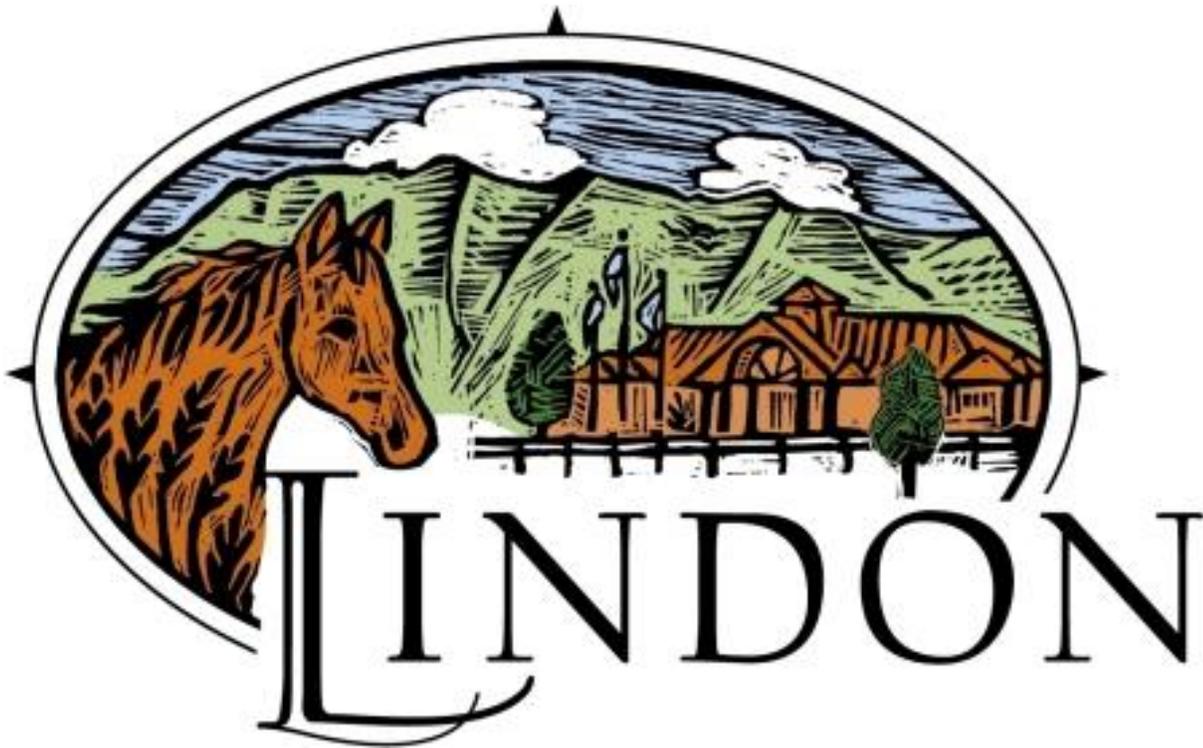


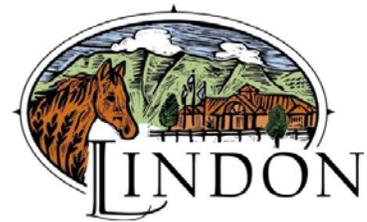
Lindon City Planning Commission Staff Report



September 8, 2015

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, September 8, 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. **Site Plan — Performance Motors, approx. 25 North State Street**

Brandon Pierce requests site plan approval of a 2,136 square foot commercial building with a caretaker dwelling, at approximately 25 North State Street in the General Commercial A (CG-A) zone.

(1 minute)

5. **Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street**

This item is continued to the next available Planning Commission meeting.

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

(1 minute)

6. **Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street**

This item is continued to the next available Planning Commission meeting.

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

(1 minute)

7. **Public Hearing — Ordinance Amendment — Commercial Design Guidelines**

This item is continued to the next available Planning Commission meeting.

Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

(1 minute)

8. **Public Hearing — Ordinance Amendment — Comm. & Ind. Landscaping Standards**

This item is continued to the next available Planning Commission meeting.

Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options. The Commission will consider the request and make a recommendation to the City Council.

9. New Business (Reports by Commissioners)

10. Planning Director Report

Adjourn

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

Posted By: Jordan Cullimore

Date: September 4, 2015

Time: ~9:00 am

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

Item I: Call to Order

September 8, 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, August 25, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **August 25, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Bob Wily, Commissioner
10 Pledge of Allegiance: Rob Kallas, Commissioner

12 <u>PRESENT</u>	<u>ABSENT</u>
13 Sharon Call, Chairperson	13 Matt McDonald, Commissioner
14 Bob Wily, Commissioner	
15 Mike Marchbanks, Commissioner	
16 Rob Kallas, Commissioner	
17 Andrew Skinner, Commissioner	
18 Hugh Van Wagenen, Planning Director	
19 Jordan Cullimore, Associate Planner	
20 Kathy Moosman, City Recorder	

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of August 11,
25 2015 were reviewed.

26
27 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
28 OF THE REGULAR MEETING OF AUGUST 11, 2015 AS PRESENTED.
29 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
30 FAVOR. THE MOTION CARRIED.

32 3. **PUBLIC COMMENT** –

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

36
37 **CURRENT BUSINESS** –

- 38
39 4. **Minor Subdivision** – *Public Works Plat C, approx. 946 West Center Street.* Lindon
40 City requests preliminary approval of a 2 lot subdivision at approximately 946 West
41 Center Street in the Light Industrial Zone (LI) zone.

42
43 Hugh Van Wagenen, Planning Director, gave a brief overview of this agenda item
44 explaining this is a subdivision request in order to facilitate a land sale between Lindon
45 City and Nicolson Construction, Inc. (essentially a land trade). He noted that Mark
46 Clement and Dave Nicolson are in attendance as representatives of the application and
47 are part of this agreement with the City. Mr. Van Wagenen noted the site plan for lot 4
48 will be considered in item 9 of the agenda. He explained the minimum lot size in the LI

2 zone is 1 acre (43,560 sq. ft.) and Lot 3 of the proposed subdivision will be 3.19 acres
4 (city portion) and lot 4 will be exactly 2.97 acres (Nicolson portion) and both lots will
6 have frontage along a public street. He stated that the required curb and gutter already
8 exist along the frontage of both proposed lots and the landscaping will be addressed with
the site plan application. He noted the City has not received the geotechnical report yet,
and staff suggests that a condition be that the developer provide the report and address
any geotechnical issues to the satisfaction of the City Engineer.

10 Mr. Van Wagenen explained that Mr. Nicolson plans to provide utility access to
12 their site (for a fire hydrant) and the Public Works site from Geneva Road through the
14 adjacent property owner's land; they don't have an easement or agreement from the
16 adjacent property owner as yet. Mr. Van Wagenen added that staff suggests a condition
also be that the developer obtain an easement adequate to the City from the adjacent
property owner for utility service to go through that property. He noted that on the last
plan submitted there is no storm drain service provided to the northwest corner of the
Public Works Site (which is the low point on the property).

18 Mr. Van Wagenen also mentioned that staff recommends that another condition of
20 approval be that they provide adequate storm drain service to that property (150 North
22 Street is a private street). Staff also suggests that a condition of approval be that
24 developer obtain whatever documentation is needed (if any) to the satisfaction of the City
26 Attorney that the roadway is a perpetual private right-of-way that can be used to access
the lot. Mr. Van Wagenen stated this is an administrative step to clear up some property
boundary lines including some easements through the area. He added that both lots meet
the minimum acreage in the light industrial zone and frontage requirements are met. He
stated that Mr. Nicolson will address the site plan requirements in the next agenda item.

