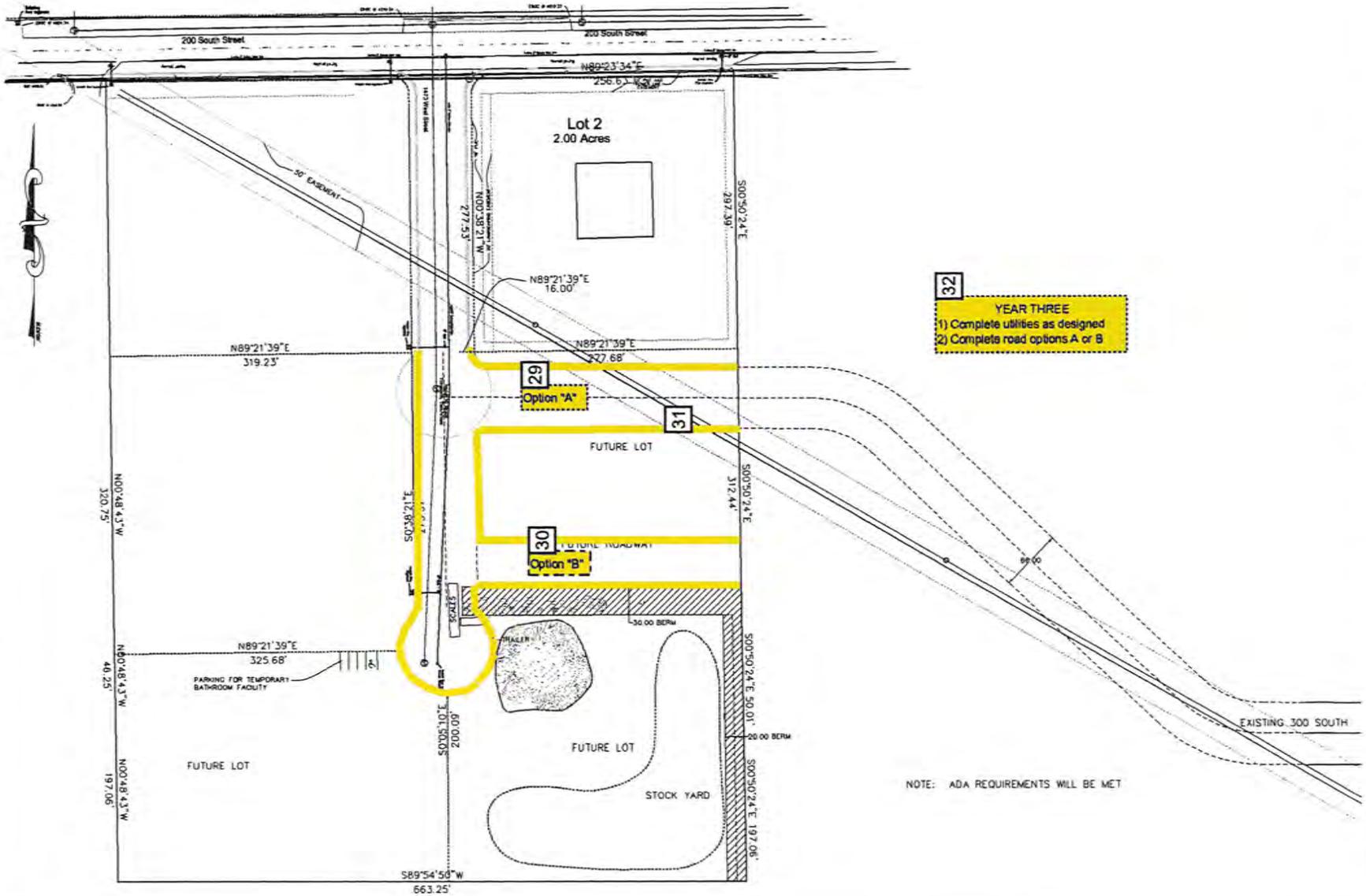
- **Complete the improvements on the 2 entry lots along 200 South Street as designed.**
- **Extend the utilities to the Recycling Facility and complete the ADA restroom and parking.**
- **Complete the elevated landscaped wall to obscure the operation. Install a temporary recycled asphalt roadway to the recycling operation. It is understood that this will be replaced when the final improvements are completed.**

Year Two

Work with the other property owners to establish the best plan for the location of the connecting roadway and submit engineered plans to the city for final approval of the connecting road. See Options A and B.

Year Three

Complete the project as designed.



NOTE: ADA REQUIREMENTS WILL BE MET

NO.	DATE	DESCRIPTION	BY

H&H
ENGINEERING AND
SURVEYING, INC.
 9315 S MAIN ST - PLEASANT GROVE, UT 84408
 TEL: (801) 796-5186 FAX: (801) 796-5166

DUNN CONSTRUCTION
 LINDON, UT
 SITE PLAN

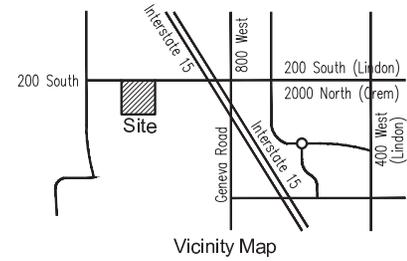
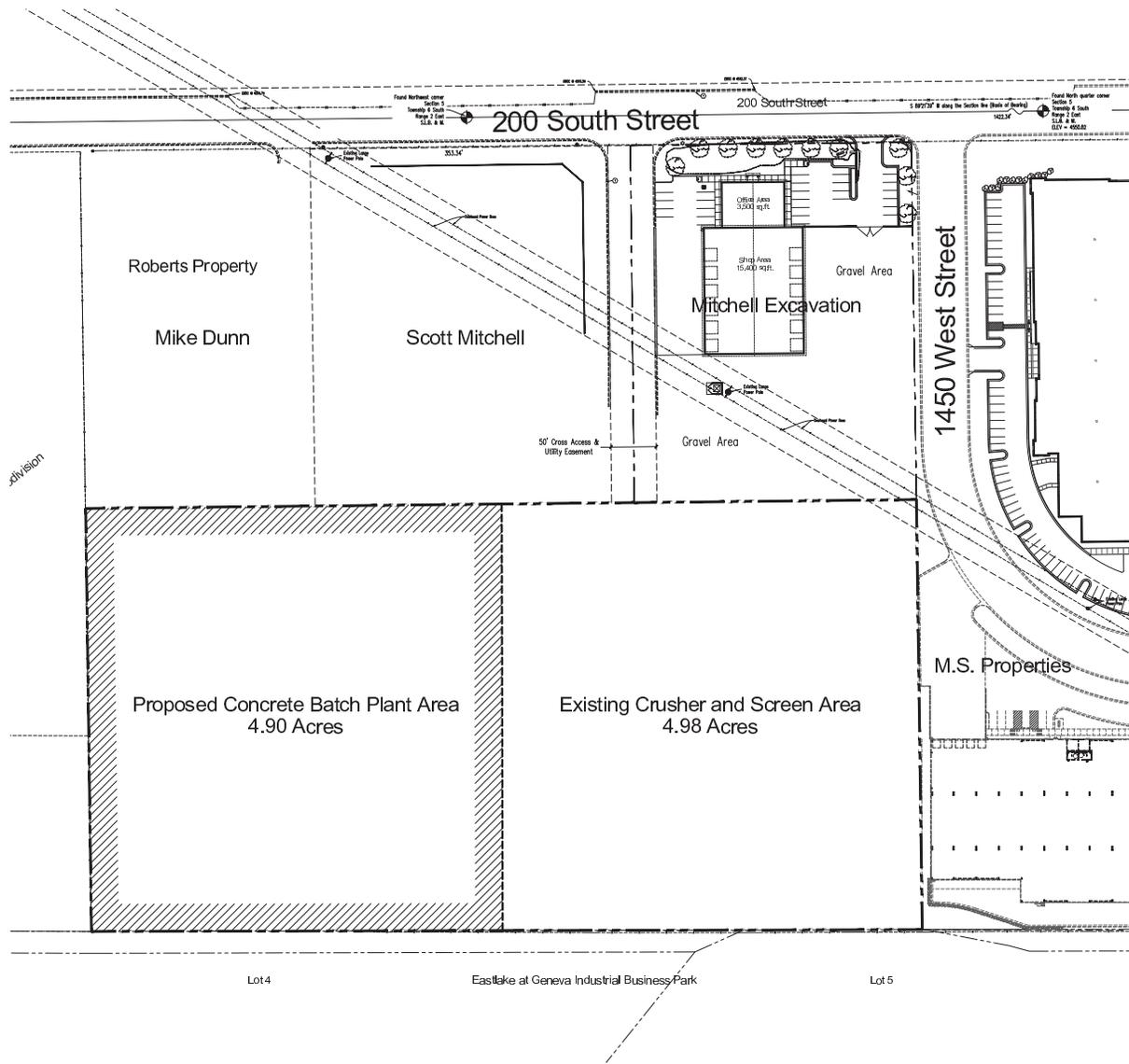
PROJECT NO. 5-123-03
 DATE 06-08
 HOR SCALE 1"=50'
 VER SCALE NA
 ENGINEER KEV
 DRAFTER KEV
 CHECKED KEV

SHEET
01





NORTH
1" = 60'



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

Mitchell Excavation
Site Plan
Utah
Lindon City

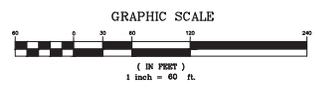
Revisions	

Date	7-9-2015
Scale	1" = 60'
By	TD
Tracing No.	L

Sheet No.
C-1.0

Property Owner / Developer:
Mitchell Excavation
%Scott Mitchell
215 South 800 West
Lindon, Utah 84042
801-785-0774

Engineer:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252



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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. This 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.

