Lindon City
Planning Commission
Staff Report

May 25, 2021

Notice of Meeting
Lindon City Planning Commission

Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Renee Tribe

Notice of Meeting
Lindon City Planning Commission

The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, May 25, 2021, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 6:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda
Invocation: By Invitation
Pledge of Allegiance: By Invitation

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

1. Call to Order

2. Approval of minutes
   Planning Commission 5/11/2021

3. Public Comment

4. Postponed - Public hearing for a recommendation to the Lindon City Council to amend the Lindon City zoning map from PC-1 and RB to MC – Approximately 523 W. 400 S. Kent Nitta requests a recommendation from the Lindon City Planning Commission for a zoning map amendment for the two properties located at approximately 523 W. 400 S. (Parcels 40:283:0007 & 17:015:0121)

5. Major Subdivision – Lindon Treasury Plat E – Approximately 110 S. 250 W.
Matt Libutti is seeking preliminary major subdivision approval for a nine-lot single family home development at approximately 110 S. 250 W. (Parcel numbers: 14:069:0315, 14:069:0322, 14:069:0321, 14:069:0320, 45:725:0004) (20 minutes)

6. Public hearing for a recommendation to the Lindon City Council to amend the Lindon City zoning map to Light Industrial for the rear portion of the property located at approximately 850 W. 200 S. Lindon Self Storage, LLC requests a recommendation from the Lindon City Planning Commission for a zoning map amendment for the rear portion of the property located at approximately 850 W. 200 S. (Parcel number 14:065:0158). (15 minutes)

7. Minor Subdivision – **Lindon Self Storage Subdivision Plat "A"** – Approximately 850 W. 200 S.
Lindon Self Storage, LLC is seeking minor subdivision approval for a two-lot subdivision at approximately 850 W. 200 S. and 122 S. 800 W. (Parcel Numbers 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212, 14:065:0209) (45 minutes)

8. Lindon Self Storage, LLC Site Plan Approval – approximately 850 W. 200 S.
Lindon Self Storage, LLC requests site plan approval for 75 storage units and accompanying office building located at approximately 850 W. 200 S. (Parcels 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212) (15 minutes)

9. Major Subdivision – Lindon Self Storage **Plat "B" and "C"** – Approximately 850 W. 200 S.
Lindon Self Storage, LLC is seeking preliminary major subdivision approval for 75 storage unit commercial condominiums at approximately 850 W. 200 S. (Parcels 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212).
(15 minutes)

10. Planning Director Report
   - General City Updates

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.

The above notice/agenda was posted in three public places within Lindon City limits and on the State http://www.utah.gov/pmn/index.html and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*
Posted By: Kathryn Moosman, City Recorder
Date: 5/21/2021 Time: 5:00 pm
Place: Lindon City Center, Lindon Police Station, Lindon Community Center

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, May 11, 2021 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting:	Sharon Call, Chairperson
Invocation:	Jared Schauers, Commissioner
Pledge of Allegiance:	Mike Marchbanks, Commissioner

PRESENT	**EXCUSED**
Sharon Call, Chairperson	
Rob Kallas, Commissioner	
Mike Marchbanks, Commissioner	
Steven Johnson, Commissioner	
Jared Schauers, Commissioner	
Scott Thompson, Commissioner	
Renee Tribe, Commissioner	
Mike Florence, Planning Director	
Anders Bake, Associate Planner	
Kathryn Moosman, City Recorder	

Special Attendee:
Councilmember Vanchiere

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of April 27, 2021 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 27, 2021 AS PRESENTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Call called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. **Public hearing for a recommendation to the City Council to amend the Lindon City zoning map to General Commercial–A for the property located at approximately 550 N. State Street.** Rhino Realty LLC (Low Book Sales) requests a recommendation from the Lindon City Planning Commission for a Zoning Map Amendment at approximately 550 N. State Street (Parcel number

14:067:0187 and a portion of 14:068:0304). The Zone Map Amendment request is to change the zoning on the property to General Commercial–A.

COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUISLY.

Anders Bake, Associate Planner led this agenda item by stating the applicants from Low Book Sales are in attendance and requesting to rezone the subject parcel from General Commercial to General Commercial-A for the expansion of the Low Book Sales dealership. He noted used automobile dealerships are not permitted in the General Commercial Zone but are permitted in the General Commercial-A Zone.

Mr. Bake indicated the zoning map amendment request was originally part of the Lindon Heights development with Elwood Holdings LLC that included an application for a zone change to the General Commercial-A and the Planned Residential Development (PRD) Overlay zones for a residential townhome and commercial development. The applicant, Rhino Realty LLC (Low Book Sales), has decided to separate their request for a Zone Map amendment from Elwood Holdings LLC who is proposing other commercial uses on State Street and residential townhomes.

Mr. Bake stated this request will now be considered separately from the Lindon Heights project and not relate to Elwood Holdings LLC zone map amendment and general plan street masterplan amendment request. He added if the planning commission and city council vote to approve the rezone request the applicant will be required to come back for site plan and subdivision approval from the planning commission.

Mr. Bake went on to say that properties in the General Commercial-A Zone follow the same development requirements as properties in the General Commercial Zone found in Section 17.48 of the Lindon City Code. The only difference between these two zones is that "Used Vehicle Sales Lots" are not permitted in the General Commercial Zone but are a permitted use in the General Commercial-A Zone.

Mr. Bake stated the Low-Book Sales property to the North of the subject property is in the General Commercial A Zone. There are currently twelve properties in the State Street Corridor with the General Commercial-A zoning designation. The subject property has a Commercial designation in the Lindon General Plan Map and the minimum lot size for a lot in the CG-A zone is 20,000 square feet which this property will meet.

Mr. Bake commented that the General Commercial-A Zone requires a minimum lot size of 20,000 square feet; the subject parcel meets this requirement with 83,504 square feet. He noted all property owners of the subject property have signed their consent for the applicant to make this application. He added public hearing notices as required per city code were published in the Daily Herald newspaper on April 28, 2020 with no public comments received back at this time. Mr. Bake also read the conditions as listed in the motion.

Commissioner Johnson inquired if the road goes through will there be problems with the master plan. Mr. Florence stated the general plan says it will go through that approximate location. Commissioner Johnson also asked once zoned General Commercial A is there anything preventing it to be sold off later and that it can't be sold as a separate car lot. Mr. Florence said that they would have to have a separate building

on that lot and UDOT would not give access so that is highly improbable. Chairperson Call mentioned one of the residents' comments was the issue of overflow parking in the neighborhood. The applicant stated this will amendment will be very helpful in alleviating that issue. Commissioner Kallas made it clear that the parking needs to be adhered to as they have had a lot of public comments on this issue. Mr. Florence stated the ordinance states they are required to provide employee and customer parking on their property.

Mr. Bake then presented an Aerial Photo, Surrounding Area Zoning Map, Surrounding Area General Plan Land Use Map and the Legal Description and exhibit followed by some general discussion.

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

COMMISSIONER JOHNSON MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUISLY.

Commissioner Kallas commented that he feels very good about this zoning map amendment. He also asked for clarification on the percentage of the commercial for when the other developer comes back and how it meets the ordinance. Mr. Florence stated the ordinance states they will have to pull a building permit for 25% of the commercial and Elwood Holdings will have to pull a permit for 25% of what they are doing; this action does not change that. Chairperson Call agreed it will be good to have it separated out.

Following some additional discussion, the Commission was in agreement to recommend approval of this request to the city council with the conditions as listed in the motion.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF ORDINANCE #2021-6-O TO AMEND THE LINDON CITY ZONING MAP FROM GENERAL COMMERCIAL TO GENERAL COMMERCIAL-A LOCATED AT APPROXIMATELY 550 NORTH STATE STREET WITH PARCEL NUMBER 14:067:0187 AND A PORTION OF 14:068:0304 AS PRESENTED. COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **Public hearing for a recommendation to the Lindon City Council to amend** the Standard Land Use Table for Wedding/Event Reception Center uses. Lindon City requests a recommendation from the Lindon City Planning Commission to set a 300-foot buffer between Wedding/Event Reception Centers and any area zoned primarily for residential uses as measured from property line to property line and to remove Wedding/Event Reception Centers uses as an allowed use in the CG-S zone.

COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER TRIBE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUISLY.

Mike Florence, Planning Director led this agenda item by explaining the Lindon City Council requested staff to evaluate how to reduce incompatible conflicts between residential uses and future Wedding/Event Reception Center uses. He noted many of these conflicts are associated with parking in residential areas, building light spillover, outdoor music, and hours of operation; uses in commercial zones typically do not have limits on hours of operation. He pointed out that the Lindon City Community Development Department frequently receives complaints about conflicts between Wedding/Event Reception Centers and residential uses. He added staff feels like a better buffer between residential and future reception/event center uses will help to resolve these conflicts.

Mr. Florence stated the current buffering requirement is a 7' masonry wall between a commercial and residential use or zone. He noted the City is proposing a buffer separation of a minimum 500 feet from any area zoned primarily for residential use as measured from property line to property line. The City is also proposing to remove Wedding/Event Reception Center uses from the Commercial General – Storage zone. He pointed out the intent of the CG-S zone was to allow for storage units in a commercial zone and the City adopted specific design standards for storage units in the CG-S zone.

Mr. Florence went on to say that Lindon City has become a popular location for Wedding/Event Reception Center business as there are currently eight such businesses located in the City. He added the City wants to promote business in the community but staff feels like the City also needs to have buffering standards in place to ensure compatibility with neighboring residential uses.

Mr. Florence indicated the City was recently approached by another Wedding/Event Reception Center use that potentially could have had a significant impact on a surrounding residential neighborhood. The City is recommending that receptions centers continue as a permitted use in all commercial zones with the exception of the Commercial General-Storage zone. Mr. Florence then presented the 500' radius map and the adopting ordinance followed by some general discussion.

At this time Chairperson Call asked the Commission if they want to go with the 500 ft. radius buffer recommendation or roll it back to 300 ft. or continue this item to allow time to reevaluate it. Commissioner Johnson questioned if it would be better to increase the parking requirement for these vs. doing something that eliminates them; he leans towards the less harsh of the solutions. Commissioner Thompson commented that he doesn't want it to look like we are trying to eliminate these types of venues but just trying to mitigate the problems/complaints associated with them.

Mr. Florence stated we need to be clear and direct on our ordinances; we could look at the parking and give some options to look at and also evaluate the buffer. Commissioner Marchbanks pointed out that the amount of parking we hoped would work at the facility on Gillman Lane is obviously not working. Commissioner Tribe pointed out that Walker Farms and Wadley Farms don't get many complaints because they have adequate parking. Commissioner Kallas stated he would like to see this come back with a study for more options and look at a combination of the buffer and to also mitigate the parking issue. Commissioner Johnson added he would also like the noise and lighting issues addressed.

Following some additional discussion, the Commission was in agreement to continue this item to allow more time to study the parking changes, lighting and noise issues, and possibly reducing the radius buffer from 500 ft. to 300 ft.

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

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUISLY.

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

COMMISSIONER MARCHBANKS MOVED TO CONTINUE ORDINANCE AMENDMENT 2021-5-O TO LOOK AT PARKING CHANGES, NOISE AND LIGHTING ISSUES AND REDUCING THE BUFFER RADIUS FROM 500 FT. TO 300 FT. COMMISSIONER THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. **<u>New Business: Reports by Commissioners</u> –** Chairperson Call called for any new business or reports from the Commissioners.

Commissioner Thompson asked for an update from the recent city council discussion on the Norton Property proposed development. Councilmember Vanchiere gave a brief update on the council work session noting they mainly had discussion on the issue of whether to open the road or not and also the density issue. Chairperson Call asked Mr. Florence about the pool passes and the facility rentals for the commissioners. Mr. Florence stated he has not heard on the pool passes as yet and he indicated the council approved/reinstated the park reservations for the commission.

6. **Planning Director Report –** General City Updates. Mr. Florence also went over the agenda items for the next meeting.