28 Mr. Van Wagenen then presented an aerial photo of the proposed subdivision, the
30 preliminary plan and also site photos followed by discussion. Commissioner Wily
32 inquired where the road goes (150 North). Mr. Van Wagenen showed a site photo
34 explaining the road dead ends in that location. He noted this agreement has already been
approved by the City Council. Chairperson Call directed the Commission to make sure all
the conditions are included in the motion.

36 Chairperson Call asked if there were any further questions or comments from the
38 Commission. Hearing none she called for a motion.

40 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
42 REQUEST FOR APPROVAL OF A TWO LOT INDUSTRIAL SUBDIVISION WITH
44 THE FOLLOWING CONDITIONS 1. GEOTECHNICAL REPORT BE PROVIDED
46 AND ITEMS BE ADDRESSED TO SATISFACTION OF THE CITY ENGINEER AND
2. DEVELOPER OBTAINS ADEQUATE EASEMENTS FROM THE ADJACENT
PROPERTY OWNER TO PROPERLY RUN UTILITIES THROUGH THAT SITE TO
GENEVA ROAD AND 3. APPLICANT PROVIDE STORM DRAIN SERVICE TO
THE NORTHWEST CORNER OF THE PUBLIC WORKS PROPERTY AND 4.
APPLICANT PROVIDE SUFFICIENT DOCUMENTATION THAT 150 NORTH IS A
PERPETUAL PRIVATE RIGHT OF WAY THAT CAN BE USED TO ACCCESS THE
LOT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

48 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
4 COMMISSIONER SKINNER AYE
THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

6

5. **Site Plan:** *Nicolson Business Park Phase 2, approx. 150 North Geneva Road.* Dave Nicolson of Nicolson Business Park Phase 2 requests site plan approval of a 40,000 square foot industrial building on lot 2 of the Public Works Plat C Subdivision, in the Light Industrial LI zone.

12 Mr. Van Wagenen gave some background of this agenda item explaining this is the same site discussed in the previous item. He noted that Dave Nicolson and Mark
14 Clement are in attendance as representatives of this agenda item. Mr. Van Wagenen explained this is a site plan application for a 40,000 square foot office/warehouse
16 building that will have four units and located in the Light Industrial zone just off of Geneva Road. He added this site has access of 150 North, which is a private roadway.
18 Mr. Van Wagenen then referenced the parking requirements noting the requirements have been met:

- 20 • General office requires 1 space for every 350 square feet (6 total for this project).
- 22 • Warehouse requires 1 space for every 1,000 square feet (40 spaces for this project).
- 24 • Total provided vehicle spaces is 57 which is 11 stalls more than the minimum required.
- 26 • ADA parking is to be provided with 2 stalls which meets the minimum requirement.
- 28 • Bike parking in the LI zone requires two stalls for the first 50 spaces and one stall for every 50 spaces thereafter (2 required for this project; 4 provided).

30 Mr. Van Wagenen explained in the LI zone all frontages require a landscape strip of 20 feet with trees every 30 feet on center and this requirement is being met. The
32 interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. He noted with the proposed 57 stalls, that equates to 2,280 square feet and 6
34 trees required; 5,010 square feet of landscaping and 12 trees are provided. Mr. Van Wagenen stated then referenced the architectural elevations which were submitted after
36 the staff report was sent.

38 Mr. Van Wagenen also referenced the architectural standards stating the colored elevations are provided in the packets. He noted the front elevation facing 150 North is composed of cast stone stucco, cast stone, and timber stone accents. The elevation facing
40 Geneva Road has similar finishes, while the rear elevation (south facing) and other side elevation (east facing) consist of prefabricated metal walls with colors yet to be
42 determined. He noted the roof is also prefabricated metal with color yet to be determined. All colors must meet the color palette. He added that the Planning Commission can allow
44 the required 25% treatment (defined below) to be consolidated to one or more sides of the building.

46 Mr. Van Wagenen stated that Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend
48 with the surrounding property and structures.” The code also requires the following:

- 2 • Twenty-five percent (25%) minimum of the exterior of all buildings (except as
4 permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco,
wood, or other similar materials as approved by the Planning Commission.
6 Precast concrete or concrete tilt-up buildings also meet the architectural treatment
requirement, subject to the standards in section 17.49.070(2) as follows.
- 8 a. *With the consent of the property owner, the Planning Commission may allow
10 some or all of the required architectural treatment on a proposed building or
12 addition to be transferred or consolidated to a pre-existing building or
14 structure, or transferred to one or more sides of a proposed structure, which
16 may be more visible from a public street. Said transfer of architectural
18 treatment would need to improve the overall visual character of the area in a
greater manner than if the treatment is only applied to the less visible
20 building, addition, or side of the structure being considered. No net loss of
treatment should occur. When considering a transfer of the architectural
treatment, the Planning Commission should be conscious of visual site lines of
adjacent buildings and properties to determine if they would be negatively
impacted by a Planning Commission decision to allow transfer of the
architectural treatment on the proposed structures.*

22 Mr. Nicolson commented that they plan to use the same products to match the
existing buildings and it will have the same industrial look and feel. The back of the
24 building will be corrugated metal to also match the existing building. He then explained
what the entire site will look like when the total campus is complete including the
demolition of the neighboring property. Mr. Nicolson stated they are working with
26 abatement and state permits and are in the process of cleaning up the site. They also have
the agreements for the easements in place. He noted they plan to improve the look of the
28 entire area and they feel they have all the issues covered. Commissioner Kallas
commented that this appears to be a nice looking building and will be an improvement to
30 the area. Commissioner Wily added that it will be a nice addition. Chairperson Call
pointed out this site plan appears to meet all requirements.

32 Mr. Van Wagenen went on to say there are a few engineering issues that will need
to be resolved before the plans are finalized and staff will ensure all requirements are met
34 and there are three recommended conditions of approval as follows:

- 36 1. Public Works Plat C be recorded.
- 38 2. There is an agreement regarding the City sale of property to the developer. Staff
suggests that site plan approval include the requirement that the developer follow
through on the requirements of the agreement (with the purpose of tying
compliance with the agreement to the development approval).
- 40 3. The City has not accepted responsibility for the water line in 150 North. Staff
42 suggests that if the city chooses that it is not in the public interest to take
responsibility for that line, that the developer connect to a public line.

44 Following some additional discussion Chairperson Call asked if there were any
further comments from the Commission. Hearing none she called for a motion.

46
48 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL OF A 40,000 SQUARE FOOT BUILDING

2 WITH THE FOLLOWING CONDITIONS: 1. PUBLIC WORKS PLAT C BE
RECORDED AND 2. DEVELOPER MUST FOLLOW THROUGH ON THE
4 REQUIREMENTS OF THE AGREEMENT TO ACQUIRE PROPERTY FROM THE
CITY AND 3. IF THE CITY DOES NOT ACCEPT THE WATER LINE ON 150
6 NORTH AS A PUBLIC LINE, THE DEVELOPER MUST CONNECT TO A PUBLIC
LINE. COMMISSIONER SKINNER SECONDED THE MOTION. THE VOTE WAS
8 RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
10 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
12 COMMISSIONER WILY	AYE
COMMISSIONER SKINNER	AYE

14 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

16 6. **Site Plan** – *Mountain Tech Center, approx. 2570 West 600 North*. Mark Weldon of
18 WICP West Lindon requests approval for 2 office buildings, each of which will be
50,000 square feet in size, at approximately 2570 West 600 North in the General
Commercial A8 (CG-A8) zone.