Item 5: Public Hearing — Ordinance Amendment — Light Industrial “Street Side Yard” Setback

John Williams of Intermountain Precision Casting requests approval of an amendment to LCC 17.49.080 Industrial Zone Development Standards in order to modify “street side yard” setbacks in the Light Industrial zone from 20 feet to 15 feet. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: John Williams Presenting Staff: Hugh Van Wagenen</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-18-O (<i>as presented, with changes</i>).</p>
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BACKGROUND

Recently, Intermountain Precision Casting applied for and was approved to build a new building adjacent to their existing site at 1156 West 400 North in the LI zone. This building is for an expansion of their current operation. When construction was to begin the foundation was staked and it was realized that there was a discrepancy between the architectural site layout and the engineered site layout. The architect was measuring setbacks from back of walk while the engineer, appropriately, measured from the property line. However, the building was designed from the architectural site layout which ultimately placed the building into the required front setback area.

When this was discovered, the City and applicant went over several different scenarios to try and remedy the situation, including an alteration of the architectural plans. Unfortunately, the building is unique in its design to accommodate the needs of Intermountain Precision Casting and had very little wiggle room to make adjustments. To make matter more complicated, the lot is only 20,000 square feet which is small for an industrial property. Additionally, it is a corner lot, requiring a 20 foot setback along both frontages.

As the unfortunate situation was explored, the idea of modifying the setback along “street side yards” was introduced. The applicant felt that would be a great solution to their current problem of encroachment.

DISCUSSION & ANALYSIS

Currently, all frontages in the LI zone require a 20 foot building setback from the property line, regardless of building orientation. Thus, corner lots with frontage on two roads are restricted to smaller building footprints than lots not on a corner which are able to go to a zero lot line. The applicant’s request is to modify “street side yard” setback to 15 feet, enabling a slightly larger building footprint.

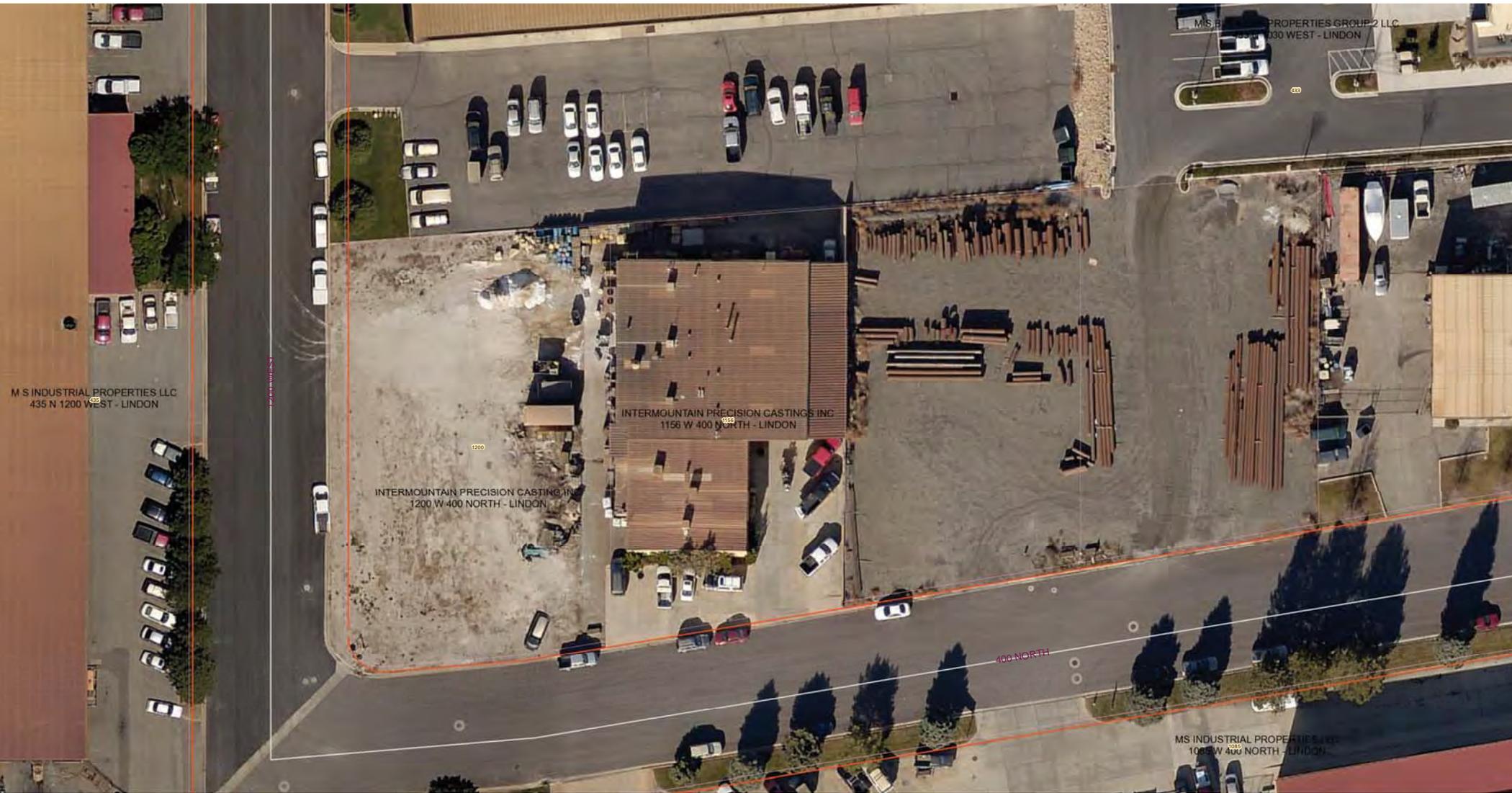
Staff feels that a modification of 5 feet would have minimal impacts on the aesthetics of the streetscape and would not impact the safe site distance requirements for intersections. Additionally, it would allow properties on corner lots to utilize slightly more of their property which is otherwise disadvantaged do to greater setback requirements.

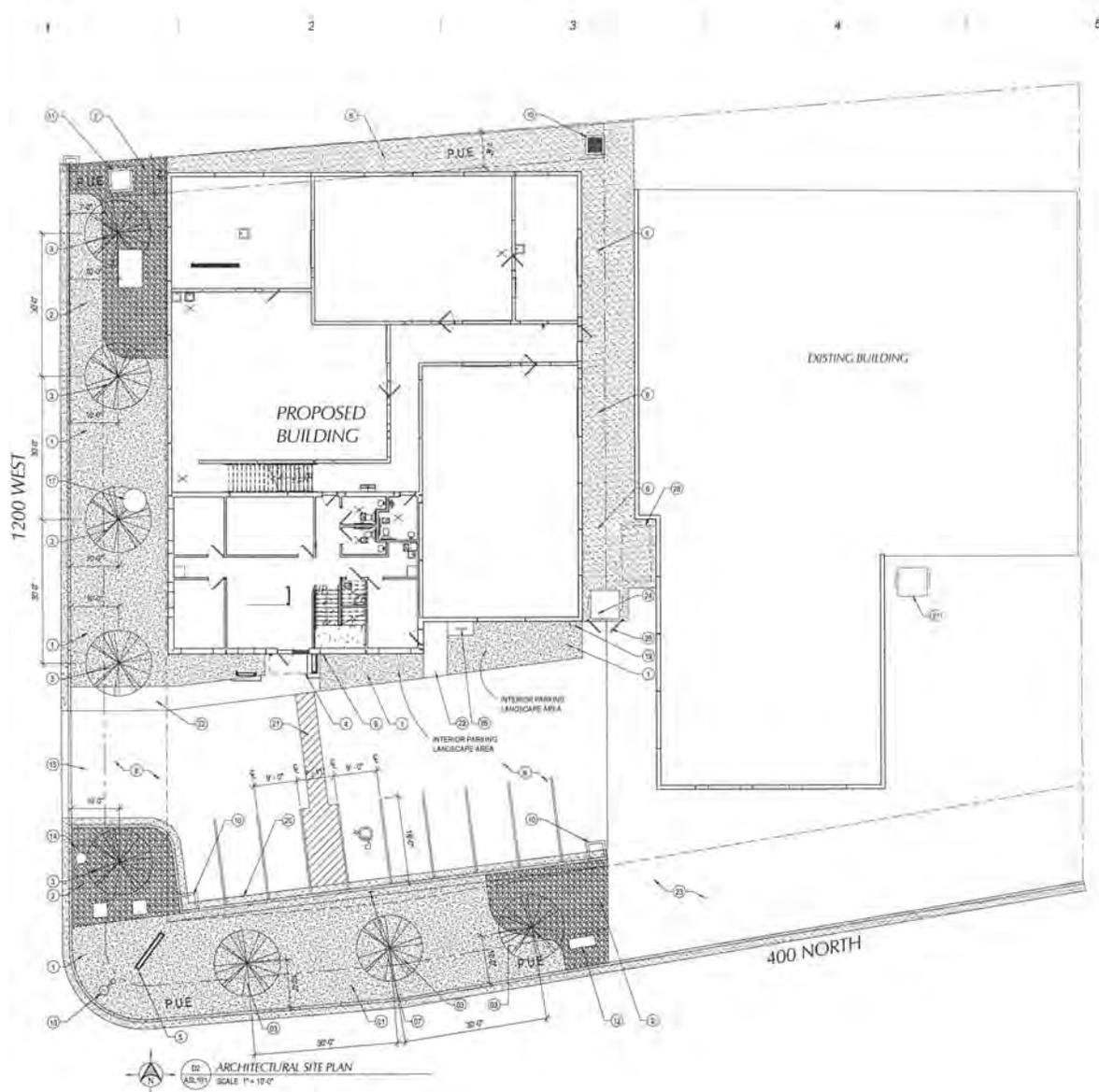
There is also a 20 foot landscape strip requirement along all frontages. Any approval of a modified setback would may affect the 20 foot requirement on some developments. Typically, however, in the LI zone the landscape strip is measured from back of curb and not the property line. Therefore, most developments will be able to have a full 20 foot landscape strip and still build a footprint within 15 feet of the property line. That will be the case with Intermountain Precision Casting's new site.