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

ADJOURN –

COMMISSIONER TRIBE MADE A MOTION TO ADJOURN THE MEETING AT 7:05 PM. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – May 25, 2021

_____
Sharon Call, Chairperson

_____
Michael Florence, Planning Director

Item 4: Lindon Treasury Plat E Major Subdivision Approval Approximately 110 S. 250 W.

Date: May 25, 2021

Applicant: Matt Libutti
Presenting Staff: Michael Florence

General Plan: Residential Low
Current Zone: Residential R1-20

Property Owners: Matthew Libutti, Jerald & Shauna Hatch, Amanda Lael Rowley Trust 10-28-2019 The (ET AL), Jeffrey & Cristi Bastian

Parcel ID's: 14:069:0315, 14:069:0322, 14:069:0321, 14:069:0320, 45:725:0004

Type of Decision: Administrative
Council Action Required: Yes

Summary of Key Issues

1. Matt Libutti is seeking preliminary major subdivision approval for a 9-lot single family home development.

Overview

1. The proposed 9-lot subdivision meets the minimum lot size requirements for the R1-20 zone;
2. All new lots will be accessed from 110 S. The Existing homes will continue to be accessed from 300 W.
3. 300 W. is an existing street that currently does not meet the adopted street width requirements or cul-de-sac width specifications. The applicant has worked with the City and fire department on coming up with a hammerhead turnaround as an alternative that will bring the property closer into compliance.
4. Lot 9, is not a new lot. It was originally part of the Lindon Treasury Plat C plat that was approved in March 2020. The owner will be purchasing approximately 30' from the applicant and increasing the size of the lot.

Motion

I move to recommend (approval, denial, or continue) of the applicant's request for preliminary approval of the Lindon Treasury Plat E. with the following conditions:

1. The applicant will continue to work with the city staff to make all final corrections to the engineering documents and plat;
2. The plat with lot layouts is approved as provided in the staff report;
3. Prior to plat recording, the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication, and obtain signature of all entities indicated on the attached subdivision plat;
4. Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
5. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual;
6. Prior to final development approval the applicant shall place permanent survey monuments in the subdivision;
7. All items of the staff report

Surrounding Zoning and Land Use

North: Residential R1-20/single family homes and vacant property
East: Residential R1-20 – vacant single-family lots
South: Residential R1-20/single family homes
West: Residential R1-20 – single family

Lot Requirements – Residential (R1-20) Zone

Required	Compliant
Minimum lot size: 20,000 square feet	Lots range in size from 20,003 square feet to 56,120 square feet

Subdivision Requirements

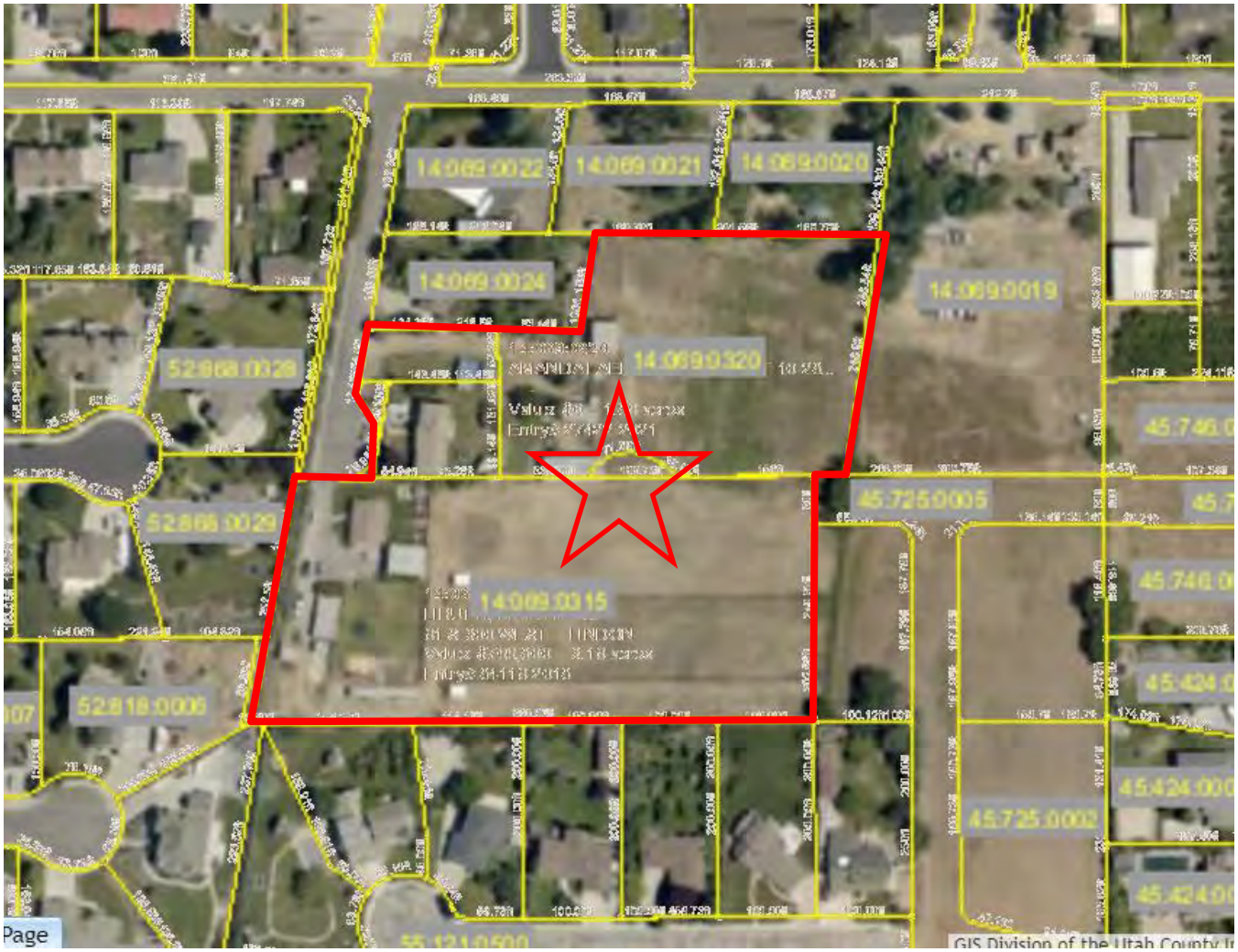
Required	Complaint
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
The street layout shall conform to the master plan	Yes
Minimum right-of-way width for Minor streets	Yes – A 66 foot right of way is planned for the 110 S. extension
Minor streets maximum grade: 12%	-6%. Lindon City code allows for a negative grade limited to 6% for cul-de-sacs. While this is not ideal for stormwater collection reason, due to the topography of the property the applicant doesn't have many other choices. The developer is installing an additional grass drainage swell above the storm drain line so if there is any overflow at the bottom of the cul-de-sac then it will be carried to the curb and gutter on 300 W. The applicant will also be removing some of the recently installed asphalt, curb, gutter and sidewalk in order to regrade the street for the downhill cul-de-sac because it currently drains from West to East.
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – The applicant will be installing sidewalks, curbs and gutters on 110 S. Because the homes on 300 W. are existing, the right-of-way is limited and not all of the property owners are part of the development the City is not requiring sidewalk on 300 W.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes
Street lights	Yes – A Granville Street Light is shown on the plans

Engineering Requirements

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

EXHIBITS

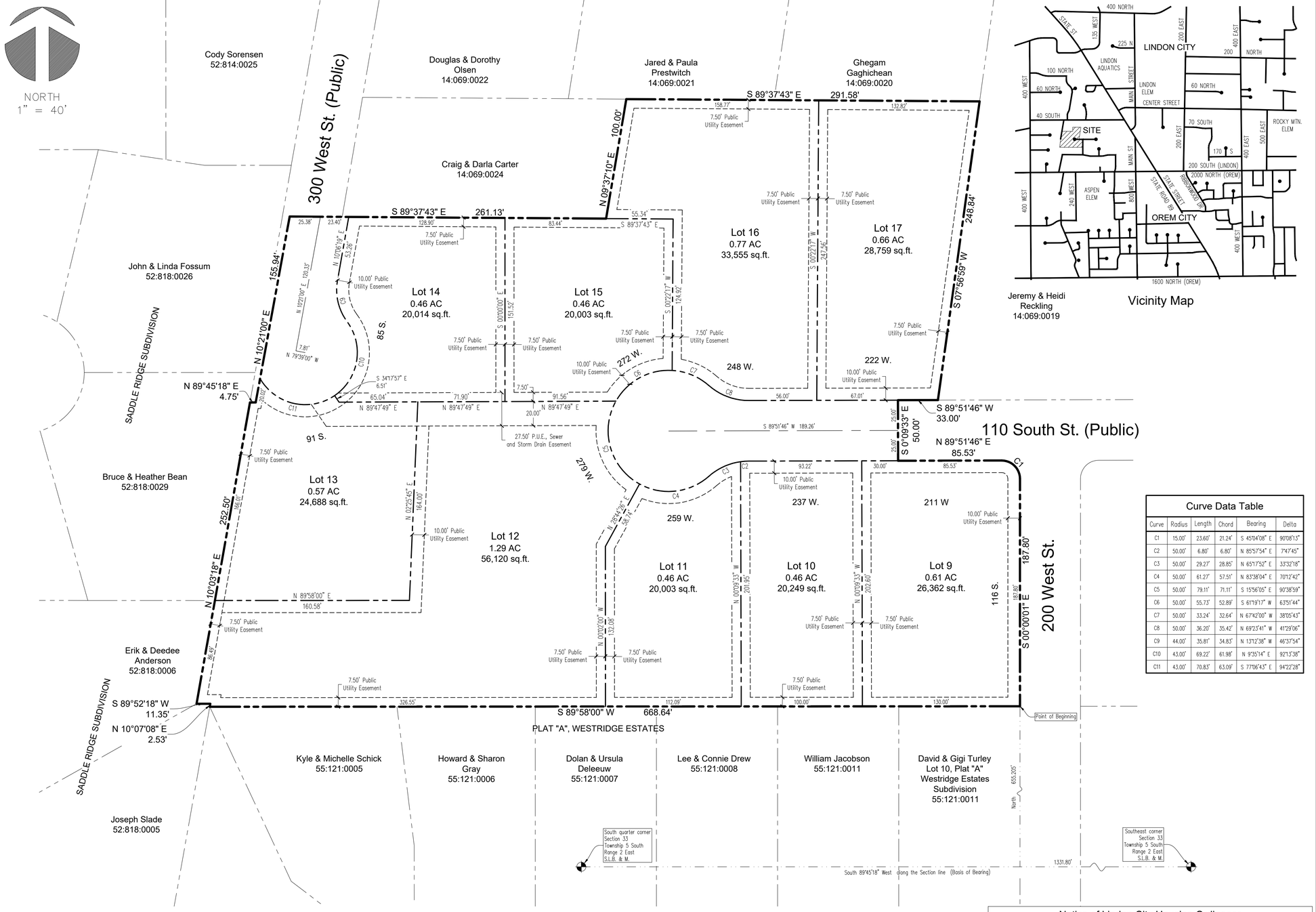
1. Aerial photo
2. Photos of the site
3. Plat
4. Site Plan
5. Street profile for the cul-de-sac and storm drain lines



Picture looking West

Picture looking West for proposed lots 10, 11, 12

Picture looking East from proposed street extension



Vicinity Map

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.60'	21.24'	S 45°04'08" E	90°08'13"
C2	50.00'	6.80'	6.80'	N 85°57'54" E	7°47'45"
C3	50.00'	29.27'	28.85'	N 65°17'52" E	33°32'18"
C4	50.00'	61.27'	57.51'	N 83°38'04" E	70°12'42"
C5	50.00'	79.11'	71.11'	S 15°56'05" E	90°38'59"
C6	50.00'	55.73'	52.89'	S 61°19'17" W	63°51'44"
C7	50.00'	33.24'	32.64'	N 67°42'00" W	38°05'43"
C8	50.00'	36.20'	35.42'	N 69°23'41" W	41°29'06"
C9	44.00'	35.81'	34.83'	N 13°12'38" W	46°37'54"
C10	43.00'	69.22'	61.98'	N 9°35'14" E	92°13'38"
C11	43.00'	70.83'	63.09'	S 77°06'43" E	94°22'28"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify: that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code: that the boundary description below correctly describes the land surface upon which will be constructed PLAT E, LINDON TREASURY SUBDIVISION. That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at a point located North 89°45'18" East along the Section line 1331.80 feet and North 655.205 feet from the South quarter corner of Section 33, Township 5 South, Range 2 East Salt Lake Base and Meridian: thence South 89°58'00" West along Plat "A", Westridge Estates 668.64 feet to Plat "A", Saddle Ridge Subdivision; thence along said Saddle Ridge Subdivision as follows: North 10°07'08" East 2.53 feet, South 89°52'18" West 11.35 feet; thence North 10°03'18" East along Plat "A" and Plat "B" Saddle Ridge Subdivision 252.50 feet; thence North 89°45'18" East along said Plat "B", 4.75 feet; thence North 10°21'00" East along said Plat "B" 155.94 feet; thence South 89°37'43" East 261.13 feet; thence North 09°37'10" East 100.00 feet; thence South 89°37'43" East 291.58 feet; thence South 07°56'59" West 248.84 feet to 110 South Street; thence South 89°51'46" West along 110 South Street 33.00 feet; thence South 00°09'33" East along Plat "C", Lindon Treasury subdivision 50.00 feet; thence North 89°51'46" East along 110 South Street 85.53 feet; thence along the arc of a 15.00 foot radius curve to the right 23.60 feet (chord bears South 45°04'08" East 21.24 feet; thence South 00°00'01" East along 200 West Street 187.80 feet to the point of beginning.