20
22 Mr. Van Wagenen also led this discussion by explaining Mark Weldon is in
attendance as representative of this agenda item. He noted this is a site plan application
24 for two 50,000 square foot office buildings with an intended use as high density office
space and the buildings will be constructed in two phases. The site is located in the
26 General Commercial A8 (CG-A8) zone, indicating that buildings up to 80 feet in height
are permitted. This parcel is located in the northwest corner of PG/Lindon interchange on
I-15. The site has limited access off 600 North via a UDOT right in/right out only access.

28 Mr. Van Wagenen then referenced the parking standards requirements as follows:

- 30 • High Density Office uses requires 1 space for every 250 square feet (416 total or
208 per building required for this project).
- 32 • Total provided vehicle spaces is 601 which is 44% over the requirement.
 - 34 ○ City Code allows for parking to exceed minimum requirements up to a
30% threshold. Anything over that requires Planning Director and City
Engineer approval based on compelling reasons. The applicant has
36 indicated that the tenants for these buildings require a high parking to
square foot ratio. Many new business models have increased the number
38 of employees per square foot in office space.
- 40 • ADA parking is to be provided with 12 stalls which meets the requirement of 2%.
- 42 • Bike parking in the CG zone requires a ratio of 8% bike stalls to vehicular stalls
with 16 bike stalls maximum. In this case 32 bike stalls are required or 16 for
each building. This requirement is being met.

44 Mr. Van Wagenen mentioned one aspect of the entryway, is that this site does not
46 have any public frontage and no landscape strip is required. There is a possibility that
UDOT may require a public roadway from the entrance into this site, but that issue is still
48 being determined. If this becomes a requirement, staff will ensure all codes are being met
with regard to the landscaping.

2 Mr. Van Wagenen went on to say the interior landscaping must be provided at 40
square feet per required stall with one tree per 10 stalls and with the proposed 601 stalls
4 that equates to 24, 040 square feet and 60 trees required; 24,174 square feet of
landscaping and 62 trees are provided so the requirements are met.

6 Mr. Van Wagenen stated the CG zone requires 20% open space on any project
and 21.3% is being provided. Lindon's Commercial Design guidelines, which govern
8 architectural treatments in the CG zone, identify masonry building materials, such as
brick, stone, and colored decorative concrete block (including fenestration) as the
10 preferred primary building material; and brick, stone, colored decorative concrete block,
stucco, wood/cement fiber siding, and timbers as secondary materials; fenestration is also
12 highly encouraged. He noted the building materials proposed for the exterior of the
structures include painted concrete tilt-up panels, dark grey brick, varying blue glass
14 windows, orange/brown stucco/wood accents, and aluminum sun shade features. He
added that the building heights are approximately 42 feet high which is within the 80 foot
16 limit. Mr. Van Wagenen mentioned this will be complimentary to the landscaping and
will look very nice.

18 Mr. Van Wagenen noted the Commercial Design Guidelines indicate that earth
tones are generally preferred over harsh or loud colors, except where more vibrant colors
20 are used to create a special effect that is harmonious with the adjacent context. The
Design Guidelines include a color palette for reference in determining compliance with
22 this requirement.

24 Mr. Van Wagenen further explained that due to the unique right in/right out
access to the site off a UDOT right of way, the applicant has met with UDOT and Lindon
to address traffic concerns to and from the site. He noted the major concern is that there is
26 no ability for vehicles leaving the site to make a left (head east) to get to the I-15
interchange. This will most likely result in vehicles taking a right out of the site and
28 making a U-turn at the intersection of 600 North and 2800 West. This intersection is
under the jurisdiction of UDOT, American Fork and Lindon.

30 Mr. Van Wagenen further explained that U-turns from this intersection pose a
hazard and therefore, a U-turn pocket further east on 600 North has been suggested as a
32 possible short term solution to accommodate increasing traffic volumes from the site. The
respective jurisdictions have agreed that this is an appropriate short term solution.
34 However, there will most likely have to be improvements to the 600 North 2800 West
intersection as additional development occurs. He stated it is unknown what
36 improvements may be required and at what time and much of the unknown stems from
the future Vineyard Connector and its realignment influence on the interchange.

38 Mr. Van Wagenen stated that due to the impact that these two high density office
uses will have on the intersection, it is recommended as a condition of approval that the
40 Developer and the City enter into a development agreement regarding cost sharing for
any recommended future intersection improvements as may be determined by Lindon,
42 American Fork, and UDOT at 600 North 2800 West prior to the building permit for
Building 2 being issued.

44 Mr. Van Wagenen further stated there are a few engineering issues that will need
to be resolved before the plans are finalized and staff will ensure all requirements are
46 met; approval condition #1 is relevant here. Mr. Van Wagenen then presented an aerial
photo of the site and surrounding area, photographs of the existing site, site plan,

2 architectural rendering & elevations, landscaping plan, color palette and U-turn street
improvements followed by discussion.

4 Mr. Weldon addressed the Commission at this time. He noted that Global
payments (incoming tenant from Pleasant Grove) will be bringing in some high paying
6 jobs when they move to the area. They are also talking to him about an option on
building #2 which they may exercise, but they won't need right away. Mr. Weldon added
8 that they are also trying to acquire the parcel to the west that borders their property but
the owners aren't willing to sell as they are wanting to put a hotel there. He noted, for the
10 record, that from the start they have wanted to acquire that particular piece of property.
Mr. Weldon also commented that they would love to have a round-about on the U-turn
12 but the reality is that it makes their property worth less and it is a classic spot for a
turnabout.

14 Mr. Weldon went on to say they have spent a million dollars on this project
without even putting a shovel in the ground. Mr. Weldon stated they are excited about
16 coming to Lindon and to bring these good tenants to Lindon. They are planning to be
here for meeting on the 10th and they would love to have a group discussion on a
18 turnabout, sewer, access, street improvements, cost sharing and other issues. Mr. Weldon
noted he has offered \$50,000 for the turnabout alone.

20 Mr. Weldon stated the first project is for the office building for Frontier
Communications. He explained they are spending \$125,000 just for landscaping alone to
22 ensure that they respect the residential homes in the area. He noted they are putting a lot
of money into landscaping and expensive water to service the landscaping. Mr. Weldon
24 state this project will bring in 400 jobs and a 10 year lease as soon as they can get the
project started. He mentioned this project is similar to the building they built in the
26 Lindon Tech development. They are slated to bring two (2) buildings there and by the
time they are done they will have 22 million dollars invested.

28 Mr. Weldon then gave a brief background on each of the tenants that have
committed to these projects noting both are fortune 500 companies. He explained that
30 Global Payments is an 8 billion dollar company with Frontier Communications being
about the same. He pointed out that it is very fortunate that these companies are entering
32 Lindon because of the jobs they will create (400) and both will double in size and expand
beyond that with their scope and presence in Lindon. They would like to have walls up
34 by December. There was then some lengthy discussion by Mr. Weldon and the
Commission regarding this project. Mr. Van Wagenen went on to explain the project and
36 suggested conditions of approval and noted they are working together to resolve any
issues.