If approved, the change would affect the entire LI zone, not just Intermountain Precision Casting's property.

ATTACHMENTS

1. Current zone map
2. Aerial of Intermountain Precision Casting Site
3. Intermountain Precision Casting Site Plans
4. Ordinance #2015-18-O.





NO.	REVISION	DATE
1	ADDENDUM #001	26 MAY 2015

- SHEET NOTES**
- LANDSCAPE 2" WIDE STRIP WITH GRASS SEED, KENTUCKY BLUE GRASS BLEND & MINI RETAIL UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
 - DECORATIVE BRICK.
 - LITTLE LEAF LARCH (PLANTING SCHEDULE) TREE, 1" CALIPER, MINIMUM 6' TALL AT THE TIME OF PLANTING. INSTALLED UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
 - CONCRETE LANDING - SLOPE AWAY FROM BUILDING MAXIMUM OF 2% FOR POSITIVE DRAINAGE.
 - MONUMENT SIGN - SEE DETAILS AA, AB AND GARDEN.
 - CONCRETE SLAB ON GRADE - SEE CIVIL.
 - ADA WALK ACCESSIBLE PARKING SIGN - SEE DETAIL AA40001.
 - CONCRETE PAVING PARKING AREA - SEE CIVIL. PAINT STRIPING AND MARKING AS SHOWN.
 - ADA SIGN AT ENTRY.
 - CAT CH BASIN - SEE CIVIL.
 - NEW ELECTRICAL TRANSFORMER AND CONCRETE PAD - SEE ELECTRICAL.
 - EXISTING SECTIONALIZER.
 - EXISTING LIGHT POLE.
 - EXISTING FIRE HYDRANT.
 - PARKING ENTRY.
 - GREASE TRAP - SEE CIVIL.
 - SAMPLING MANHOLE - SEE CIVIL.
 - POWER METER LOCATION - SEE ELECTRICAL.
 - GAS METER LOCATION - SEE PLUMBING.
 - CONCRETE CURB AND GUTTER - SEE CIVIL.
 - ACCESSIBLE ROUTE, MAXIMUM 12% SLOPE.
 - CONCRETE SIDEWALK.
 - EXISTING CONCRETE PAVING PARKING SURFACE, PATCH AND REPAIR AS REQUIRED DUE TO NEW CONSTRUCTION.
 - QUINSTER.
 - PROVIDE VISUAL GREEN GATES - SEE DETAIL BA40001.
 - BIKE PARKING - SEE CIVIL. SEE DETAIL AA40001.
 - EXISTING QUINSTER.
 - EXISTING ELECTRICAL TRANSFORMER.

LANDSCAPING
 GRASS AREA = 4,205 S.F. = 15%
 GRAVEL = 1,399 S.F. = 5%
 TOTAL LANDSCAPE AREA = 5,604 S.F.

TABULATIONS
 TOTAL SITE AREA 30,004 S.F. = 100%
 LANDSCAPING AREA 5,604 S.F. = 18.7%
 BUILDING/PARKING/CONCRETE AREA 14,324 S.F. = 47.7%
 PARKING LANDSCAPE AREA REQUIRED 402 S.F. PER IUTAL X-31 TABLE = 300 S.F.
 PARKING LANDSCAPE AREA PROVIDED 380 S.F.

NOTE:
 SEE CIVIL SITE PLAN SHEET 24 FOR PARKING TABULATION.
 FOR LANDSCAPING AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM SEE SHEET 25.



GENERAL NOTES
 A. COORDINATE SITE PLAN WITH ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL SITE PLAN. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 B. SEE ADD1 FOR SITE DETAILS.

	121 EAST 100 SOUTH SALT LAKE CITY, UT 84111 PHONE: 313.883.1400 FAX: 313.883.1401 WWW: CURTISMINER.COM	DATE: 21 MAY 2015 PROJECT #: 14091 PROJ. MAN.: MRM CHECKED BY: CHM
	PROJECT: INTERMOUNTAIN PRECISION CASTING 1188 WEST 400 NORTH LINDON, UTAH 84042	
SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN		SHEET: ASL101

S:\DATA\2015\11-14-15\Intermountain Precision Casting\11 Intermountain Precision Casting - 11-14-15.dwg
 11/03/15 2:52:39 PM

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

ORDINANCE NO. 2015-19-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING SECTION 17.49.080 OF THE LINDON CITY CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Code, specifically Section 17.49.080, Industrial Zone Development Standards, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend said Lindon City Code Section to accommodate a growing industry within the City; and

WHEREAS, the proposed change will not detrimentally affect the quality of life or residents nor high standard development requirements within industrial zones; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City General Plan Land Use Map is hereby amended and will read as follows:

SECTION I:

Section 17.49.080 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 currently adopted building and fire codes, and other applicable ordinances and requirements must also be complied with:

	<u>LI</u>	<u>HI</u>
Minimum Zone Area:	30 Ac	40 Ac
Minimum Lot Area:	1 Ac	3 Ac
Minimum Frontage:	100 ft	350 ft
Lot Setback (Minimum)		
• Front:	20'	20'
• Side:	0'	0'
• Side when adjacent to a street:	20' 15'	20'
• Side without a one-hour fire wall:	20'	20'
• Rear:	0'	0'

- Rear when adjoining a parcel in a residential zone: 40' 80'
- Maximum Structure Height: 48' 50'

(Ord. 2008-4, amended 02/19/2008, Ord. 98-9, Amended, 10/03/2000; Ord. 2015-18, **Amended 08/25/2015**)

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

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

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

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

 Jeff Acerson, Mayor

ATTEST:

 Kathryn A. Moosman,
 Lindon City Recorder

SEAL

Item 6: Public Hearing — General Plan Map Amendment WICP West Lindon; Ordinance #2015-19-O

Mark Weldon of WICP West Lindon requests a General Plan map amendment to change the General Plan designation of property located at approximately 1800 West 700 North from Commercial to Mixed Commercial. The applicant intends to establish office and office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 15-059-6.

<p>Applicant: Mark Weldon of WICP West Lindon Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: General Commercial (CG) (currently split zoned CG/MC, but CG prevails per code) Property Owner(s): BW Inc. and Idaho Corporation Address: ~1800 West 700 North Parcel ID: 14:057:0057 Lot Size: 9.8 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-058-3</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none"> Whether to recommend approval of a request to change the General Plan designation of a portion of the subject lot from Commercial to Mixed Commercial. <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the General Plan as identified by Ordinance #2015-19-O, with the following conditions (if any):</p> <ol style="list-style-type: none">
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OVERVIEW

The applicant submitted a concept plan before the City Council prior to making an official General Plan change application. After meeting with the Council, the applicant felt confident enough to officially request the General Plan Map change proposed here.

The applicant proposes to subdivide and develop the parcel with a site configuration similar to the site plan concept in attachment 3. The concept shows a 50,000 s.f. two-story office building fronting on 700 North with a 90,000 s.f. office/warehouse fronting on 1700 West. The current designation of General Commercial allows for office services, but does not permit office/warehousing uses.

The parcel is currently split designated CG/MC (see attachment 1) and this request would change where the split in the designation occurs, moving the MC line approximately 480 feet to the north (see attachment 3). Whenever a parcel is split designated, the more restrictive designation applies; in this case that is the General Commercial designation. This request will prepare the parcel to be subdivided along the new line. Until that time, even upon approval of this item, the prevailing General Plan designation will be General Commercial on the entire parcel.