Area = 273,797 sq.ft. or 6.29 Acres
Total number of Lots = 9

Basis of Bearing is North 89°45'18" East along the Section line from the South quarter corner to the Southeast corner of Section 33. (NAD 27)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for PLAT E, LINDON TREASURY SUBDIVISION, Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this_____day of_____A.D. 20____.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____ _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ _____
Print name of Notary

Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated hereon, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this_____ day of _____, A.D. 20____

Mayor | Planning Commission Chair

Planning Director | City Engineer

City Attorney | City Recorder

Conditions of Approval

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are herby noticed of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&Rs) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

Plat "E"

Lindon Treasury

Including a Vacation of Lot 4, Plat "C", Lindon Treasury Subdivision

Lindon City, Utah County, Utah

Scale: 1" = 40 Feet

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

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

NORTH
1" = 40'

Cody Sorensen
52:814:0025

Douglas & Dorothy Olsen
14:069:0022

Jared & Paula Prestwitch
14:069:0021

Ghegam Gaghichean
14:069:0020

Craig & Darla Carter
14:069:0024

John & Linda Fossum
52:818:0026

Jeremy and Heidi Reckling
14:069:0019

Bruce & Heather Bean
52:818:0029

Barry and Jan Hortman
14:069:0080

Erik & Deedee Anderson
52:818:0006

Joseph Slade
52:818:0005

Kyle & Michelle Schick
55:121:0005

Howard & Sharon Gray
55:121:0006

Dolan & Ursula Deleeuw
55:121:0007

Lee & Connie Drew
55:121:0008

William Jacobson
55:121:0011

David & Gigi Turley
Lot 10, Plat "A"
Westridge Estates
Subdivision
55:121:0011

Kelly & Enoch Golding
Lot 10, Plat "A"
Lindon Treasury
Subdivision
45:424:0010

Kirsten Powell
Lot 9, Plat "A"
Lindon Treasury
Subdivision
45:424:0009

Ken & Patrice Bretschneider

300 West Street

200 West Street

110 North Street

130 South Street

S 89°37'43" E 291.58'

N 09°37'10" E 100.00'

S 89°37'43" E 261.13'

N 10°21'00" E 155.94'

N 10°03'18" E 252.50'

S 07°56'59" W 248.84'

S 89°51'46" W 33.00'

N 89°45'18" E 4.75'

S 89°52'18" W 11.35'

N 10°07'08" E 2.53'

S 89°58'00" W 668.64'

S 00°00'01" E 187.80'

S 0°09'33" E 50.00'

N 89°51'46" E 85.53'

Lot 11
0.46 AC
20,003 sq.ft.

Lot 10
0.46 AC
20,249 sq.ft.

Lot 9
0.61 AC
26,362 sq.ft.

Lot 12
1.29 AC
56,120 sq.ft.

Lot 13
0.57 AC
24,688 sq.ft.

Lot 14
0.46 AC
20,014 sq.ft.

Lot 15
0.46 AC
20,003 sq.ft.

Lot 16
0.77 AC
33,555 sq.ft.

Lot 17
0.66 AC
28,759 sq.ft.

Point of Beginning

Postal Easement

Existing Retaining Wall to remain

Construct IFC asphalt Turn around.

Existing House to remain

Existing Barn to remain

Existing Shed to remain

Existing Building to remain

Existing Fence

Decorative Boulder Retaining Walls as determined by owner

Provide a driveway curb cut for access to manholes

Grass Drainage swale

Existing Barn to be removed

Curb, Gutter & Sidewalk

Sidewalk to extend to east prop. line

Existing curb and gutter (FUTURE SIDEWALK BY OTHERS)

Remove and re-construct existing improvements to this point.

ADA Ramp

Existing curb, gutter and Sidewalk to be removed and re-installed

Existing curb, gutter and sidewalk

GRANVILLE STREET LIGHT

20.00' P.U.E., Sewer and Storm Drain Easement

7.50' Public Utility Easement

10.00' Public Utility Easement

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.60'	21.24'	S 45°04'08" E	90°08'13"
C2	50.00'	6.80'	6.80'	N 85°57'54" E	7°47'45"
C3	50.00'	29.27'	28.85'	N 65°17'52" E	33°32'18"
C4	50.00'	61.27'	57.51'	N 83°38'04" E	70°12'42"
C5	50.00'	79.11'	71.11'	S 15°56'05" E	90°38'59"
C6	50.00'	55.73'	52.89'	S 61°19'17" W	63°51'44"
C7	50.00'	33.24'	32.64'	N 67°42'00" W	38°05'43"
C8	50.00'	36.20'	35.42'	N 69°23'41" W	41°29'06"
C9	44.00'	35.98'	34.83'	N 13°12'38" W	46°51'54"
C10	43.00'	69.22'	61.98'	N 9°35'14" E	92°13'38"
C11	43.00'	70.83'	63.09'	S 77°06'43" E	94°22'28"

Datum used = NAD 27
Benchmark is Southeast corner of Section at 4735.26

Southeast corner Section 33 Township 5 South Range 2 East S.L.B. & M.

South quarter corner Section 33 Township 5 South Range 2 East S.L.B. & M.

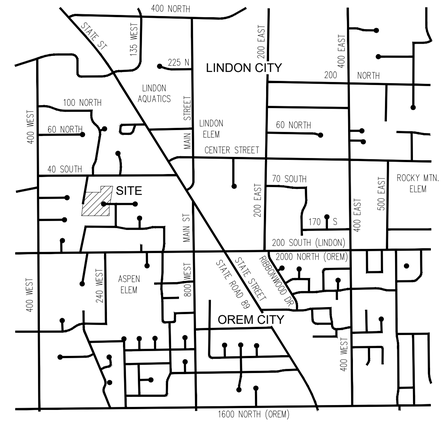
South 89°45'18" West along the Section line (Basis of Bearing)

1331.80'

655.205' North

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Vicinity Map



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. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

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

Lindon Treasury Plat E

Preliminary Plat

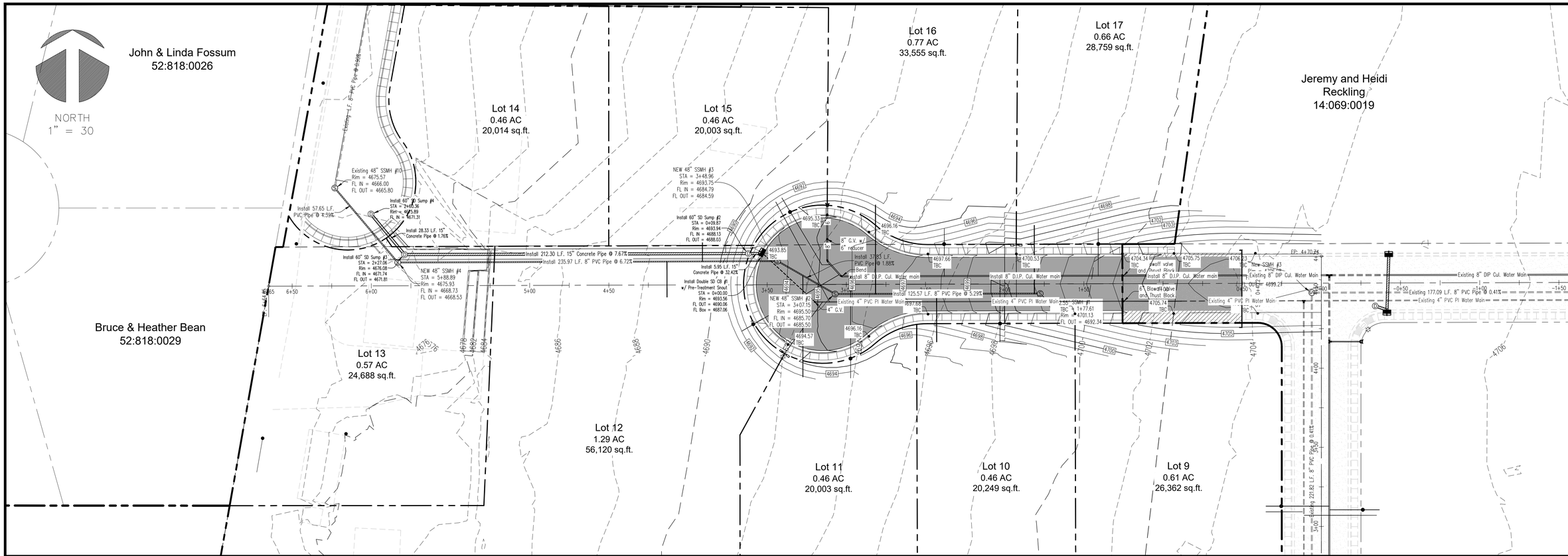
Utah

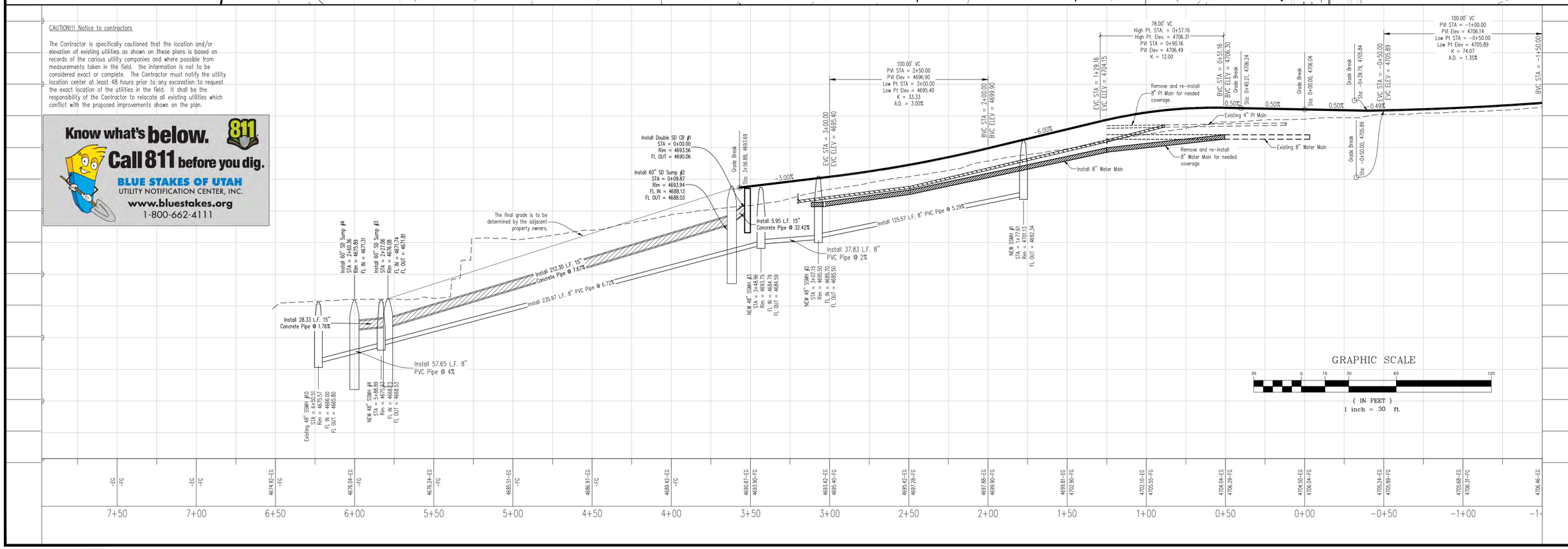
Lindon

Revisions

Date	4-20-2021
Scale	1" = 40'
By	TD
Tracing No.	L - 14454

Sheet No.
C - 2.0





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

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

110 South Street Improvement Plan

Lindon Treasury Plat "E"