38 Chairperson Call suggested putting the conditions in the motion and leave the
issues for staff and Mr. Weldon to work through. She added that as long as the conditions
40 are in place she feels the building is great and it will be a nice development. The
Commission was in agreement they are comfortable with approval with conditions.
42 Commissioner Kallas likes the development and likes what Mr. Weldon is doing and
hopefully the traffic issues will be resolved. Commissioner Wily commented that all
44 these issues won't be solved tonight and added that he feels this will be a nice addition to
the area. Commissioner Skinner commented that this will be a fabulous introduction to
46 Lindon. Commissioner Marchbanks commented that for an odd shaped parcel this
appears to work out nicely. Mr. Weldon stated that Global Payments wants to call the
48 development "Open Edge Center" to help brand the name.

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

4
6 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS
REQUEST FOR SITE PLAN APPROVAL OF TWO 50,000 S.F. OFFICE BUILDINGS
WITH THE FOLLOWING CONDITIONS: 1. OFF-SITE SEWER PLANS BE
8 APPROVED AND 2. ACCESS TO THE PARCEL COMPLY WITH ANY UDOT
REQUIREMENTS AND 3. STREET IMPROVEMENTS TO ACCOMMODATE
10 INGRESS AND EGRESS TRAFFIC TO THE SITE BE CONSTRUCTED AND 4.
DEVELOPER AND THE CITY ENTER INTO A DEVELOPMENT AGREEMENT
12 REGARDING COST SHARING FOR ANY RECOMMENDED FUTURE
INTERSECTION IMPROVEMENTS AS MAY BE DETERMINED BY LINDON,
14 AMERICAN FORK, AND UDOT AT 600 NORTH 2800 WEST PRIOR TO THE
BUILDING PERMIT FOR BUILDING 2 BEING ISSUED. COMMISSIONER
16 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

18 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
20 COMMISSIONER KALLAS	AYE
COMMISSIONER WILY	AYE
22 COMMISSIONER SKINNER	AYE

THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

24
26 7. **Public Hearing** – *General Plan Map Amendment, approx. 115/117/119 South State*
Street. Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan Map
28 amendment to change the General Plan designation of property located at
115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306)
30 from Commercial to Mixed Commercial. The Commission will consider the request
and make a recommendation to the City Council.

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

36 Jordan Cullimore, Associate Planner, opened the discussion by explaining
Leonard Lee of L.A. Lee Enterprises in in attendance to request approval of a General
38 Plan Map amendment to change the General Plan designation of property located at
115/117/119 South State Street from Commercial to Mixed Commercial. He added that
40 following discussion the Commission will make a recommendation to the City Council.

42 Mr. Cullimore stated the applicant has owned the existing structures on the
subject parcels for many years (most recent addition constructed in 1992). He noted the
44 buildings have typically housed light manufacturing, and other industrial related uses and
similar uses have continued to operate from the structures over the years. He noted that
46 currently the buildings are in the General Commercial zone, which is now a zone that is
predominantly oriented toward office and retail uses only. He explained as prospective
48 industrial tenants have attempted to obtain business licenses from the City to operate out
of the structures, staff has had to conduct research to determine whether the buildings

2 have nonconforming rights to the specific uses proposed since the current zoning does
4 not allow for manufacturing and light industrial uses. Mr. Lee is requesting that the
6 general plan designation, and, in the next agenda item, the zoning classification, be
changed from Commercial to Mixed Commercial to allow, more broadly, other light
industrial, manufacturing, and office/warehousing uses in the buildings.

8 Mr. Cullimore further explained 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. Mr.
10 Cullimore stated that Mr. Lee is requesting that the General Plan designation of the
property be changed to Mixed Commercial, which includes the uses in the General
12 Commercial designation, as well as light industrial and research and business uses.

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

- 16 a) It is the purpose of the commercial area to provide areas in appropriate locations
18 where a combination of business, commercial, entertainment, and related
activities may be established, maintained, and protected.
- 20 b) Commercial use areas should be located along major arterial streets for high
visibility and traffic volumes.
- 22 c) The goal of commercial development is to encourage the establishment and
development of basic retail and commercial stores which will satisfy the ordinary
24 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.

26 i. Objectives of this goal are to:

- 28 1. Expand the range of retail and commercial goods and services available within the
community.
- 30 2. Promote new office, retail, and commercial development along State Street and
700 North.
- 32 d) Applicable city-wide land use guidelines:
 - 34 I. The relationship of planned land uses should reflect consideration of existing
development, environmental conditions, service and transportation needs, and
fiscal impacts.
 - 36 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.
 - 38 III. Commercial and industrial uses should be highly accessible, and developed
compatibly with the uses and character of surrounding districts.

40 Mr. Cullimore then presented an aerial photo of the proposed area to be re-
42 classified and photos of the existing structures followed by discussion.

44 Chairperson Call commented that her biggest concern is that it is General
Commercial along the whole corridor and to have that one parcel being Mixed
Commercial sounds like spot zoning. Mr. Cullimore then explained what the current
46 surrounding uses are. Mr. Lee then gave a brief summary of the businesses located in his
properties. He noted that as far as the visual of his property it is a landscaped property
48 and the back buildings blend in and are not very visible from the street front.

2 Chairperson Call called for any public comments at this time.

4 **Bill Fairbanks:** Mr. Fairbanks commented that he and Mr. Lee have been neighbors for
quite a while and mentioned that he is not doing anything different than he has been
6 doing in the past and pointed out that he may already be grandfathered in on the use. He
also mentioned that the back building is so far back it would not be good for retail
8 anyway. Mr. Fairbanks stated he has no problem with what they are doing or asking for,
and if anything, give the zoning that will make it more inclusive so it is an expanded use.
10 He added that there is a fairly good separation between the residential areas.

Mr. Cullimore stated that Mr. Lee has offered a tour of the facility to see it first-
12 hand. He also mentioned that this item can be continued for further discussion and also
allow for a side by side comparison of the MC and CG zones and to bring up any
14 additional concerns. Following some lengthy discussion the Commission was in
agreement they have some concerns and agreed to continue the item for further
16 discussion and to allow the time to tour Mr. Lee's property/facility. Mr. Cullimore
pointed out that from staff's perspective they are here to support elected and appointed
18 officials; they presented to Mr. Lee something that would help ease his burden but from
staff's perspective they don't have a specific agenda regarding this issue. The
20 Commission agreed to tour the facility on September 22nd.

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

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

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

30
COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO
32 CONTINUE THE APPLICANT'S REQUEST TO CHANGE THE GENERAL PLAN
DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY PARCEL
34 #14:070:0204 & 14:070:0306 TO FACILITATE A FIELD TRIP TOUR AND
FURTHER DISCUSSION. COMMISSIONER SKINNER SECONDED THE MOTION.
36 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
38 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
40 COMMISSIONER WILY	AYE
COMMISSIONER SKINNER	AYE

42 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

44 8. **Public Hearing** – *Zone Map Amendment, approx. 115/117/119 South State Street.*
Leonard Lee of L.A. Enterprises requests approval of a Zone Map Amendment to
46 rezone property located at 115/117/119 South State Street (Utah County Tax IDs
14:070:0204 & 14:070:0306 from General Commercial (CG) to Mixed Commercial

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

6 COMMISSIONER WILY MOVED TO OPEN THE PUBLIC HEARING.
8 COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED
10 IN FAVOR. THE MOTION CARRIED.

12 Mr. Cullimore stated this item was presented in the previous item and was
14 continued to allow time to facilitate a tour of the facility and further discussion. He
16 directed the Commission to also continue this item.