City Code requires that any zone change must be consistent with the City's General Plan Designation. The current General Plan designation is Commercial. The applicant is requesting that the General Plan designation be changed to Mixed Commercial 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 accommodates low intensity light industrial, research and development, professional and business services, retail and other commercial related 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

See Motion in box above.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified with existing General Plan designation
2. Photographs of the exiting site
3. Exhibit A, Conceptual Site Plan with proposed General Plan change
4. Conceptual Architectural Renderings
5. Ordinance #2015-19-O

1976

681

678

700 NORTH

2000 WEST

LINDON CC LLC
644 N 2000 WEST
LINDON

Parcel ID #14:057:0057

CG

ANDERSON BOYD AND SONS COMPANY INC
700 N 1700 WEST
LINDON

MC



MC

1700 West

R3

1660 West

1692 1672 1648 1622 1604 1582 1568

630 North

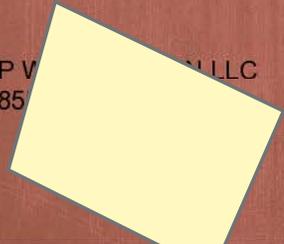
627 607 1647 1627 1603 1587 1569 1547

593 1642 1622 1602 1582 1562

590 North

587 1637 1613 1577 1557

WICP V... LLC
185



1802 1788 1774 1732 1708

550 North

549 537 549 1598 1572 1554

PF







Rear Elevation



Front Elevation



ORDINANCE NO. 2015-19-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY GENERAL PLAN LAND USE MAP FROM COMMERCIAL TO MIXED COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City General Plan Land Use Map, specifically a portion of the property generally located at 1800 West 700 North, otherwise identified by Utah County Parcel #14:057:0057 (See map labeled as Exhibit A) from Commercial to Mixed Commercial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the General Plan Land Use Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to Mixed Commercial property and associated uses; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

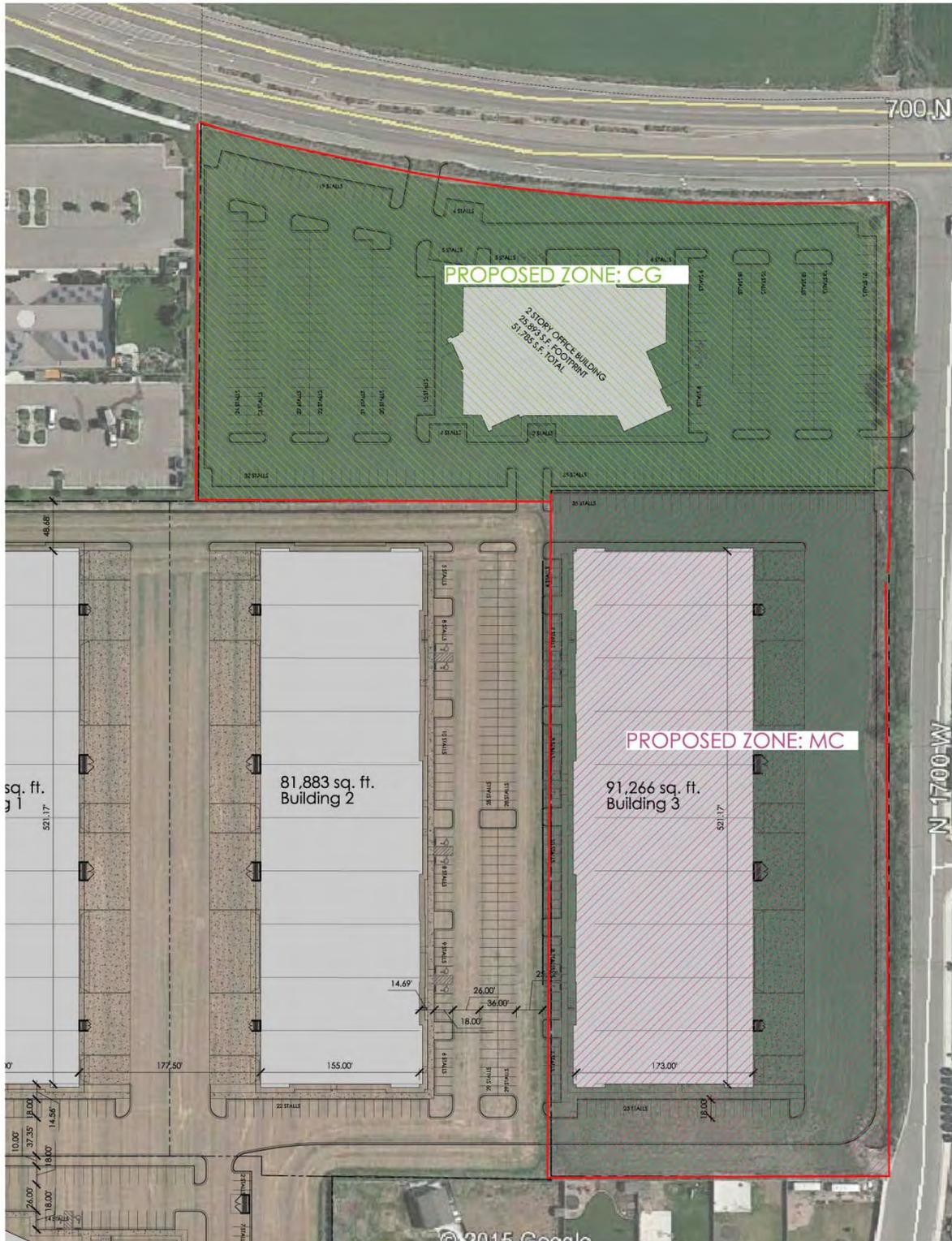
WHEREAS, the current General Plan Land Use Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City General Plan Land Use Map is hereby amended and will read as follows:

SECTION I:

See Exhibit A showing parcel changing from Commercial to Mixed Commercial on the Lindon City General Plan Land Use Map.

Exhibit A



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

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

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

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

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 7: Public Hearing — Zone Map Amendment WICP West Lindon; Ordinance #2015-20-O

Mark Weldon of WICP West Lindon requests a Zone Map amendment to change the zoning of property located at approximately 1800 West 700 North from Commercial to Mixed Commercial. The applicant intends to establish office and office\warehousing uses on the site. Recommendations will be made to the City Council at their next available meeting after Planning Commission review. File 15-058-3.

<p>Applicant: Mark Weldon of WICP West Lindon Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: General Commercial (CG) (currently split zoned CG/MC, but CG prevails per code) Property Owner(s): BW Inc. and Idaho Corporation Address: ~1800 West 700 North Parcel ID: 14:057:0057 Lot Size: 9.8 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-059-6</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the zoning of a portion of the subject lot from Commercial to Mixed Commercial. <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the Zoning Map as identified by Ordinance #2015-20-O, with the following conditions (if any):</p> <ol style="list-style-type: none">1. The General Plan Map change be approved by the City Council.2.3.
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OVERVIEW

The applicant submitted a concept plan before the City Council prior to making an official Zone Map change application. After meeting with the Council, the applicant felt confident enough to officially request the Zone Map change proposed here.

The applicant proposes to subdivide and develop the parcel with a site configuration similar to the site plan concept in attachment 3. The concept shows a 50,000 s.f. two-story office building fronting on 700 North with a 90,000 s.f. office/warehouse fronting on 1700 West. The current designation of General Commercial allows for office services, but does not permit office/warehousing uses.

The parcel is currently split designated CG/MC (see attachment 1) and this request would change where the split in the designation occurs, moving the MC line approximately 480 feet to the north (see attachment 3). Whenever a parcel is split designated, the more restrictive designation applies; in this case that is the General Commercial designation. This request will prepare the parcel to be subdivided along the new line. Until that time, even upon approval of this item, the prevailing General Plan designation will be General Commercial on the entire parcel.

City Code requires that any zone change must be consistent with the City's General Plan Designation. The current General Plan designation is Commercial. The applicant is requesting that the General Plan designation be changed to Mixed Commercial 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 accommodates low intensity light industrial, research and development, professional and business services, retail and other commercial related uses.