Provo Utah

Revisions

Date	4-6-2021
Scale	1" = 20'
By	TD
Tracing No.	L -

Sheet No.
P - 1

Item: 6 Public Hearing – Zoning Map Amendment ~ 860 West 200 South

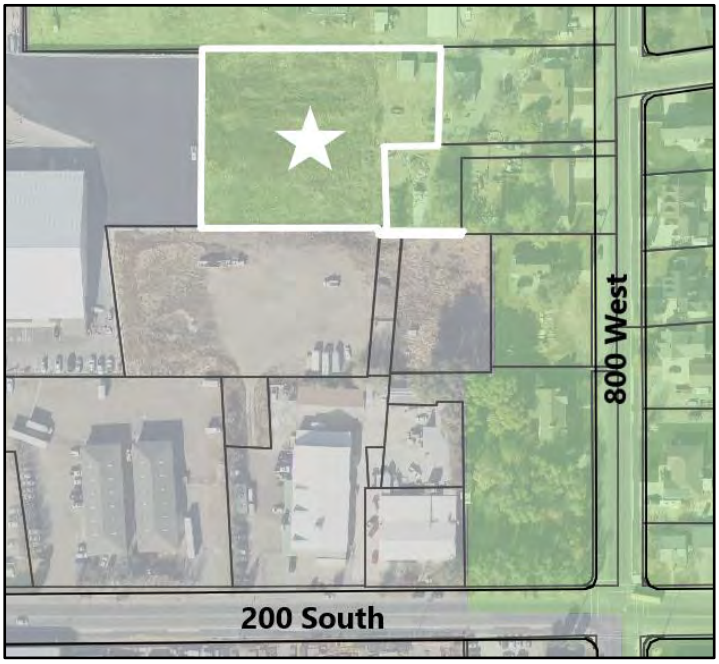
Date: May 25, 2021

Project Address: approximately 860 West 200 South
Applicant: Lindon Self Storage
Property Owner: Lindon Self Storage LLC

General Plan: Mixed Commercial
Current Zone: Residential (R1-20)

Parcel ID: 14:065:0219
Size: 1.5 Acres

Type of Decision: Legislative
Council Action Required: Yes
Presenting Staff: Anders Bake



Summary of Key Issues

1. Whether to recommend approval of a request to change the Zoning Map designation of the subject property from Residential (R1-20) to Light Industrial (LI).

Overview

1. The applicant is requesting to rezone a portion the subject parcel from Residential (R1-20) to Light Industrial (LI) for the development of a storage unit facility. Storage units are not permitted in the Residential Zone but are permitted in the Light Industrial Zone.
2. The proposed development received approval on May 10, 2016 for a 46-unit self-storage condominium project on the subject property. Since there approval, the applicant did not meet development deadlines and their entitlement for the project expired. The applicant is now proposing a similar project but with additional property included to the project and a total of 75 storage units. The property that was part of the 2016 approval was in the Light Industrial zone but the property that has been added in currently in the R1-20 zone which is the reason for the zone map amendment request at this time.
3. The subject parcel is 3.05 acres with about half of the property zoned R1-20 and half zoned LI. The approval of this zone map amendment request would put all of the property in the same zone.
4. The planning commission will be making a recommendation to the city council for this rezone request. The applicant will also be required to received site plan and subdivision approvals for their project.
5. In September of 2018 the BMC property, which is next to the subject property at 145 South Geneva road, received zone map amendment approval to change a portion of their property from Residential (R1-20) to Light Industrial (LI). These properties are both designated as Mixed Commercial in the Lindon City General Plan which supports the proposed zone change.

Motion

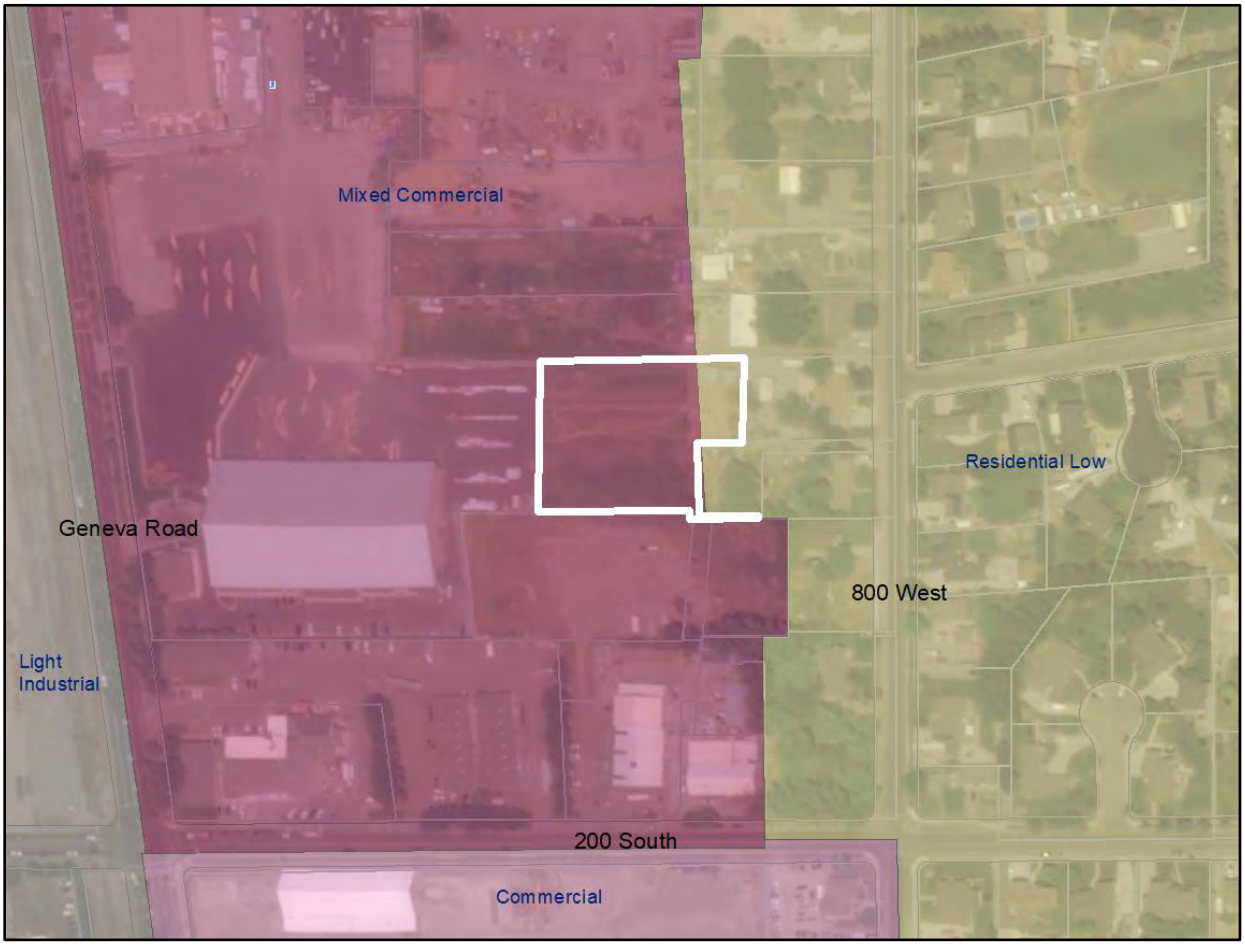
I move to recommend (*approval, denial, continue*) of ordinance 2021-7-O to amend the Lindon City zoning map from Residential (R1-20) to Light Industrial (LI) at approximately 860 West 200 South with parcel number 14:065:0219

Surrounding Zoning and Land Use

North: R1-20 – residential
East: R1-20 – residential
South: LI – Lindon Self Storage property
West: LI – BMC truss plant

General Plan

1. The subject property has a Mixed Commercial designation in the Lindon General Plan Map. The Lindon General Plan states the following purpose for areas designated as Mixed commercial: "*This category includes general commercial, low intensity light industrial, and research and business uses. Includes areas typically zoned MC.*"
2. The General Plan designation for this property would support a rezone of the property to the Light Industrial zone.



Light Industrial Zone

1. Properties in the Light Industrial Zone follow the development requirements in section 17.49 of the Lindon City Code. The purpose section of this ordinance states the following:

"It shall be the purpose of the LI district to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas."

2. The Light Industrial Zoning ordinance requires that a masonry or concrete fence seven feet high, be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone.
3. The permitted and conditional uses for the Light Industrial zone are designated in the standard land use table.

Lot Requirements Light Industrial (LI)

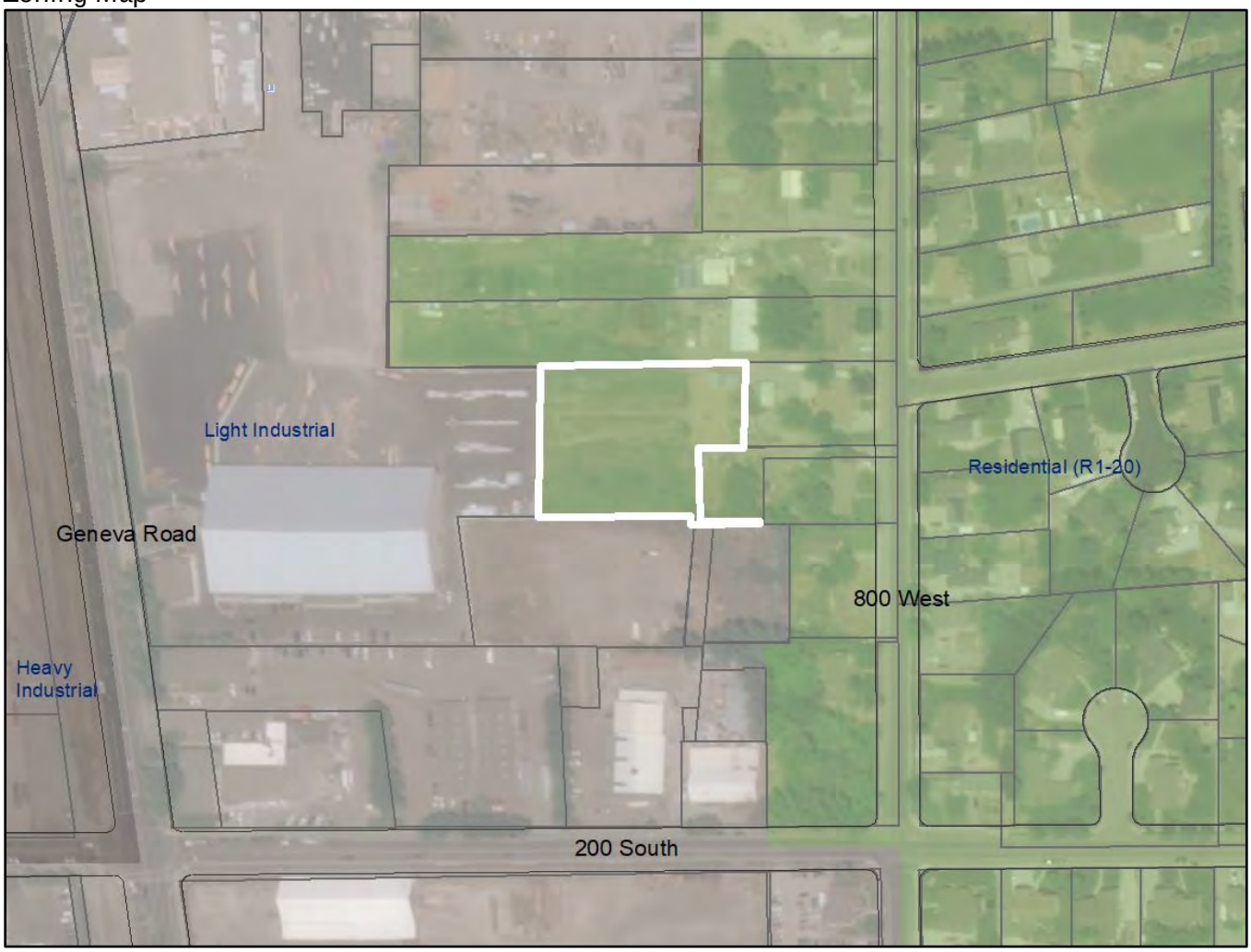
1. The Light Industrial zone requires a minimum lot size of one acre. The subject parcel meets this requirement with 3.05 acres.