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

22 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S
24 REQUEST TO CHANGE THE ZONING DESIGNATION OF THE LOTS
26 IDENTIFIED BY UTAH COUTY PARCEL #14:0070:0204 & 14:070:036 FROM
28 GENERAL COMMERCIAL (CG) TO MIXED COMMERCIAL (MC) TO
30 FACILITATE A TOUR OF THE FACILITY AND FOR CONSIDERATION OF A
32 ZONING CHANGE. COMMISSIONER WILY SECONDED THE MOTION. THE
34 VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
24 COMMISSIONER MARCHBANKS	AYE
26 COMMISSIONER KALLAS	AYE
28 COMMISSIONER WILY	AYE
30 COMMISSIONER SKINNER	AYE

32 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

34 9. **Public Hearing** – *Ordinance Amendment – Commercial Design Guidelines*. Lindon
36 City requests approval of amendments to Lindon City Code (LCC) Titles 17 & 18,
38 and to the Lindon City Commercial Design Guidelines to change the Design
40 Guidelines to Design Standards. The Commission will consider the request and make
42 recommendations to the City Council.

44 Mr. Cullimore explained that City Council and Planning Commission recently
46 attended a work session in which a consultant, Brent Overson, gave a presentation about
48 Design Standards for Commercial zones. He noted that after the presentation, the City
Council directed staff to initiate an ordinance amendment to change the Lindon City
Design Guidelines to Design Standards. The purpose of this item tonight is to begin the
first step in discussion regarding how to implement the Standards.

Mr. Cullimore then presented items to consider as follows:

- 42 1. Should every aspect of the Commercial Design Guidelines, including site design,
44 streetscape requirement, architectural design, etc., be converted to standards, or
just architectural design? (should's vs. shall's)
- 46 2. Should the Design Standards retain the broad discretion present in the current
guidelines to interpret the requirements and allow exceptions?

48 *There was some lengthy discussion regarding standards vs. guidelines and the following
bullet items.*

- 2 • *Staff will research and bring back more information.*
- *Discussion on making sure standards aren't so strict they hurt the developer*
- 4 • *Allow some flexibility and less subjectivity.*
- *Need to set standards and let the developer use their creativity.*
- 6 • *The parameters need to be in place.*
- *Keep "shall's" focused on general themes.*
- 8 • *Development 700 North Corridor was mentioned and discussed. Agreed what is happening so far is good.*
- 10 • *Standards are pretty vague and it is good this is being reviewed and tightened up.*
- 12 • *Mandatory of what is important - look at the table of contents and move forward from there.*

14 Following discussion the Commission was in agreement to continue this item to allow staff to bring back more information for further discussion.

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

18
 20 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION
 22 OF THE PROPOSED ORDINANCE AMENDMENT FOR FURTHER RESEARCH
 AND DISCUSSION. COMMISSIONER MARCHBANKS SECONDED THE
 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

28 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

30 10. **Public Hearing** – *Ordinance Amendment – Commercial and Industrial Landscaping*
 32 *Standards. This item is continued to the next available Planning Commission*
 34 *meeting.* Lindon City requests approval of an Ordinance Amendment to LCC
 chapters 17.47 Research and Business Zone, 17.48 Commercial 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.

36
 38 Mr. Cullimore stated this item has been continued to the next available Planning
 Commission meeting. Chairperson Call called for any further comments or questions
 from the Commissioners. Hearing none she called for a motion to continue.

40
 42 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE
 ORDINANCE AMENDMENT TO THE NEXT AVAILABLE PLANNING
 COMMISSION MEETING TO ALLOW STAFF TO CONDUCT FURTHER
 44 RESEARCH. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE
 WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE

2 COMMISSIONER WILY AYE
COMMISSIONER SKINNER AYE
4 THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

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

8
10 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

12
14 **11. New Business: Reports by Commissioners –**

14 Chairperson Call called for any new business or reports by the Commissioners.
16 Commissioner Kallas mentioned he recently attended some meetings about transportation
in the valley with discussion on how to increase traffic flow etc. with the idea that
18 Geneva road will become a nice corridor if not a belt route. He would suggest looking at
development in Vineyard and questioned if we as a City should be looking at our zoning
on Geneva Road and if we are not doing an injustice to rezone it as commercial; look at
20 what we will permit in the future.

22 Mr. Van Wagenen commented that we are due for a general plan update and that
would be an issue that would be good to address and could help institute changes on the
ground with the zoning map. Chairperson Call mentioned that the Planning Commission
24 will be heavily involved with reviewing the general plan.

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

28 **12. Planning Director Report–**

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

- 32
- State of the City Report

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

36 **ADJOURN –**

38 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 9:35 P.M. COMMISSIONER SKINNER SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40
42 Approved – September 8, 2015

44
46 _____
Sharon Call, Chairperson

46 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan — Performance Motors, approx. 25 North State Street

Brandon Pierce requests site plan approval of a 2,136 square foot commercial building with a caretaker dwelling, at approximately 25 North State Street in the General Commercial A (CG-A) zone.

<p>Applicant: Brandon Pierce Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial A (CG-A)</p> <p>Property Owner: Brandon Pierce Address: Approx. 25 North State Street Parcel ID: 14:069:0266 Lot Sizes: 0.64 acre</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 the request for site plan approval of a 2,136 square foot commercial building complies with applicable land use requirements.2. Whether it is necessary to impose additional conditions on the proposed caretaker dwelling. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
--	--

BACKGROUND

1. The applicant proposes to construct a 2,136 square foot commercial building on the lot located at approximately 25 North State Street.
2. The structure will be primarily used for used automobile sales, which is a permitted use in the General Commercial A (CG-A) zone. The applicant is also requesting approval of a caretaker dwelling on the second floor of the structure. A caretaker dwelling is a conditionally permitted use in the CG-A zone.

DISCUSSION & ANALYSIS

Parking Standards

The required parking ratio for retail automobile sales is 1 space per 250 square feet of showroom/office space plus 1 space per employee. The applicant has indicated that the facility will have 1,981 square feet of office space with 3 employees on any given shift. This will require 11 parking stalls with at least 1 ADA stall. The site plan proposes 11 stalls with 1 ADA accessible stall to satisfy the parking requirement.

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

Summary of Parking Requirements

- Vehicle Spaces Required: 11
- Vehicle Space Provided: 11
- Bicycle Spaces Required: 2
- Bicycle Spaces Provided: 2

Landscaping Standards

Landscaped Strip Along Frontage

Subsection 17.48.030(4) requires a 20 foot landscaped berm along public street frontages, of which at least 70% is planted in grass. The Code also requires that trees be planted within the strip every 30 feet on center. The landscaping plan complies with these requirements.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall. The site has 11 required parking stalls, which will require at least 440 square feet of interior landscaping, exclusive of the required landscaped strip along street frontage. Additionally, the Code requires 1 interior tree per 10 required parking stalls. The landscaping plan proposes 744 square feet of interior landscaping and 2 trees in the interior landscaping to meet the Code requirements.

Parking Lot Landscaped Buffer

The Code requires that any parking lot adjacent to a residential use be screened shall provide a minimum 10' landscaped buffer from the parking lot to the adjacent residential use, and that trees be planted at least ever 10' along the strip. The applicant has proposed a landscaped strip adjacent to the parking to meet this requirement.

Total Open Space Requirement

The Code requires that a minimum of 20% of the lot be maintained in permanent landscaped open space. The landscaping plan indicates that 25% of the site will be maintained in permanent landscaped open space to meet the requirement.