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

See Motion in box above.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified with existing Zone Map designation
2. Photographs of the existing site
3. Exhibit A, Conceptual Site Plan with proposed Zone Map change
4. Conceptual Architectural Renderings
5. Ordinance #2015-20-O

1976

681

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700 NORTH

2000 WEST

LINDON CC LLC
644 N 2000 WEST
LINDON

Parcel ID #14:057:0057

CG

ANDERSON BOYD AND SONS COMPANY INC
700 N 1700 WEST
LINDON

MC



MC

1700 West

R3

1660 West

1692 1672 1648 1622 1604 1582 1568

630 North

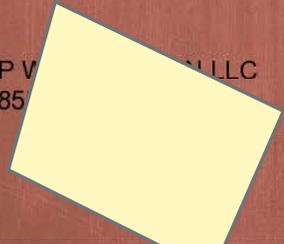
627 607 1647 1627 1603 1587 1569 1547

593 1642 1622 1602 1582 1562

590 North

587 1637 1613 1577 1557

WICP V... N LLC
185



1802 1788 1774 1732 1708

550 North

549 537

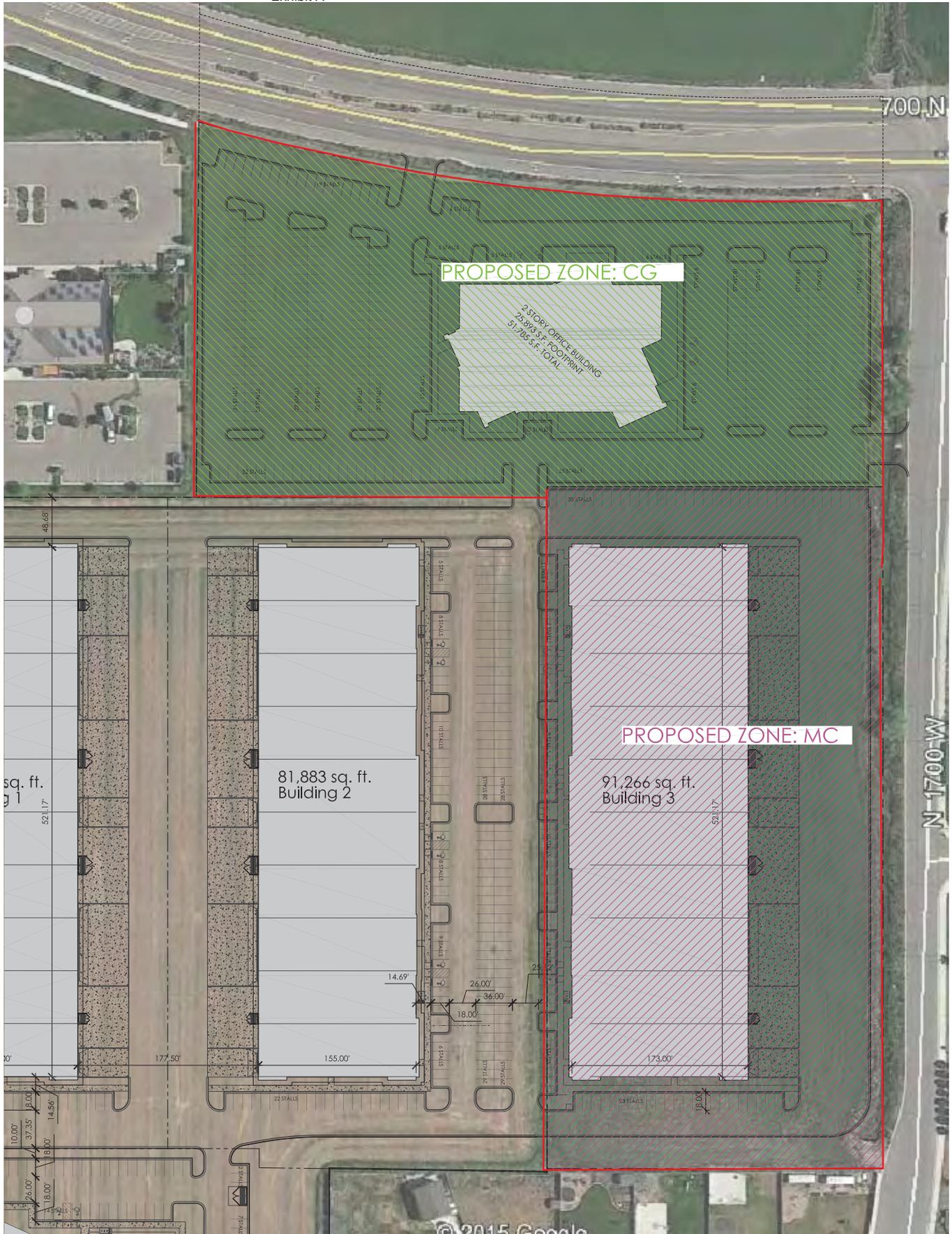
PF

549 1598 1572 1554





Exhibit A



12/23/2014 10:50:35 AM
 PROJECT: 2014080000 - SPEC OFFICE/WAREHOUSE BUILDING A - LINDON TECH CENTER
 600 NORTH 2000 WEST, LINDON, UTAH 84042
 DATE: DEC 23, 2014
 SHEET # A3.0
 DESIGN DEVELOPMENT



- STANDARD BLACK METAL CAP FLASHING
- ALUMINUM STOREFRONT AWING CANOPY
- TYPICAL GREY CONCRETE TILT-UP PANEL
- 3" REVEALS
- 5% BLACK TINTED CONCRETE TILT-UP PANEL
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING
- 4'-0" METAL CANOPY
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING
- 5% HEAVY SAND BLASTED BAND BETWEEN REVEAL LINES
- 4'-0" METAL CANOPY

1 EXTERIOR ENTRY TYPE A VIEW 1
A3.0



- STANDARD BLACK METAL CAP FLASHING
- ALUMINUM STOREFRONT AWING CANOPY
- TYPICAL GREY CONCRETE TILT-UP PANEL HEAVY SANDBLAST
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING
- TYPICAL GREY CONCRETE TILT-UP PANEL LIGHT SANDBLAST
- EXPOSED AND SEALED BLACK TINTED CONCRETE TILT-UP PANEL
- 4'-0" METAL CANOPY
- TYPICAL GREY CONCRETE TILT-UP PANEL HEAVY SANDBLAST
- 3" REVEALS
- HEAVY SAND BLASTED BAND BETWEEN REVEAL LINES
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING

2 EXTERIOR ENTRY TYPE A VIEW 2
A3.0



- STANDARD BLACK METAL CAP FLASHING
- ALUMINUM STOREFRONT AWING CANOPY
- 3" REVEALS
- SIGNAGE - DEFERRED SUBMITTAL
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING
- 4'-0" ALUMINUM CANOPY
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING
- EXPOSED AND SEALED BLACK TINTED CONCRETE TILT-UP PANEL
- HEAVY SAND BLASTED BAND BETWEEN REVEAL LINES

3 EXTERIOR ENTRY TYPE B VIEW 1
A3.0



- STANDARD BLACK METAL CAP FLASHING
- 5% TINTED BLACK CONCRETE TILT-UP PANEL LIGHT SANDBLAST
- ALUMINUM STOREFRONT AWING CANOPY
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING
- TYPICAL GREY CONCRETE TILT-UP PANEL HEAVY SANDBLAST
- TYPICAL GREY CONCRETE TILT-UP PANEL LIGHT SANDBLAST
- EXPOSED AND SEALED BLACK TINTED CONCRETE TILT-UP PANEL
- 4'-0" METAL CANOPY
- 3" REVEALS
- 5% BLACK TINTED CONCRETE TILT-UP PANEL HEAVY SANDBLAST BAND
- BLACK STOREFRONT FRAMES W/ DARK BRONZE GLAZING

4 EXTERIOR ENTRY TYPE B VIEW 2
A3.0

aeurbia
architects and engineers
174600
600 North 2000 West, Suite 200
Lindon, UT 84042
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

174600
174600
JAMES MICHAEL
ARCHITECT
STATE OF UTAH
12/23/2014 10:50:35 AM

SPEC OFFICE/WAREHOUSE BUILDING A
LINDON TECH CENTER
600 NORTH 2000 WEST, LINDON, UTAH 84042

PROJECT NUMBER	2014080000
DATE	DEC 23, 2014
SHEET #	A3.0

AE2014_074
ELEVATION CONCEPTS
DATE: DEC. 23, 2014
SHEET #
A3.0
COPYRIGHT
AE URBIA, LLC



Rear Elevation



Front Elevation



ORDINANCE NO. 2015-19-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM COMMERCIAL TO MIXED COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Zoning Map, specifically a portion of the property generally located at 1800 West 700 North, otherwise identified by Utah County Parcel #14:057:0057 (See map labeled as Exhibit A) from Commercial to Mixed Commercial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the Zoning Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to Mixed Commercial property and associated uses; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