Public Hearing Notices, required per Lindon City Code section 17.14, where published in the Daily Herald on May 13, 2021. City Staff Received a phone call from a neighboring property owner who had concerns that the storage units could be misused to operating a business or live in and how the city would be able to enforce these issues.

Exhibits

1. Surrounding Area Zoning Map
2. Proposed site plan
3. Previously approved 2016 site plan

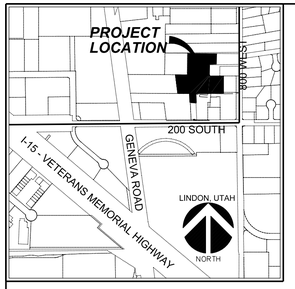
Zoning Map


Light Industrial
Residential (R1-20)
Geneva Road
800 West
Heavy Industrial
200 South

LINDON SELF STORAGE

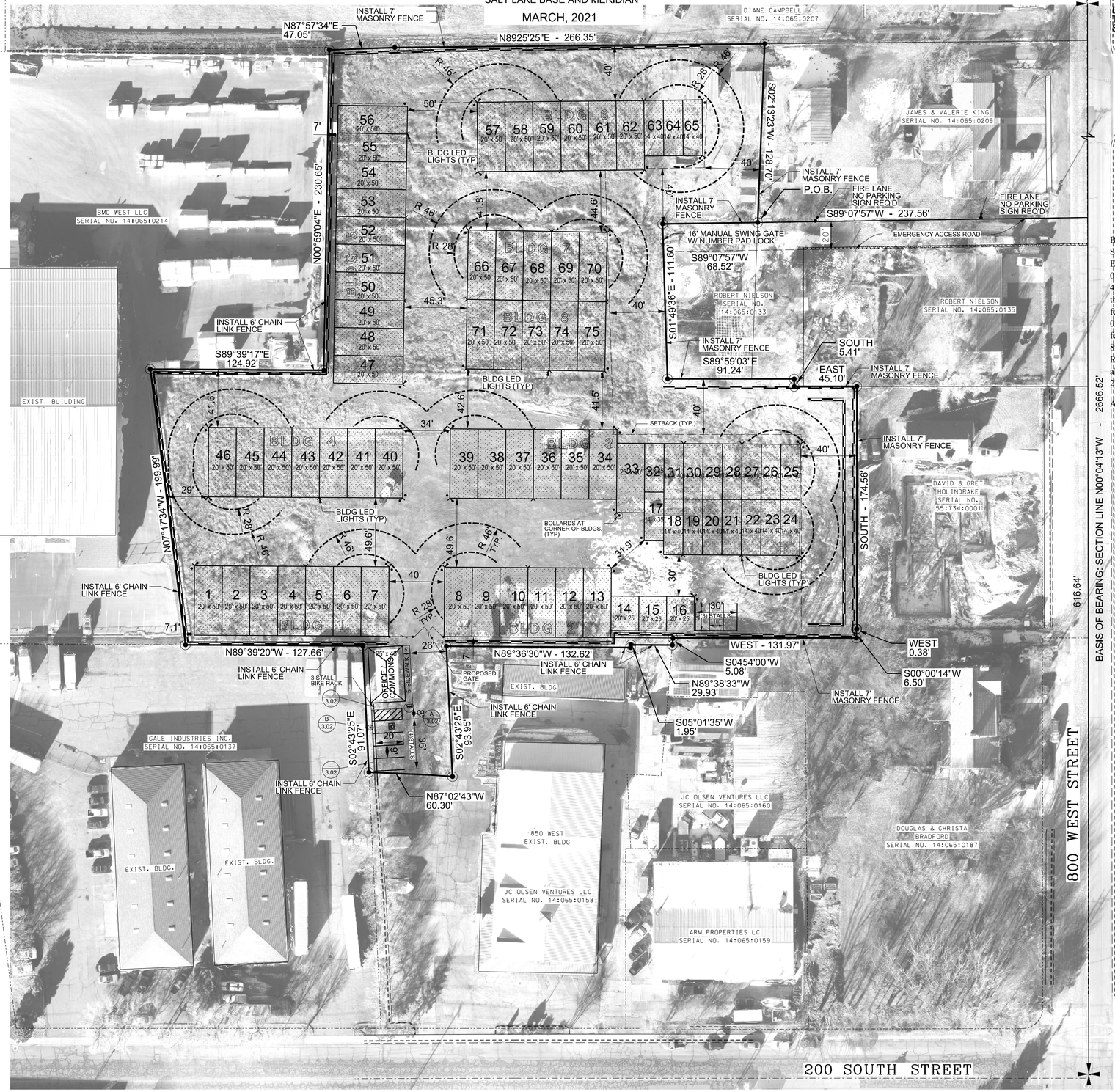
LOCATED WITHIN THE SOUTHEAST CORNER OF
SEC 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

MARCH, 2021



VICINITY MAP

NTS



EAST QUARTER CORNER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

SCALE (FEET)
0 40 80 120 160

LINDON SELF STORAGE OVERALL DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 616.64 feet and South 89°07'57" West 237.56 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet; thence South 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'25" East 266.35 feet; thence South 02°13'23" West 128.70 Feet to the point of beginning.

Area = 3.852 Acres (167,780 Sq. Ft.)

NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA)

2. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

3. TRASH RECEPTICAL TO BE RESIDENTIAL CONTAINER.

4. DATUM USED IS NAD 27.

5. EMERGENCY ACCESS ROAD TO BE 20' WIDE WITH 12" GRANULAR BORROW AND 8" COMPACTED ROAD BASE.

INFORMATION TABLE

DESCRIPTION	=
TOTAL SQUARE FOOTAGE OF AREA PROPOSED	167,780 SF
LANDSCAPE AREA	0.00 SF
IMPERVIOUS AREA	167,780 SF
BUILDING SF / USE TYPE	1,000 SF / (OFFICE)
TOTAL # OF PARKING SPACES PROVIDED	7 STALLS
TOTAL # OF PARKING SPACES REQ'D (1 STALL PER 200 SF)	5 STALLS
TOTAL # OF ADA PARKING PROVIDED	1 STALLS
TOTAL # OF BIKE STALLS REQ'D (5 x.08)=	1 STALLS
TOTAL # OF BIKE STALLS PROVIDED	3 STALLS

PRIVATE AREA
COMMON AREA
EMERGENCY ACCESS
SETBACK LINE
RETAINING WALL

OWNER:
DESERT PEAK MANAGEMENT GROUP
947 SOUTH 500 EAST, STE 100
AMERICAN FORK, UTAH 84003
TELEPHONE: (801)764-9000

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
578 E. 770 N.
OREM UT, 84097
TELEPHONE: (801) 377-1790

SOUTHEAST CORNER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

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MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
APR. 21, 2021
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

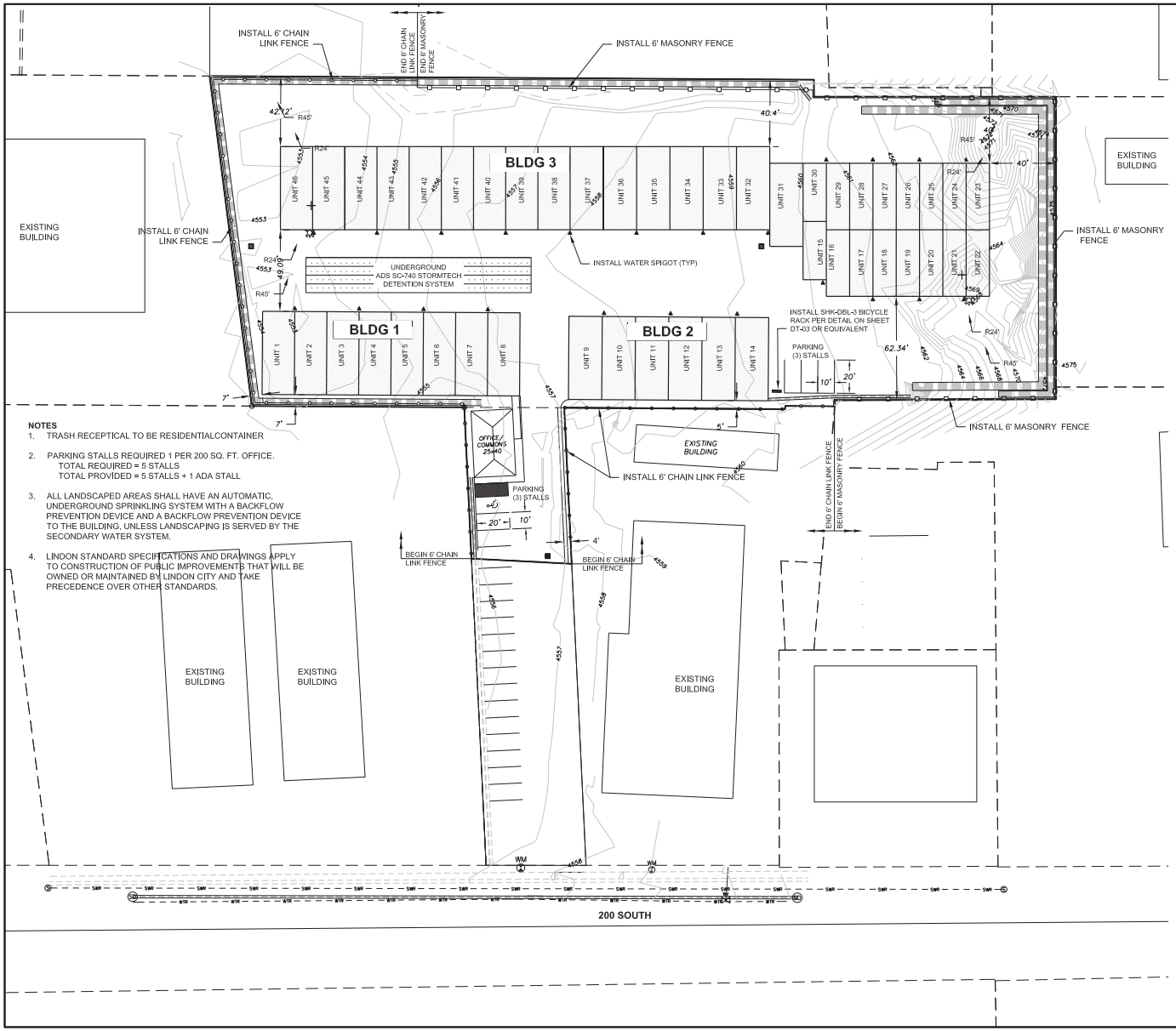
Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE
Location: LINDON, UTAH
Drawing Name: SITE PLAN & DIMENSION PLAN

PROJECT NO.
2019.054

SHEET NO.
1.00

2016 Approval



NOTES

1. TRASH RECEPTICAL TO BE RESIDENTIALCONTAINER
2. PARKING STALLS REQUIRED 1 PER 200 SQ. FT. OFFICE.
   TOTAL REQUIRED = 5 STALLS
   TOTAL PROVIDED = 5 STALLS + 1 ADA STALL
3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

SITE DEVELOPMENT CONSTRUCTION PLANS

LINDON SELF STORAGE SITE PLAN & DIMENSION PLAN

LEGEND

	PROPERTY LINE
	EASEMENT LINE
SS SS	PROPOSED 8" PIPE PVC SDR-35 SEWER
SD SD	PROPOSED 15" RCP CLASS V STORM DRAIN
BW BW	PROPOSED 8" DUCTILE IRON CLASS 350 WATER
	PROPOSED 2" WATER
	PROPOSED RETAINING WALL (HEIGHT VARIES)
	PROPOSED 6' CHAIN LINK FENCE
	PROPSED 7' MASONRY FENCE
	PROPOSED SPIGOT
	PROPOSED STORM DRAIN BOX W/ GRATE
	PROPOSED FIRE HYDRANT
WM	PROPOSED WATER METER
SWR SWR	EXISTING SEWER
WTR WTR	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING FENCE
	EXISTING WATER VALVE
PP	EXISTING POWER POLE
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MANHOLE
	PRIVATE AREA
	COMMON AREA

AREA DATA TABLE

TOTAL SITE SQUARE FOOTAGE	101519.06 S.F.
TOTAL LANDSCAPING ACREAGE	0.000 S.F.
TOTAL IMPERVIOUS AREA ACREAGE	101519.06 S.F.