Fencing Requirement

The Code requires that a 7' masonry or concrete fence shall be constructed and maintained between a non-residential development and a residential use or a residential zone. The applicant is proposing a fence along the west and north property lines to meet this requirement. While the strip of land south of the parcel belongs to the residential lot to the west, staff has determined that the strip is not a residential use, so no fence has been proposed along that border.

Architectural Standards

Building Materials

Lindon's Commercial Design guidelines, which govern architectural treatments in the CG zone, identify masonry building materials, such as brick, stone, and colored decorative concrete block as the preferred primary building material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding, and timbers as secondary materials.

An architect's rendering of the structure and elevation details are included in attachment 5 for the Planning Commission's consideration. The building materials proposed for the exterior of the structure include painted CMU block and corrugated metal siding.

Building Color

The Commercial Design Guidelines indicate that earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the

adjacent context. The Design Guidelines include a color palette for reference in determining compliance with this requirement. The color palette has been included as attachment 7 for your reference. A rendering that illustrates the building colors is included in attachment 5 for review

Dimensional Standards

The proposed structure meets setback and height requirements of the CG-A zone.

Engineering Requirements

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

Caretaker Dwelling

The applicant is proposing a caretaker dwelling in the portion of the structure identified in attachment 6. Caretaker dwellings are conditionally permitted as part of a commercial site in the CG-A zone. The following applies when considering an application for a conditional use permit:

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

Accordingly, if the Planning Commission identifies potentially detrimental impacts associated with the proposed caretaker dwelling, the Commissioners may impose reasonable conditions to mitigate the identified impacts.

Public Comment

Staff has received an email from, and has had subsequent conversations with, Sonja Johnson, who is a resident in Harcliff Circle. Her email has been included in attachment 8. Staff is in the process of

researching some of the concerns and, if necessary, will distribute supplemental information to the Planning Commission before or at the Planning Commission meeting.

ATTACHMENTS

1. Aerial photo of the site
2. Photos of the site
3. Site Plan
4. Landscaping Plan
5. Elevations and Colored Rendering
6. Floor Plan for Caretaker Dwelling
7. Earth-tone Color Palette
8. Sonja Johnson Email



Performance Motors Site Plan
~25 North State Street

60 NORTH

MAIN

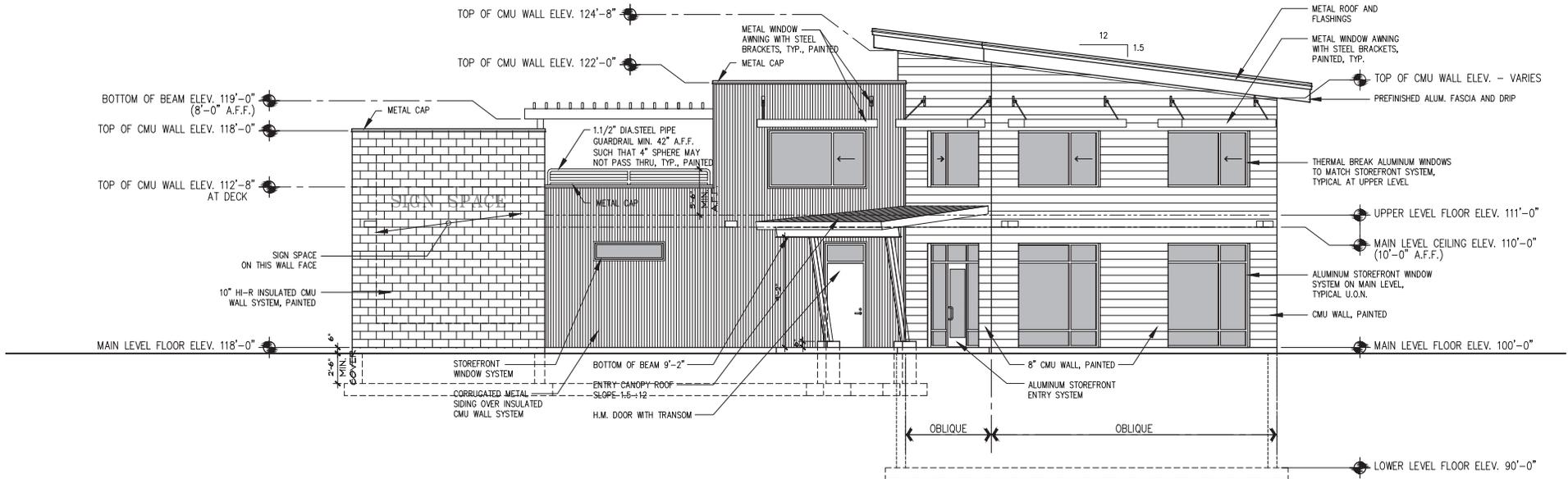
CENTER

180 WEST

STATE

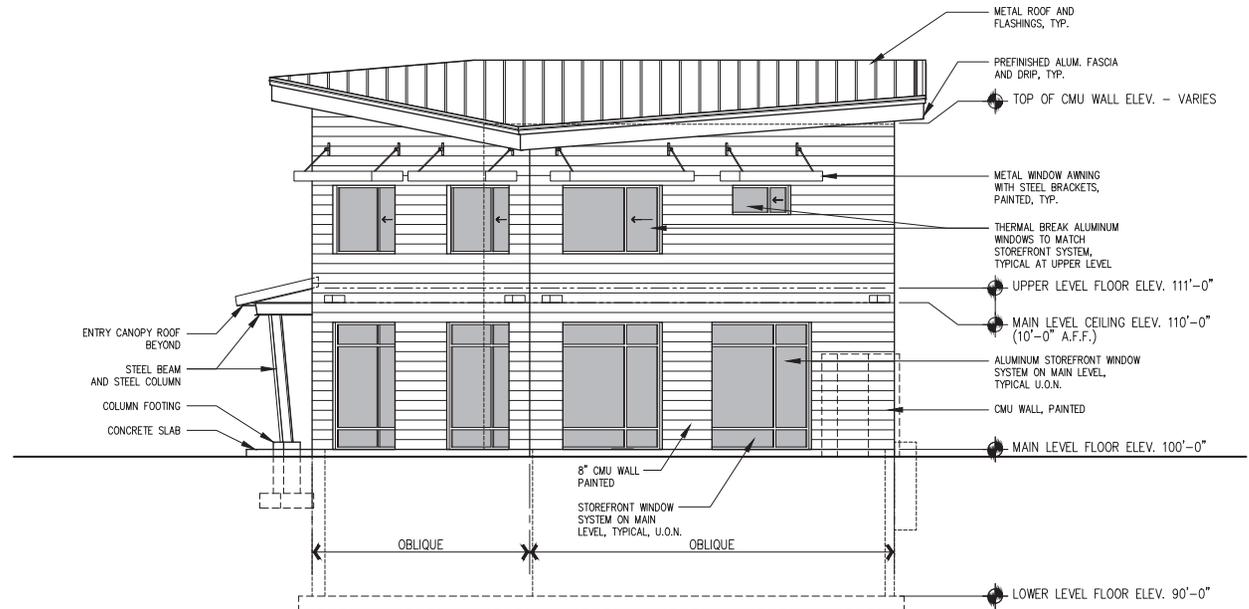


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FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

EXTERIOR FINISHES			
CONCRETE MASONRY UNITS (CMU) SPLIT-FACE, U.N.O.	2750 SF	59.1 %	
GLASS / ALUMINUM ENTRY AND WINDOWS	767 SF	16.5 %	
METAL DOORS	631 SF	13.5 %	
METAL SIDING	304 SF	6.5 %	
METAL TRIM	203 SF	4.4 %	
EXTERIOR ELEVATION AREA	4655 SF	100.0 %	

COLORS AS SELECTED BY OWNER.