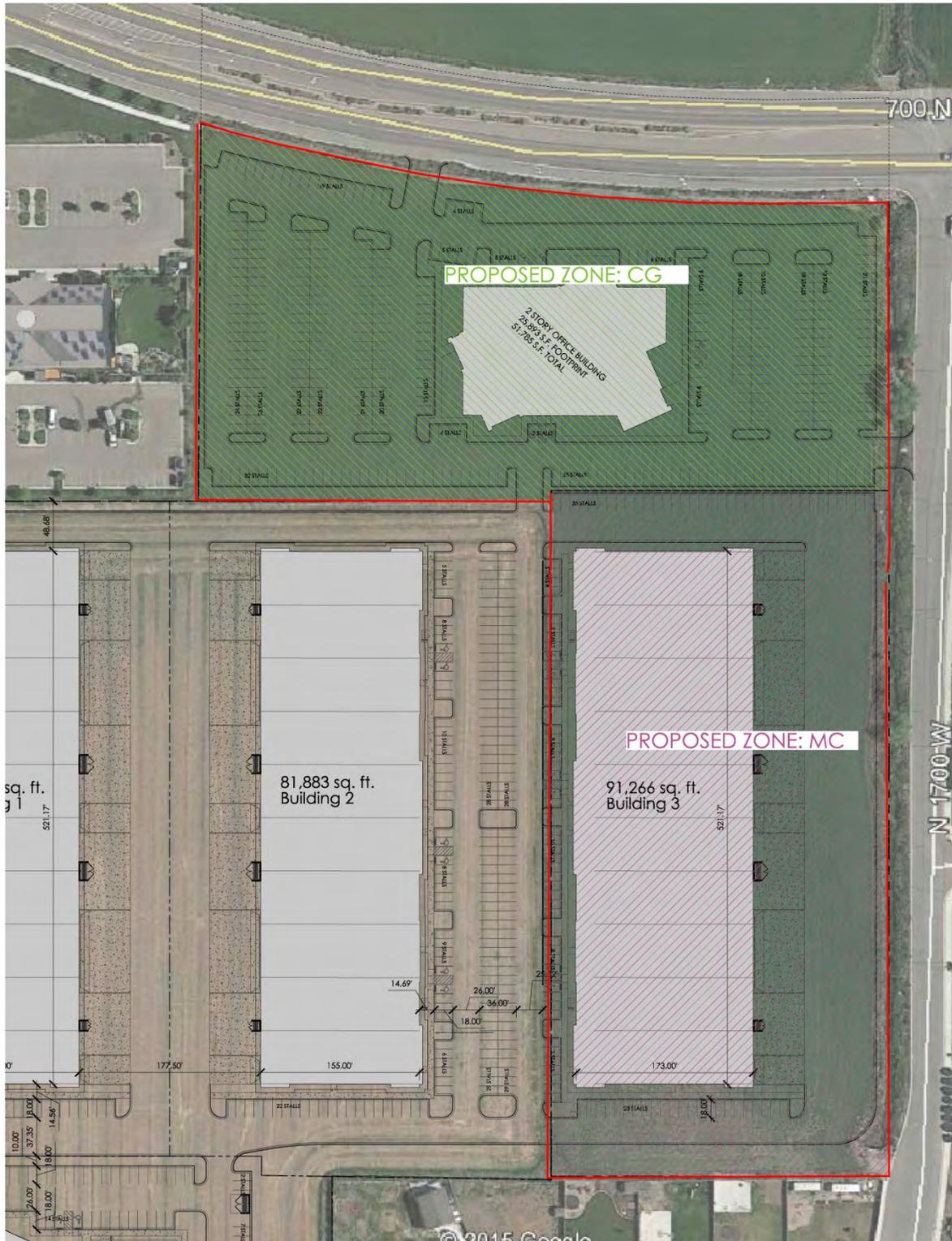
WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City General Plan Land Use Map is hereby amended and will read as follows:

SECTION I:

See Exhibit A showing parcel changing from Commercial to Mixed Commercial on the Lindon City Zoning Map.

Exhibit A



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

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

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

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

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 8: Public Hearing — Ordinance Amendment — LCC 17.50, MC Minimum Zone Area

Lindon City requests an amendment to LCC 17.50 Mixed Commercial, to remove the minimum zone area for the MC Zone. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Lindon City Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-21-O (<i>as presented, with changes</i>).</p>
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DISCUSSION & ANALYSIS

Currently, the Lindon City Code requires a minimum zone area of 10 acres. This means that the zone can only be applied to areas that contain at least 10 contiguous acres.

The General Plan indicates that the Mixed Commercial Zone includes general commercial, low intensity light industrial, and research and business uses. Because the Mixed Commercial zone requires quality architectural and landscaping standards, and because it requires most uses to be conducted indoors, it serves as a complimentary zone to the General Commercial Zone and a transitional zone between the General Commercial and Light Industrial or between the Light Industrial and other uses.

Last year, the minimum zone area of the Mixed Commercial was reduced from 30 to 10 acres to allow it to be applied more flexibly. Since then, staff has had additional discussions that have concluded that the justifications for a minimum zone area are not necessarily applicable relative to the Mixed Commercial because there are other measures related to landscaping, architecture, etc., that ensure uses in the Mixed Commercial Zone are compatible with surrounding uses. Consequently, staff proposes to remove the minimum zone area for the Mixed Commercial Zone so that it can be applied flexibly and without unnecessary restriction.

ATTACHMENTS

1. Proposed Deletion
2. Lindon City Zoning Map

Chapter 17.50 MIXED COMMERCIAL

Sections:

17.50.010	General Provisions
17.50.020	Mixed Commercial - Purpose
17.50.030	Uses
17.50.040	Height
17.50.050	Fencing
17.50.060	Landscaping and Screening
17.50.070	Architectural Design
17.50.080	Development Standards
17.50.090	Parking Requirements
17.50.100	Maintenance of Premise
17.50.110	Storage of Merchandise
17.50.120	Special Provisions

...

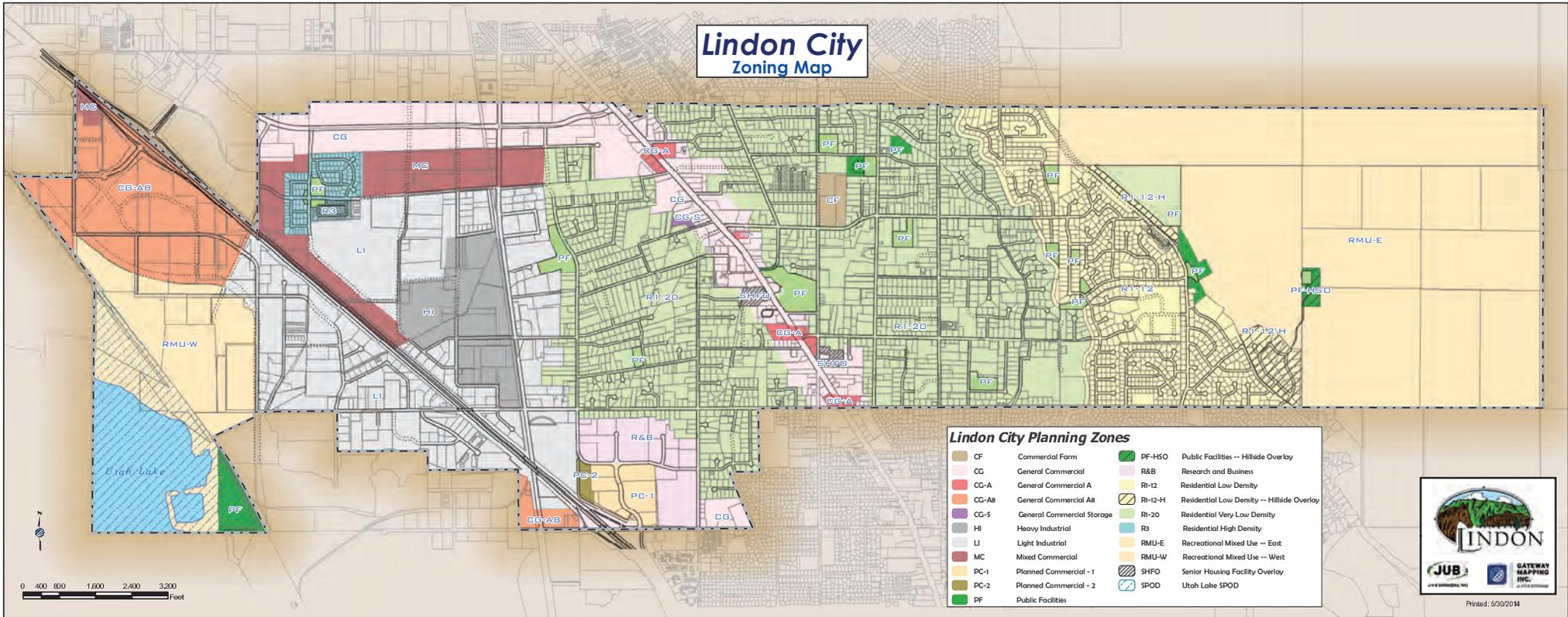
Section 17.50.080 Development Standards The minimum depth and/or length in feet for yards in districts regulated by this chapter shall be as follows, provided however, all of the provisions of the Uniform Building Code, the Uniform Fire Code, and other applicable Ordinances and Requirements must also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

Minimum Zone Area:	10 Ae
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

Attachment 2



Item 9: Public Hearing — Ordinance Amendment — LCC 17.04 & 17.44, Accessory Bldg. Standards

Lindon City requests an amendment to LCC 17.50 Mixed Commercial, to remove the minimum zone area for the MC Zone. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Lindon City Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2015-22-O (<i>as presented, with changes</i>).</p>
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DISCUSSION & ANALYSIS

The Lindon City Code currently addresses accessory building dimensional requirements in 2 separate places in the Code. This is a City initiated request to bring all the requirements into the same section so everything is easier to find. Upon reviewing the 2 separate sections, staff would like to discuss whether the requirements in LCC 17.04.260 are necessary, or if the remaining requirements in LCC 17.04.270 and LCC 17.44 are sufficient to achieve the desired result.

ATTACHMENTS

1. Proposed Amendment

Chapter 17.04 GENERAL AND SUPPLEMENTAL PROVISIONS

...