PARKING DATA TABLE

BUILDING SQUARE FOOTAGE / USE TYPE	1000 S.F./ BUSINES (OFFICE)
REQUIRED PARKING STALLS / USE TYPE	1/200 S.F.
TOTAL NUMBER OF REQUIRED PARKING STALLS	5
TOTAL NUMBER OF STALLS PROVIDED	6
TOTAL NUMBER OF ADA STALLS PROVIDED	1

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DATE	REVISION	BY

DESIGN T KENISON
DRAWN T KENISON
CHECK V HANSEN
APRVD V HANSEN

42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2486
H&H ENGINEERING & SURVEYING, INC.

LINDON SELF STORAGE
LINDON, UTAH

SITE PLAN & DIMENSION PLAN

PROJ 13-399-02
DATE 12-11-15
SHEET C-02

Items: 7, 8, & 9 - Lindon Self Storage Site Plan, Minor and Major Subdivision ~ 860 West 200 South

Date: May 25, 2021

Project Address: approximately 860 West 200 South
Applicant: Lindon Self Storage
Property Owner: Lindon Self Storage LLC

General Plan: Mixed Commercial
Current Zone: Residential (R1-20) and Light Industrial (LI)

Parcel ID: 14:065:0219, 14:065:0213, 14:065:0188, 14:065:0212, 14:065:0209
Size: 3.852 Acres

Type of Decision: Administrative
Council Action Required: Yes (Major Subdivision)
Presenting Staff: Anders Bake

SUMMARY OF KEY ISSUES

1. The proposed development received approval on May 10, 2016 for a 46-unit self-storage condominium project on the subject property. Since their original approval, the applicants' entitlements expired due to inactivity of the project. The applicant is now proposing a similar project but with additional property included to the project and 75 storage units.
2. This request consists of a minor subdivision application to consolidate existing parcels, two major subdivision condominium plats to create 75 separate storage unit condominium units, and a site plan application for the project.
3. The applicant is proposing to sale each individual storage unit. Condominium developments follow Utah Code Title 57 Chapter 8 for dividing units as well as Lindon City major subdivision requirements and processes.
4. If the planning commission gives a favorable recommendation of the zone change, then staff is proposing, as a condition of approval, that site plan approval be approved conditioned upon the City Council granting zone change and major subdivision approval.
5. Staff has provided three separate motions to address the applications.

MOTIONS

Minor Subdivision Motion - Lindon Self Storage **Subdivision Plat "A"**

I move to (approve, deny, continue) of the applicant's request for preliminary minor approval of the Lindon Self Storage Subdivision Plat "A" with the following conditions:

1. The applicant will continue to work with city staff to make all final corrections to the plat prior to recording;
2. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication as identified on the attached subdivision plat;
3. No parking signs be installed on the emergency access easement;
4. The plat will meet the applicable requirements as found in the Lindon City Development Manual; and
5. All items of the staff report.

Site Plan Motion

I move to (approve, deny, continue) the applicant's request for site plan approval with the following conditions:

1. Site plan approval of the Lindon Self Storage unit development is conditioned upon the City Council granting an amendment to the Lindon City Zoning Map;
2. The conditions of the Lindon Self Storage Plat "A" minor subdivision and Lindon Self Storage Plats "B" and "C" be met prior to final site plan approval;
3. The emergency access easement will be surfaced with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds;
4. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
5. The plans will meet development specifications as found in the Lindon City Development Manual;
6. Due to changes in topography of the site, the measurement of the 7' masonry fence, abutting residential properties, be measured from the residential side of the fence
7. Access from 200 S. will be a paved hard surface and any damages in the access area repaired;
8. Final design will meet the Title 17 standards for industrial buildings; and
9. All items of the staff report.

Major Subdivision Motion - Lindon Self Storage Subdivision Plats "B and C"

I move to recommend (approval, denial, continuance) of the applicant's request for preliminary approval of the Lindon Self Storage Condominium Subdivision Plats "B and C" with the following conditions:

1. Preliminary approval of the Lindon Self Storage Condominium Plats "B" and "C" are conditioned upon the City Council granting an amendment to the Lindon City Zoning Map;
2. The applicant will continue to work with city staff to make all final corrections to the plat prior to recording;
3. The secondary emergency access easement will be recorded prior to the recording of the plat or included on the plat with the signature of owner's consent;
4. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication as identified on the attached subdivision plat;
5. The plat will meet the applicable requirements as found in the Lindon City Development Manual and Utah Code Title 57 Chapter 8 for condominiums;
6. Final Covenants, Conditions and Restrictions will be recorded with the subdivision plats; and
7. All items of the staff report.

Surrounding Zoning and Land Use

North: R1-20 – Residential
East: R1-20 – Residential
South: LI – Lindon Self Storage property
West: LI – BMC truss plant

Minor Subdivision

From staff's research it appears that the applicants purchased the property at 122 S. 800 W. and then divided the property by deed in 2018. Any divisions of property that create new lots are required to seek land use approval from the City. One of the purposes of the minor subdivision is to correct this possible error of the divided property by deed. Lot 1, 122, S. 800 W., will be subdivided for the existing single-family home and lot 2 will consolidate all of the remaining parcels into another lot for the storage unit development.

Lot Requirements

Residential Requirements	Lot 1	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	25,856 sq. ft.	Yes
Minimum Lot Width: 100 feet	127 feet	Yes
Minimum Lot Depth: 100 feet	204 feet	Yes
Minimum public street frontage: 50 feet	127 feet	Yes

Light Industrial Requirements	Lot 2	Compliant with City Standards
Minimum Lot size: 1 acre	3.852 acres	Yes
Minimum Frontage: 100 feet	0 feet	No – Lot 2 does not have public street frontage.

Lot 2 does not have public street frontage but does have a 60-foot-wide access from 200 South that goes through the property at 850 W. 200 S. The property at 850 W. 200 S. meets the 100' frontage requirement. This access was previously approved by the Planning Commission and City Council in 2016. The Orem Fire Department approved the proposed access as well as an emergency access from 800 West that uses a 20' easement through the property at 136 S. 800 W. The plat dedicates 33' of Lot 1 to Lindon City for right-of-way. The City Engineering Department does not recommend installing curb, gutter and sidewalk at this time because none of the other adjacent properties on the eastside of 800 W. have these improvements.

Site Plan Development Standards

Parking

Storage units are categorized as "Business Services" and need to provide one parking stall for every 200 square feet of floor area. For this calculation only the office is considered.

Required	Provided	Compliant
Office – 1 per 200 sq. ft. of floor area (779) = 4	4	Yes
Bike stalls: 2 bicycle stalls per 50 vehicular spaces and 1 addition per 50 stalls.	2	Yes

Traffic Circulation

This site provides one easement access from 200 South that goes through the property at 850 W. 200 S. The site plan provides the turning radiuses and demonstrates that there is adequate room to drive around each of the storage unit buildings. These have been approved by the city engineering and fire departments. The site also provides an emergency access that is accessed from 136 S. 800 W. through an easement and gate. This access will be available for emergency vehicles only.

Landscaping and fencing Standards

The Lindon City Code section 17.49.060 requires that "Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages." The proposed site plan does not have public street frontage and the applicant is not proposing any landscaping on the property. The applicant has submitted a letter to the city requesting that they not be required to meet the landscaping requirements.

This property is not required to follow the Interior Landscaping Requirements in section 17.18.085 of the Lindon City Code because it does not have a parking lot with ten or greater required parking spaces or any off-street parking that is adjacent to a residential use or a residential zone.

The Site Plan shows that a 7-foot masonry fence will be constructed along all property lines adjacent to a residential zone or a residential use as required by the City Code in the Light Industrial zone. A chain link fence will be installed along all other property lines and a gate will be installed at the property's entrance.

Building Design and Architectural Standards

Buildings in the Light Industrial Zone are required to have an exterior with a minimum or 25% brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission.

The Office building for this project has a combination of synthetic stone siding, hardi siding, wood trim and fenestration.

The storage unit buildings have a combination of split face block and smooth block exterior with metal-roll up doors in the front of each building.

Development Setbacks

The buildings on the proposed site plan meet development setback requirements with a 20-foot front setback and a 40-foot building setback from surrounding residential property lines.

Engineering Requirements

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

Major Subdivision

The applicant requests approval for two major subdivision plats (Lindon Self Storage Subdivision Plat "B" and Lindon Self Storage Subdivision Plat "C"). The two plats will allow the applicant to construct the project in two phases. Each plat is a condominium plat that will allow each storage unit to be owned separately.

Required	Compliant
For condominiums, three dimensional drawings of unit areas and property surface description	Yes
Conditions, Covenants and Restrictions and bylaws for the condominium subdivision	Yes. Conditions, Covenants and Restrictions and bylaws have been submitted to the city for the condominium plats. Letters of evaluation have also been submitted by the applicant's architect and attorney.

Staff Analysis

Staff have found that the subdivision requirements for the minor and major subdivisions are being met with technical reviews by staff remaining. The proposed site plan meets requirements for parking, building architecture, and building setbacks. The lack of public street frontage with a landscaping strip does not meet the frontage requirements for an industrial lot. However, the Planning Commission previously approved the proposed access in 2016. City staff and neighboring property owners have concerns with the enforcement of ensuring that each separately owned storage unit is not used for activities that are not permitted for storage units.