REVISIONS

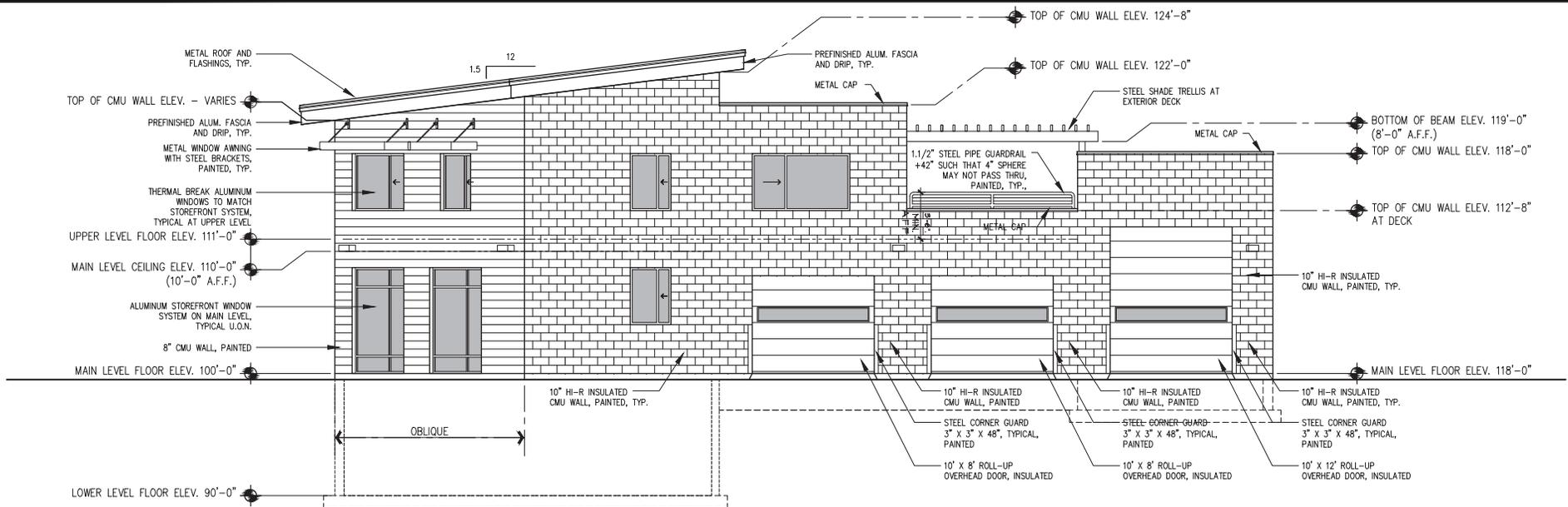
DRAWN BY DAS

HARRIS ARCHITECTURE
300 N. UNIVERSITY AVENUE, SUITE 200, PROVO, UT 84601 | TEL: 313.3333 | WWW.HARRISARCHITECTURE.COM

A NEW BUILDING FOR
PERFORMANCE MOTORS
EXTERIOR ELEVATIONS

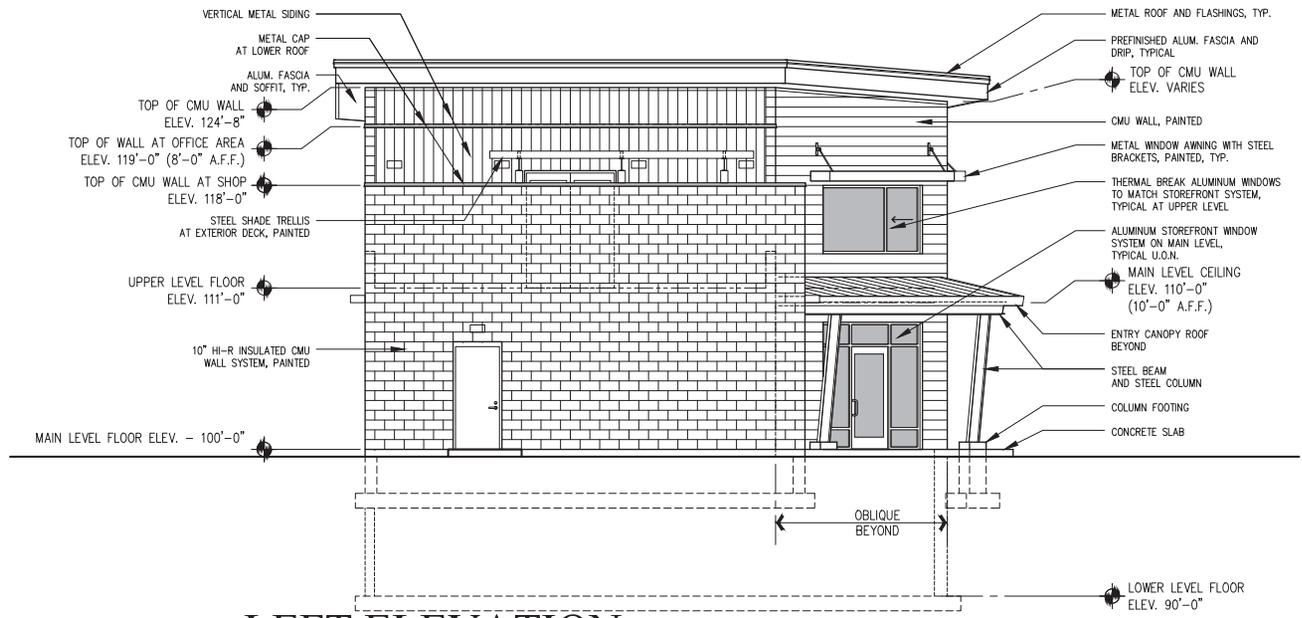
JUNE 2015

A2.1



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

EXTERIOR FINISHES			
CONCRETE MASONRY UNITS (CMU) SPLIT-FACE, U.O.N.	2750 SF	59.1 %	
GLASS / ALUMINUM ENTRY AND WINDOWS	767 SF	16.5 %	
METAL DOORS	631 SF	13.5 %	
METAL SIDING	304 SF	6.5 %	
METAL TRIM	203 SF	4.4 %	
EXTERIOR ELEVATION AREA	4655 SF	100.0 %	

COLORS AS SELECTED BY OWNER.