~~Section 17.04.260 — Accessory buildings — Maximum height and floor area. No building which is accessory to a one-family, two-family, and/or three-family dwelling shall be erected to a height greater than one story or twenty feet, whichever is lower, or be higher or contain greater square foot floor area than the principal building to which it is accessory. Accessory buildings which meet the building set back requirements of the main dwelling unit can be constructed to a height of 35 feet. (Ord. no. 2003-3, Amended, 03/04/2003; Ord. no. 111 §1(part), 1985; prior code §12-101-28.)~~

Section 17.04.270 Accessory buildings -- Maximum rear yard area coverage. No accessory building or group of accessory buildings in any residential district shall cover more than 25% of the rear yard. (Ord. no. 111 §1(part), 1985; prior code §12-101-29.)

Chapter 17.44 SINGLE FAMILY RESIDENTIAL

Sections:

- 17.44.010 Purposes and Objectives
- 17.44.020 Lot Area
- 17.44.030 Lot Width
- 17.44.040 Lot Depth
- 17.44.050 Lot Frontage
- 17.44.070 Number of Dwellings Per Lot
- 17.44.080 Yard Setback Requirements
- 17.44.090 Projections Into Yards
- 17.44.100 Building Height
- 17.44.110 Distance Between Buildings
- 17.44.120 Permissible Lot Coverage
- 17.44.130 Parking, Loading and Access
- 17.44.140 Accessory Buildings
- 17.44.150 Other Requirements

Section 17.44.010 Purposes and Objectives
The Single Family Residential Zones (R1) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non- residential uses found to be inconsistent with traditional residential lifestyles customarily found within Lindon City’s single-family neighborhoods. (Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1 (part), 1985: prior code §12-111-1(A).)

Section 17.44.020 Lot Area
The minimum area of any lot or parcel of land in the R1 zone shall be as indicated by the subzone used in conjunction with the R1 zone designation. Subzones are designated by adding a suffix number to the R1 zoning symbol. Such suffix number shall be the minimum lot area for the subzone, stated in thousands of square feet. For example, a subzone of the R1 zone requiring lots or parcels to be a minimum of twenty thousand (20,000) square feet would be

LINDON CITY CODE

designated on the zoning map as R1-20. The minimum area of any lot or parcel of land in the R1 zone shall be as indicated below for the subzone in which the lot or parcel is situated:

R1-12 twelve thousand (12,000) square feet

R1-20 twenty thousand (20,000) square feet.

(Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1 (part), 1985: prior code §12-111-1(B).)

Section 17.44.030 Lot Width

1. Each lot or parcel of land in the R1 zone shall have a width of not less than the following for the zone in which said lot or parcel is situated:

R1-12 one hundred (100) feet (measured at front yard setback)

R1-20 one hundred (100) feet (measured at front yard setback)

Width-to-depth ratio shall be within the limits established under LCC 17.32.100(3).

(Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord, 111 §1 (part), 1985: prior code §12-111-12.)

Section 17.44.040 Lot Depth

Each lot or parcel of land in the R1 zone shall have a minimum lot depth as indicated below for the subzone in which the lot or parcel is situated:

R1-12 one hundred (100) feet

R1-20 one hundred (100) feet

(Ord. 2003-15, Amend, 11/18/03; Ord. 2000-9; Ord. 2000-11)

Section 17.44.050 Lot Frontage

1. Except for legal non-conforming lots, flag lots, or lots accessing an approved hammerhead turnaround, each lot or parcel of land in the R1 zones shall abut and have frontage along a public street for a minimum distance of fifty (50) feet, on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards.
2. Approved flag lots shall have twenty-five (25) feet of frontage along a public street on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards.
3. Lots or parcels of land with access from an approved hammerhead turn-around shall have twenty-five (25) feet of frontage along a public street on a line parallel to the centerline of the street or along the perimeter of the hammerhead turn-around improved to City Standards.
4. Frontage on a street end which does not have a cul-de-sac improved to City standards shall not be counted in meeting this requirement.

(Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-4. (Amended Ord. 2012-7, 12/18/12).

Section 17.44.070 Number of Dwellings Per Lot

Not more than one (1) single-family dwelling and one accessory apartment may be placed on a lot or parcel of land in the R1 zones unless a greater number of units are approved as part of an R2 Overlay Project.

(Ord 2009-3, amended 02/03.2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-6)

Section 17.44.080 Yard Setback Requirements

The following minimum yard requirements shall apply in the R1 zones: (Note: All setbacks are measured from the property line, or for property lines adjacent to a street the setback shall be measured from the street right-of-way line.)

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1. Front yard setback: thirty (30) feet
Rear yard setback: thirty (30) feet
Side yard setback: ten (10) feet
2. Side yard - Corner Lots: On corner lots, the side yard contiguous to the street shall not be less than thirty (30) feet and shall not be used for vehicle parking, except such portion as is devoted to driveway use for access to a garage or carport. Of the remaining rear and side yards on a corner lot, one rear yard setback of thirty (30) feet and one side yard setback of ten (10) feet shall be required on the remaining non-street facing sides of the lot.

(Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111§1(part), 1985: prior code §12-111-7)

Section 17.44.090 Projections into Yards

1. The following structures may be erected on or project into any required yard setback:
 - a. Fences and walls in conformance with the Lindon City Code and other City codes or ordinances;
 - b. Necessary appurtenances for utility service.
2. The structures listed below may project into a minimum front, side, or rear yard not more than the following distances:
 - a. The following may project into a minimum front, side or rear yard not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
 - b. The structures listed below may project into a rear yard not more than twelve (12) feet: A shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the main floor level and/or ground level of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
 - c. The following may project into a front, side or rear yard (above or below grade) not more than four feet as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes.

(Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-8)

Section 17.44.100 Building Height

No lot or parcel of land in the R1 zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. The height of churches in some cases may exceed thirty-five (35) feet and shall be reviewed and may be approved by the Planning Commission if the Planning Commission finds that no neighboring property owner will be substantially damaged by the approval of such. No dwelling shall be erected to a height less than one (1) story above grade.

(Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03)

Section 17.44.110 Distance Between Buildings

The separation distance between any accessory buildings and a dwelling, or the distance between multiple detached accessory buildings, shall not be less than ten (10) feet.

(Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 2001-1, prior Ord. 2000-5)

Section 17.44.120 Permissible Lot Coverage

1. In an R1 zone, all buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot or parcel of land.
2. At least forty (40) percent of the area of any lot shall be maintained in landscaping. On any lot, concrete, asphaltic, or other driveway surfaces shall not cover more than fifty (50) percent of a front yard.

(Ord 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-11)

Section 17.44.130 Parking

1. Each use in the R1 zone shall have, on the same lot, off-street parking sufficient to comply with Chapter 17.18, of the Lindon City Code.
 2. Parking spaces in residential zones shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, cement, or concrete and shall be provided with a similar hard surfaced access from a public street.
 3. No required parking spaces shall be within thirty (30) feet of a front property line.
- (Ord. 2008-6, amended 04/15/2008, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-12)

Section 17.44.140 Accessory Buildings

1. Accessory Building within the Buildable Area. Accessory buildings meeting all setback requirements (within the buildable area) for the main dwelling are permitted when in compliance with the following requirements:
 - a. Have a building height not taller than thirty-five (35) feet. Height to be calculated as per §17.44.100.
 - b. Comply with all lot coverage requirements.
2. Accessory Building Outside the Buildable Area. Accessory buildings that do not meet the setback requirements (outside the buildable area) for the main dwelling shall comply with lot coverage requirements and meet the conditions following:
 - a. Be set back a minimum of 30 feet from the front property line and five (5) feet from any other property line.
 - b. Be set back a minimum of ten (10) feet from property line when located between the main dwelling and the side property line.
 - c. Not be located within a recorded public utility easement, unless a release can be secured from all public utilities.
 - d. Have an average building height of no more than twenty (20) feet in height measured at the four corners of the structure from finished grade to the highest point of the roof structure.
 - e. Comply with distance between buildings requirements.
3. Setback Exception for Accessory Buildings on Corner Lots.
 - a. This subsection applies to lots of which at least 52% (rounded to the nearest hundredth) of the total combined lot line length abuts a public street or right-of-way.
 - b. On lots described in 3a. above, and pursuant to a validly issued Setback Exception Permit, an accessory building may be situated within twenty (20) feet of a front lot line when the accessory building complies with the following dimensional and situational requirements:
 - i. The building does not exceed two hundred (200) square feet in area;

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- ii. The building does not exceed twelve (12) feet in height; and
 - iii. The building is situated behind the primary dwelling in the area that would customarily be considered the back yard of the dwelling.
 - c. The Planning Director and City Engineer may approve the location of an accessory building that meets the requirements in subsection 3b. above upon reviewing a Setback Exception Permit application and determining that the proposed height and setback will not cause a public or traffic safety hazard.
 - d. If the Planning Director and City Engineer determine that the proposed height and/or the proposed setback does not satisfy the criteria in 3c. above, they may deny the Setback Exception Permit application or approve the permit with a modified height and/or modified setback that sufficiently mitigates any detrimental impacts.
4. Accessory buildings larger than two hundred (200) square feet shall be required to obtain a building permit.
5. Construction of an accessory building may precede the construction of the primary residence.