Exhibits

1. Aerial photo
2. Photos of the property, access from 200 S., access from 136 S. 800 W.
3. Minor Subdivision Lindon Self Storage Subdivision Plat "A"
4. Major Subdivision Lindon Self Storage Subdivision Plat "B"
5. Major Subdivision Lindon Self Storage Subdivision Plat "C"
6. Attorney letter
7. Architect letter
8. Site Plan
9. Landscaping letter
10. Building 1 elevation plans
11. Building 2 elevation plans

Exhibit 1 – Aerial photo

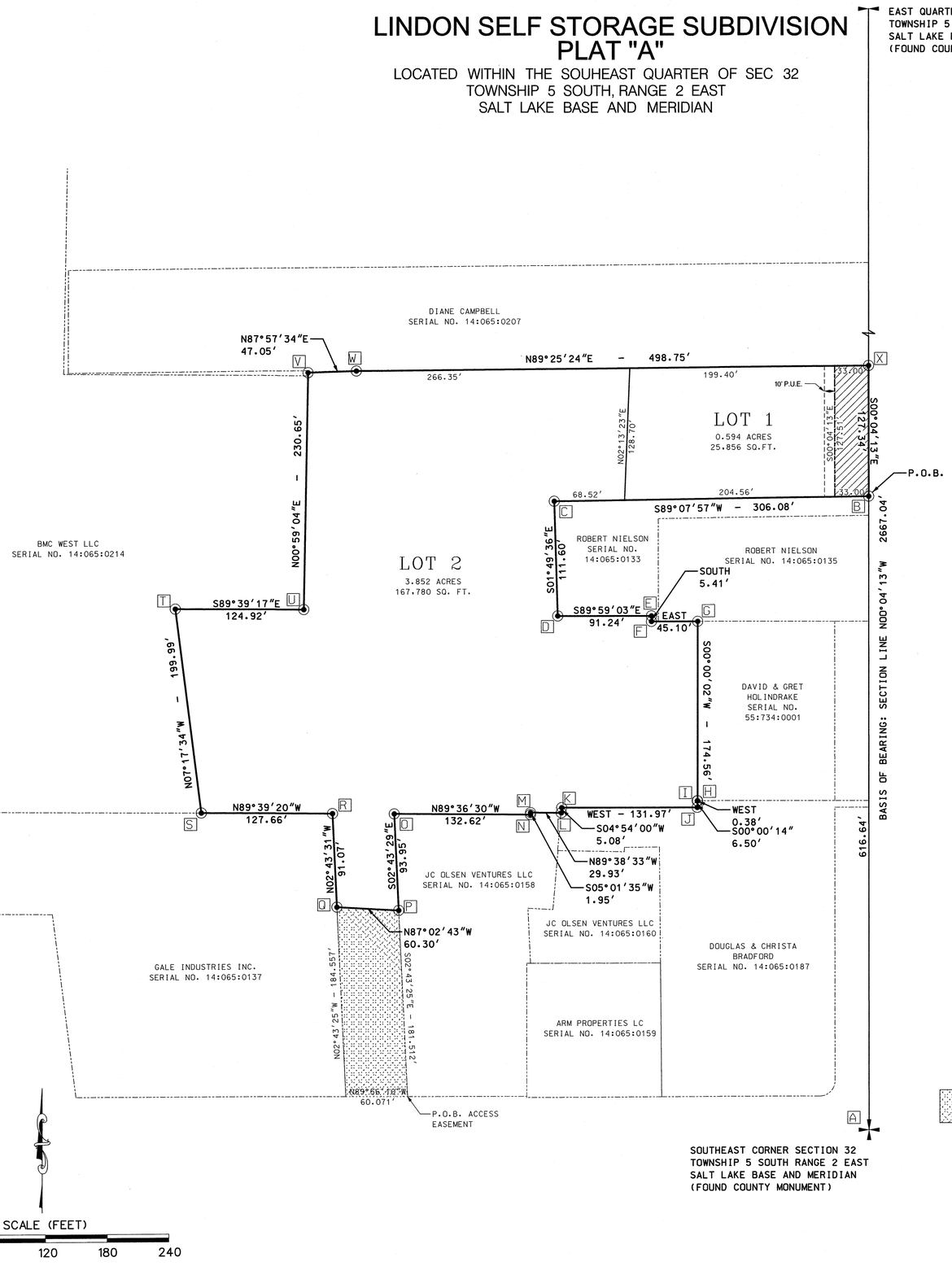
Photo of the property

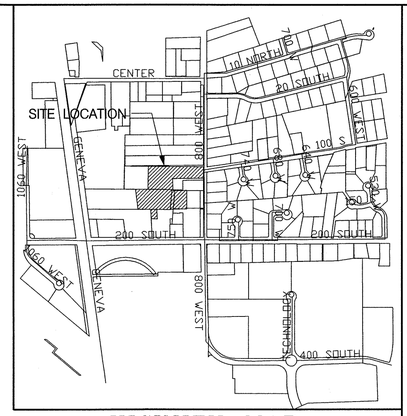
Access from 200 S.

Emergency access from 800 W.

LINDON SELF STORAGE SUBDIVISION
PLAT "A"

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN





VICINITY MAP

STATE PLANE COORDINATES		
PT	NORTHING	EASTING
A	728669.06	1934840.25
B	729285.53	1934839.50
C	729280.89	1934533.54
D	729169.38	1934537.09
E	729169.36	1934628.31
F	729163.95	1934628.31
G	729163.95	1934673.39
H	728989.44	1934673.39
I	728989.44	1934673.01
J	728982.94	1934673.01
K	728982.94	1934541.08
L	728977.88	1934540.64
M	728978.06	1934510.72
N	728976.12	1934510.55
O	728977.03	1934377.97
P	728883.21	1934382.43
Q	728886.32	1934322.23
R	728977.26	1934317.90
S	728978.03	1934190.28
T	729176.34	1934164.90
U	729175.59	1934289.79
V	729406.14	1934293.75
W	729407.82	1934340.75
X	729412.03	1934839.34
GRID FACTOR = 0.999718790		

AREA DEDICATED TO LINDON CITY

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

CITY ENGINEER'S CERTIFICATE

I, _____ AS THE LINDON CITY ENGINEER, HAVE INSPECTED THE FORGOING PLAT AND LEGAL DESCRIPTION AND FIND THEM TO BE CORRECT, AND DO HEREBY GIVE APPROVAL OF SAID PLAT

APPROVED THIS _____ DAY OF _____, A.D. 20____,

_____
LINDON CITY ENGINEER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

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

ACCESS EASEMENT DESCRIPTION

Recorded May 2, 2012, as Entry No. 36426:2012, of Official Records more particularly described as follows:

Commencing at a point in a fence line in Lindon, Utah, which point lies South 89°42'17" West along the Section line 449.328 feet and North 35.223 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°56'10" West 60.071 feet; thence North 02°43'25" West 184.557 feet; thence South 87°02'43" East 60.296 feet; thence South 02°43'25" East 181.512 feet; to the point of beginning.

Area = 0.252 Acres (10,982 Sq. Ft.)

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 166572 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 616.64 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°07'57" West 306.08 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet; thence South 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'25" East 498.75 feet; thence South 00°04'07" East 127.34 Feet to the point of beginning.

Area = 4.542 Acres (197,842 Sq. Ft.)

FEB 5, 2020
DATE

Barry Andreason
BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____

_____ _____

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LINDON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

_____
MAYOR

_____ _____
CITY ATTORNEY ATTEST CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

PLAT "A"
LINDON SELF STORAGE
SUBDIVISION

LINDON CITY UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

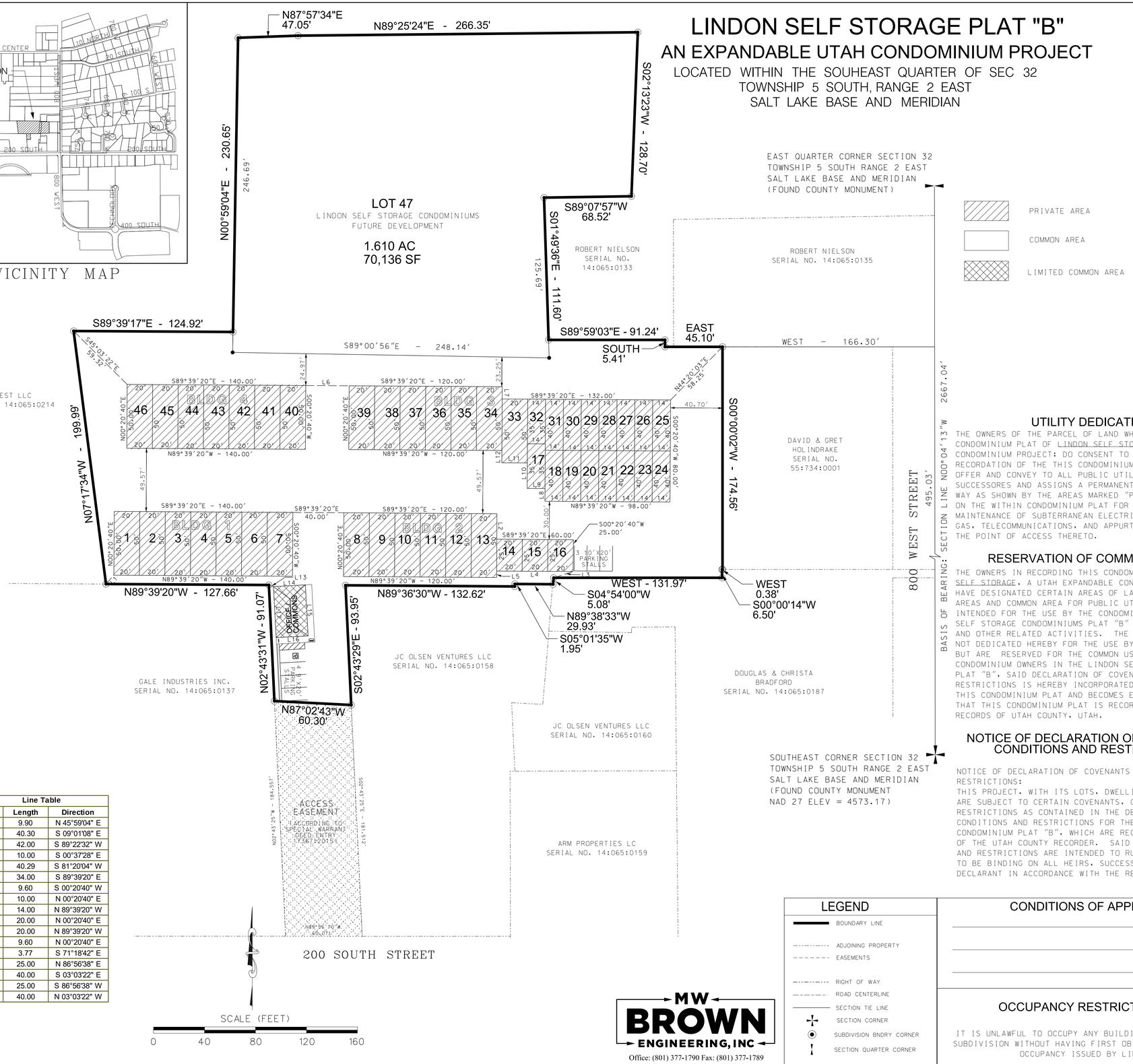
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR NO.166572 BARRY ANDREASON STATE OF UTAH 2/5/20			

LINDON SELF STORAGE PLAT "B"

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

VICINITY MAP



Line Table		
Name	Length	Direction
L1	9.90	N 45°59'04" E
L2	40.30	S 09°01'08" E
L3	42.00	S 89°22'32" W
L4	10.00	S 00°37'28" E
L5	40.29	S 81°20'04" W
L6	34.00	S 89°39'20" E
L7	9.60	S 00°20'40" W
L8	10.00	N 00°20'40" E
L9	14.00	N 89°39'20" W
L10	20.00	N 00°20'40" E
L11	20.00	N 89°39'20" W
L12	9.60	N 00°20'40" E
L13	3.77	S 71°18'42" E
L14	25.00	N 86°56'38" E
L15	40.00	S 03°03'22" E
L16	25.00	S 86°56'38" W
L17	40.00	N 03°03'22" W

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

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

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 495.03 feet and West 166.30 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°00'02" West 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet; North 87°57'34" East 47.05 feet; North 89°25'24" East 266.35 feet; South 02°13'23" West 128.70 feet; thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet to the point of beginning.

Area = 3.852 Acres (167,780 Sq. Ft.) DATUM = NAD27

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20___.