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PERFORMANCE MOTORS

 HARRIS ARCHITECTURE

FLOOR PLAN NOTES

1. AT ALL FLOOR & WALL TRANSITIONS PROVIDE A BRUSHED CHROME SCHLUTER STRIP.
2. SEE SHEETS A4.1-A4.2 FOR DOOR SCHEDULE AND DOOR/WINDOW TYPES.
3. SEE SHEET A3.7 FOR WALL TYPES.
4. SEE SHEET A3.7 FOR EXTERIOR WALL DETAILS.
5. SEE SITE PLAN (BY CIVIL ENGINEER) FOR LOCATION/EXTENSION OF WALKS & ACCESSIBLE ROUTE PLAN.
6. SOILS ENGINEER TO PROVIDE INSPECTION OF THE SITE ONCE EXCAVATION HAS TAKEN PLACE TO DETERMINE IF ANY PERIMETER DRAINAGE SYSTEM AND WATERPROOFING MEMBRANE IS REQUIRED.
7. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES.
8. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
9. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
10. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDOWN AND STRAP LOCATIONS.
11. SEE STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS.
12. RETURN THE ENDS OF WALL HANDRAILS TO EITHER THE WALL OR THE FLOOR - TYP.
13. FRAMING CONTRACTOR TO PROVIDE BACKING FOR ALL WALL-MOUNTED ITEMS
14. DOORS TO BE FRAMED SUCH THAT 18" OF CLEAR SPACE EXISTS ON THE PULL SIDE. ON THE PUSH SIDE 12" OF CLEAR SPACE SHALL BE PROVIDED IF BOTH A CLOSER & LATCH ARE USED.
15. CONTRACTOR TO FOLLOW MANUFACTURERS' DETAILS FOR FLASHING, CAULKING FOR EXTERIOR WINDOWS AND DOORS
16. SEE SHEET A6.2 FOR TYPICAL TOILET ROOM ELEVATIONS.

FINISH NOTES

1. VERIFY ALL MATERIALS, COLORS, ACCENT WALLS, PATTERNS, ETC... W/ OWNER
2. ALL ACCESSORIES AND TRIMS TO BE BRUSHED CHROME
3. SEE OWNER FOR ACCENT WALLS - VERIFY COLORS WITH ARCHITECT. (ALL ACCENT WALLS TO RETURN TO AN INSIDE CORNER - TYP.)
4. FOR TYPICAL TILE INSTALLATION, SEE DETAILS 1, 2, 3/A6.1
5. WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE DOES NOT LIST THE ENTIRE WALL SYSTEM--ONLY THE EXTERIOR LAYER (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)
6. USE WATER-RESISTANT GYPSUM BOARD AT ALL BATHROOM WET-WALL LOCATIONS.
7. WINDOW COVERINGS ARE BY OWNER (TO BE COORDINATED W/ ARCHITECT).

FINISH SCHEDULE

- F1 CARPET TILE - DIRECT CLUE
 F2 PORCELAIN TILE
 F3 SEALED CONCRETE
 F4 VCT TILE
- B1 6" WOOD, PAINTED
 B2 6" PORCELAIN TILE
 B3 NONE
- W1 5/8" GYP BOARD, TEXTURED, PAINTED
 W2 5/8" GYP BOARD, TEXTURED, PAINTED WITH EPOXY PAINT
 W3 60" PORCELAIN TILE WAINSCOT
 W4 CMU, PAINTED
 W5 STRUCTURE EXPOSED
- C1 5/8" GYP BOARD, TEXTURED, PAINTED
 C2 (2) LAYERS 5/8" GYP BOARD, TEXTURED, PAINTED
 C3 STRUCTURE EXPOSED

NOTE: SEE CIVIL DUGS FOR ON-SITE STREETS, FIRE LANES, WALKS, AND OTHER SITE FEATURES (TO BE COORDINATED WITH LANDSCAPE DRAWINGS)

NOTE: VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND DIMENSIONS ON SITE (NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS)



UPPER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"
 * = TEMPERED GLASS

OFFICE: 1,216 SQ. FT.
 DECK: 392 SQ. FT.

REVISIONS

DRAWN BY
DAS

HARRIS ARCHITECTURE
 3300 UNIVERSITY AVENUE 500, PRODUCE CITY, MO, 64607
 TEL: 314.234.2300 WWW.HARRISARCHITECTURE.COM

PERFORMANCE MOTORS
 UPPER LEVEL FLOOR PLAN

JUNE 2015

A1.3

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IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

The primary colors section includes seven rows of color swatches: 1) Five shades of blue ranging from light to dark. 2) Five shades of grey ranging from light to dark. 3) Five shades of brown ranging from dark to light. 4) Five shades of green ranging from dark to light. 5) Five shades of olive green ranging from dark to light. 6) Five shades of yellow ranging from dark to light. 7) Five shades of tan ranging from dark to light.

Attachment 8

Hi Jordan,

Thank you for your email and information being presented to the planning board. Mrs. Els-Marie Johnson received the notice of the planning meeting to be held on Sept 8, yesterday. As Yvonne mentioned to you, our mother is going into the hospital tomorrow and having a heart valve replaced on the following day. We respectfully request additional time to continue to understand the situation, prior to a public meeting, as it impacts Mrs. Johnson significantly. October 13 should work if there are no complications. We do not want to add to her stress during surgery about these decisions being made while she is incapacitated.

One item that is of particular concern is the moving of the culinary waterline that provides water to 191 and 145 West Harcliff circle. 191 W is owned by 3 owners and 145 by Mrs. Johnson. We have put the city on notice that this is not an Els-Marie Johnson personally owned water line, but rather it is a city line. If that is the city's understanding, then we have no issue. Prior to the purchase of the land, the relator for Mr. Pierce approached us and we explained why the water line is not ours and we showed him where the water line is and our water meters for each home connected to the line. He told me he was going over to the city building after our conversation to discuss this with the city. We heard nothing after that and his client purchased the land. We have not had any communications with Mr. Pierce since he purchased the land. I do not believe it is in anyone's best interest to have a line moved and not resolve easement issues to that line. I want to be clear that no discussions have occurred or agreements reached between Mr. Brandon Pierce and Mrs. Els-Marie Johnson on any issue.

We will be reviewing the documentation to inform my mother of the implications, and prepare documentation prior to the ultimate planning board meeting. I know Mrs. Johnson has expressed concerns to the city of several occasions of wanting to be involved on the outcome of this property. We can't put off her operation and respectfully request the meeting be moved to October 13.

Kind regards,

Sonja

Item 5: Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street

This item is continued to the next available Planning Commission meeting.

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

**Item 6: Public Hearing — Zone Map Amendment, approx.
115/117/119 South State Street**

This item is continued to the next available Planning Commission meeting.

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

Item 7: Public Hearing — Ordinance Amendment — Commercial Design Guidelines

This item is continued to the next available Planning Commission meeting.

Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

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

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

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 10: Planning Director Report

- Fire station site plan is coming.
- American Planning Association Fall Conference at Thanksgiving Point in Lehi, October 1-3.

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>				
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>				
Misc. Application: WICP West Orem	July 2015	Mark Weldon	N/A	N/A
<i>Request for approval of off-site sewer design for an office complex at approximately 2500 West 600 North.</i>				
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>				
Misc. Application: Sonic Car Wash	Sept 2015	Curtis Roberts	N/A	N/A
<i>Request for site modification to accommodate vacuums.</i>				
Site Plan: Osmond Memory Care Expansion	Sept 2015	Jared Osmond	TBD	N/A
<i>Request for site plan approval of an addition to the Osmond Assisted Living Facility.</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
Timpview Business Park Site Plan	Keetch Estates Plat A	Lindon Harbor Industrial Park II
Honeysuckle Estates Subdivision	Pen Minor Subdivision	Green Valley Subdivision
NuStar Site Plan	Joyner Business Park Site Plan	Blackcliff Industrial Park
Murdock Hyundai Plat Amendment	Prodigy Promos Site Plan	Eastlake at Geneva North Plat B
Torgersen Heights Subdivision	WICP West Orem Site Plan	Mitchell X Nonconforming Use Alteration
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)
	EDC Utah 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: 141 New residential units: 22	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 79 Land Use Applications: 67	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

Lindon City

Legend

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