(Ord 2014-18, amended 10/07/2014, Ord 2009-3, amended 02/03/2009, Ord 2008-4, amended 2/19/2008, Ord. 2003-15, Amend, 11/18/03; Ord. 2000-11, 2000; Ord. 111 §1(part), 1985: prior code §12-111-13)

Section 17.44.150 Other Requirements

1. Sport Courts. Outdoor sport courts are permitted when in compliance with the following conditions:
 - a. Lighting of sport courts shall be contained within the sport court boundaries and shall not be directed onto another's property.
 - b. Sport court fencing shall not be taller than twelve (12) feet.
 - c. Sport court fencing when taller than seven (7) feet shall maintain a minimum ten (10) foot setback from rear and side yard property lines. Any sight obscuring materials used on such fencing shall be maintained and kept in good repair. Sport court fencing shall not be allowed in the required thirty (30) foot front yard setback.
 - d. The Planning Commission may modify the height of sport court fencing to be taller than twelve (12) feet and the setback requirement to be less than ten (10) feet when the following findings are made:
 - i. The proposed height and/or setback modification is necessary to provide privacy and protection of private property interests.
 - ii. The appearance and/or setback of the fence will not detract or cause aesthetic damage to neighboring property owners.
 - iii. The proposed height and/or setback modification will not cause a public safety hazard.
 - iv. The proposed additional height is necessary to provide an adequate buffer for the adjoining land owners' use.

(Ord 2009-3, amended 02/02/2009, Ord. 2003-15, Amend, 11/18/03)

Item 10: Public Hearing — Ordinance Amendment — Commercial & Industrial Landscaping

This item was continued from a previous 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. The Commission will consider the request and make a recommendation to the City Council.

Applicant: Lindon City
Presenting Staff: Jordan Cullimore

Type of Decision: Legislative
Council Action Required: Yes

SUMMARY OF KEY ISSUES

1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.

MOTION

I move to recommend (*approval, denial, continuation*) of ordinance amendment 2015-15-O (*as presented, with changes*).

DISCUSSION & ANALYSIS

The Planning Commission and staff have discussed allowing more water wise landscaping options in required landscaping strips along street frontages in commercial and industrial zones. This ordinance attempts to provide these options.

When this item was presented to the Planning Commission several weeks ago, the Commissioners requested that staff conduct further research on some issues. Staff will come to Planning Commission with further information regarding the Commissioners' questions.

ATTACHMENTS

1. Proposed Modifications.

Attachment 1

Chapter 17.47 RESEARCH AND BUSINESS (R&B) ZONE
Section 17.47.060 Landscaping objectives

...

4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet in width shall be planted according to the standards of this subsection~~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 in landscaping requirement.
 - b. Seventy percent (70%) of the landscaping strip shall consist of living vegetation such as grass, ground cover, and/or shrubbery. Thirty percent (30%) of the landscaping strip may consist of non-living xeriscape materials such as 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., ~~the non-grass in the landscape~~ areas shall be submitted and approved by the Planning Director.
 - i. The living vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
 - ii. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 - iii. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
 - iv. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
 - v. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
 - ~~b-vi.~~ Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain, or other public facility, regardless of how such migration occurs.
 - c. Trees 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 berming, 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.

Chapter 17.48 COMMERCIAL ZONES
Section 17.48.030 Landscaping within the general commercial zones (CG, CG-A, CG-A8, CG-S).

...

4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped berm at least three (3) feet high and twenty (20) feet width shall be planted with grass according to the standards of this subsection 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 ~~to~~ not count sidewalk width as part of the twenty (20) feet in landscaping requirement.
 - b. Seventy percent (70%) of the landscaping strip shall consist of living vegetation such as grass, ground cover and shrubbery. Thirty percent (30%) of the landscaping strip may consist of non-living xeriscape materials such as 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 landscape areas shall be submitted and approved by the Planning Director.
 - i. The living vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
 - ii. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 - iii. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
 - iv. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
 - v. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
 - ~~vi.~~ Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain, or other public facility, regardless of how such migration occurs.
 - c. Trees shall be planted thirty (30) feet on center, centered ten feet from the edges of the strip in all required landscaped and bermed areas.
 - d. Landscaping requirements concerning berming, 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 Commercial Design Guidelines may also be considered by the Planning Commission. (Ord. 2013-12 Amended 12/4/13).

Chapter 17.49 INDUSTRIAL ZONES
 Section 17.49.060 Landscaping and Fencing.

...

3. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass according to the standards of this subsection 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. Seventy percent (70%) of the landscaping strip shall consist of living vegetation such as grass, ground cover, and/or shrubbery. Thirty percent (30%) of the landscape strip may consist of non-living xeriscape materials such as 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~~ landscape areas shall be submitted and approved by the Planning Director.
 - i. The living vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
 - ii. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 - iii. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
 - iv. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
 - v. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
 - vi. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain, or other public facility, regardless of how such migration occurs.
- 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.

Chapter 17.50 MIXED COMMERCIAL
 Section 17.50.060 Landscaping and Screening

...

- 4. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted ~~with grass~~ according to the standards of this subsection 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. Seventy percent (70%) of the landscaping strip shall consist of living vegetation such as grass, ground cover, and/or shrubbery. Thirty percent (30%) of the landscape strip may consist of non-living xeriscape materials such as 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~~landscape areas shall be submitted and approved by the Planning Director.

- i. The living vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
 - ii. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 - iii. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
 - iv. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
 - v. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
 - B-vi. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain, or other public facility, regardless of how such migration occurs.
- 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.

Item 1 I: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 12: Planning Director Report

- Ivory Update

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
Plat Amendment: Murdock Hyundai	June 2015	New Concepts Const.	N/A	N/A
<i>Request for approval of a plat amendment at 452 South and 530 South Lindon Park Drive. Being handled at Staff level.</i>				
Alteration of Non-conforming Use: Mitchell Excavation	July 2015	Scott Mitchell	August 11	N/A
<i>Request to expand existing concrete crushing operation to include a concrete batch plan. 1400 West 300 South in LI zone.</i>				
Site Plan: Nicholson Business Park Phase II	July 2015	Mark Clemen	TBD	N/A
<i>Request for site plan approval to construct a 40,000 s.f. office/warehouse building at 150 North Geneva Road in the LI zone.</i>				
Zone Map Amendment: L.A. Lee Enterprises	July 2015	Leonard Lee	August 11	August 18
<i>Request to rezone two parcels at 119 South State from CG to MC.</i>				
Ordinance Amendment: Intermountain Precision Casting	July 2015	John Williams	August 11	August 18
<i>Request to amend the Industrial zone building setbacks to create a "side-yard" setback of 15 feet.</i>				
Ordinance Amendment: Accessory Building Sq. Ft.	July 2015	Lindon City	August 11	August 18
<i>Request to modify residential accessory building dimensional requirements.</i>				
Major Subdivision: Lindon Self Storage	July 2015	Victor	TBD	TBD
<i>Request for approval of a condominium subdivision at approximately 860 West 200 South.</i>				
Site Plan: Lindon Self Storage	July 2015	Victor	TDB	TBD
<i>Request for site plan approval of storage units at approx. 860 West 200 South.</i>				
Misc. Application: Ace Disposal	July 2015	Spencer Robinsion	N/A	N/A
<i>Request to connect to the City storm drain at approximately 1155 West 135 South.</i>				
CUP: Courteous K-9 Academy LLC	July 2015	Susan Crook	TBD	N/A
<i>Request for approval of a kennel license at 788 West 290 North.</i>				
Zone Map Amendment: WICP West Lindon	July 2015	Mark Weldon	August 11	August 18
<i>Request for a zone map amendment from CG to MC at approximately 1800 West 700 North.</i>				
General Plan Amendment: WICP West Lindon	July 2015	Mark Weldon	August 11	August 18
<i>Request for a General Plan amendment from commercial to mixed commercial at approximately 1800 West 700 North.</i>				
Site Plan: WICP West Orem	July 2015	Mark Weldon	TBD	N/A
<i>Request for site plan approval at approximately 1800 West 700 North.</i>				
Misc. Application: WICP West Orem	July 2015	Mark Weldon	N/A	N/A
...				
Site Plan: Performance Motors	August 2015	Brandon Pierce	August 25	N/A
<i>Request for site plan approval of a used car lot at approx. 53 North State Street.</i>				
Site Plan: Lindon Fire Station	August 2015	Adam Cowie	TBD	N/A
<i>Request for site plan approval of a fire station at approximately 100 North State Street.</i>				

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):

Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Zyto/Tams Office Buildings Site Plan	Keetch Estates Plat A	Lindon Harbor Industrial Park II
Lindon Tech Center Site Plan	Pen Minor Subdivision	Lakeside Business Park Plat A
Timpview Business Park Site Plan	Joyner Business Park Site Plan	Green Valley Subdivision
Lindon View Parking Lot Site Plan	Prodigy Promos Site Plan	Blackcliff Industrial Park
Lindon View Plat A	Intermountain Precision Site Plan	Olsen Site Plan
Honeysuckle Estates Subdivision	Torgersen Heights Subdivision	Eastlake at Geneva North Plat B
NuStar Site Plan	Ferrin Property Line Adjustment	

Board of Adjustment		
Applicant	Application Date	Meeting Date

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

Grant Applications	
Pending	Awarded
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	EDCUtah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 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 Land Use Applications: 50	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee Rocky Mountain Power Planning Committee