LINDON SELF STORAGE LLC

BY: (MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

STATE OF UTAH }
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF._____ 20___ . BY_____.WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF_____ LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER _____

SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____

PRINT NAME OF NOTARY

ACCEPTANCE BY CITY OF LINDON

THE CITY OF LINDON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20___

MAYOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

CITY ENGINEER

CITY ATTORNEY

ATTEST CLERK-RECORDER

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS:
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE LINDON SELF STORAGE CONDOMINIUM PLAT "B", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; DO CONSENT TO THE PREPARATION AND RECORDATION OF THE THIS CONDOMINIUM PLAT AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORES AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE WITHIN CONDOMINIUM PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, TELECOMMUNICATIONS, AND APPURTENANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREA FOR PUBLIC UTILITY EASEMENTS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN LINDON SELF STORAGE CONDOMINIUMS PLAT "B" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE LINDON SELF STORAGE CONDOMINIUMS PLAT "B", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

COUNTY RECORDER

PLAT "B"

LINDON SELF STORAGE

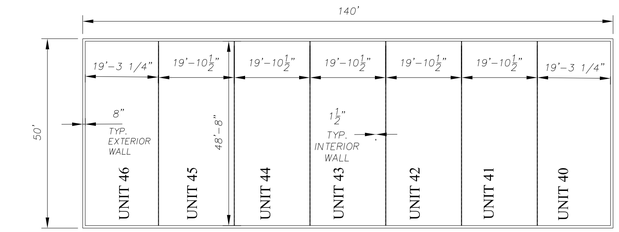
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

INCLUDING A VACATION AND REVISION OF LOT 2
LINDON SELF STORAGE SUBDIVISION, PLAT "A"
(SHEET 1 OF 2)

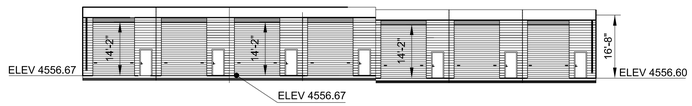
LINDON CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

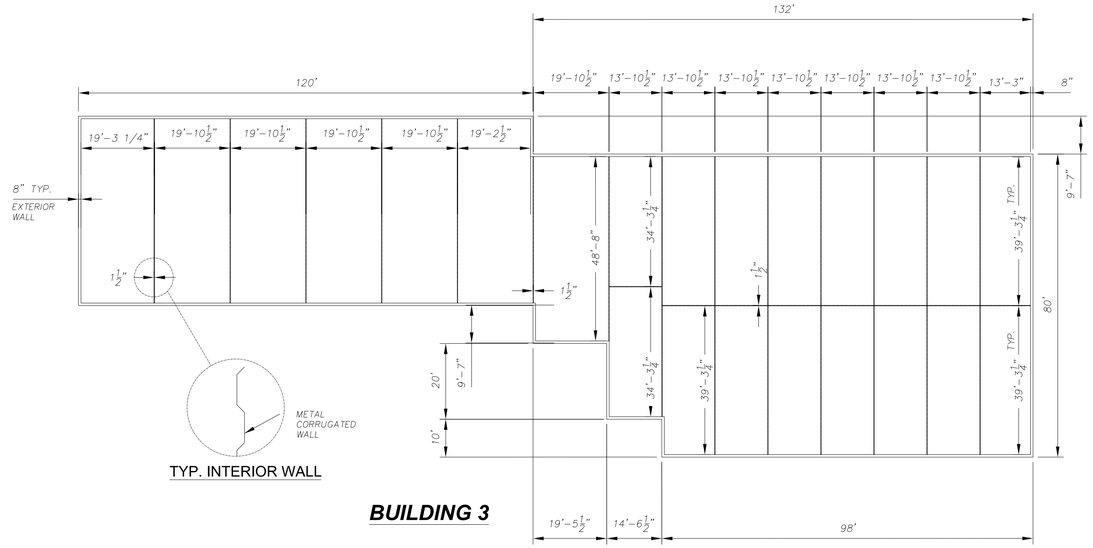
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



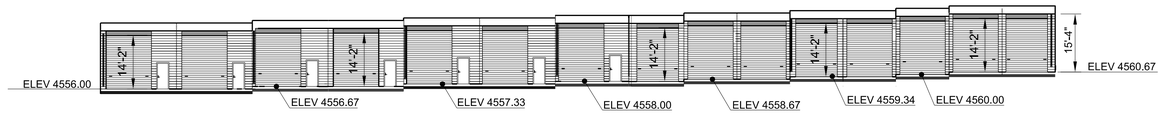
BUILDING 4



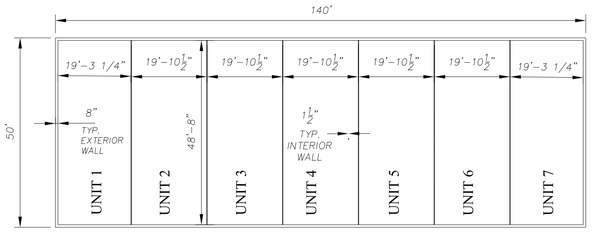
BUILDING 4 ELEVATION VIEW



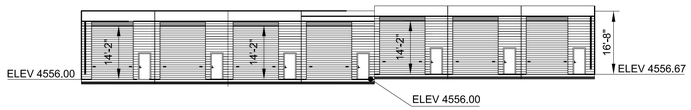
BUILDING 3



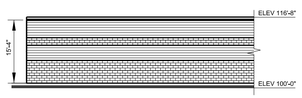
BUILDING 3 ELEVATION VIEW



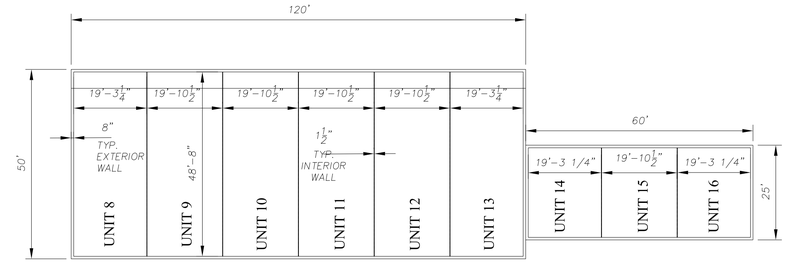
BUILDING 1



BUILDING 1 ELEVATION VIEW



TYPICAL HIGH EAVE ELEVATION
BUILDINGS 1, 2, 4 AND PART OF 3
NOT TO SCALE



BUILDING 2

BUILDING 2 ELEVATION VIEW

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO THE INTERIOR WALLS. THE DIMENSIONS ARE INTENDED TO BE FROM PAINT SURFACE TO PAINT SURFACE AND FROM FLOOR TO CEILING OF EACH UNIT AS CONSTRUCTED. EXTERIOR WALLS ARE 8" THICK AND INTERIOR WALLS ARE 1-1/2" THICK AS SHOWN.

2. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 32 UTAH COUNTY MONUMENT ELEV = 4576.39 (NAD 27) BASED ON INFORMATION PROVIDED BY THE UTAH COUNTY SURVEYOR'S OFFICE. ADD 3.22 TO THE PROJECT DATUM TO OBTAIN THE NAVD 88 ELEVATION.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE EXPANDABLE UTAH CONDOMINIUM PROJECT PLAT "B"

Drawing Name: BUILDING DETAILS

PROJECT NO. 2019.054

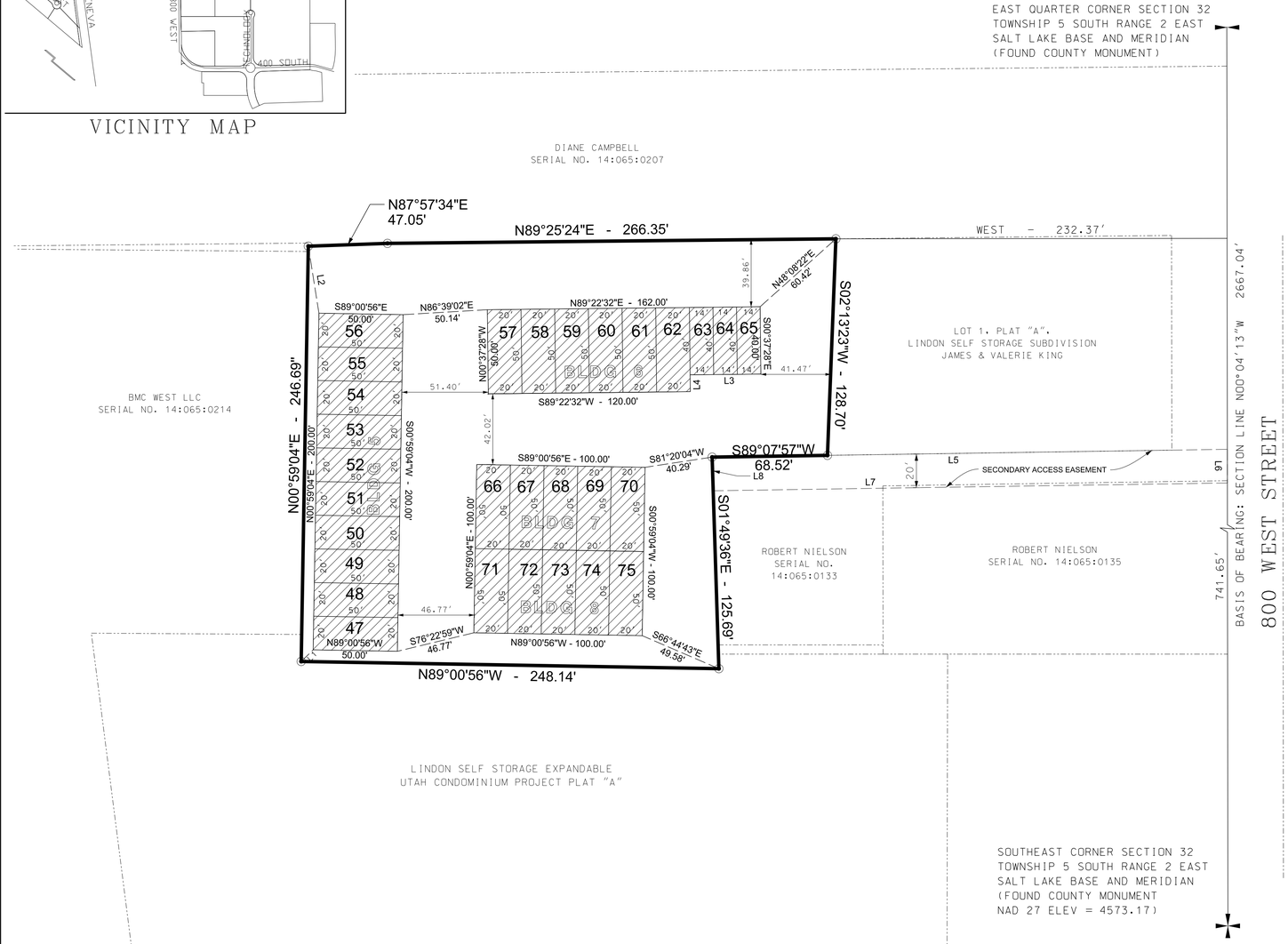
SHEET NO. 2 OF 2

LINDON SELF STORAGE PLAT "C"

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

LOCATED WITHIN THE SOUHEAST QUARTER OF SEC 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

VICINITY MAP



PRIVATE AREA

COMMON AREA

LIMITED COMMON AREA

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; DO CONSENT TO THE PREPARATION AND RECORDATION OF THE THIS CONDOMINIUM PLAT AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORES AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE WITHIN CONDOMINIUM PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, TELECOMMUNICATIONS, AND APPURTENANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF LINDON SELF STORAGE, A UTAH EXPANDABLE CONDOMINIUM PROJECT; HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREA FOR PUBLIC UTILITY EASEMENTS. INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN LINDON SELF STORAGE CONDOMINIUMS PLAT "C" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE LINDON SELF STORAGE CONDOMINIUMS PLAT "C", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

NOTICE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS:
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE LINDON SELF STORAGE CONDOMINIUM PLAT "C", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 741.65 feet and West 232.37 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 02°13'23" West 128.70 feet; thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 125.69 feet; thence North 89°00'56" West 248.14 feet; thence North 00°59'04" East 246.69 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'24" East 266.35 feet to the point of beginning.

Area = 1.610 Acres (70,136 Sq. Ft.) Datum = NAD27

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATED THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20___.

LINDON SELF STORAGE LLC

BY: (MANAGER)

OWNER'S ACKNOWLEDGEMENT (LLC)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF._____ 20___ . BY_____.WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF _____ LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER _____

SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____

PRINT NAME OF NOTARY

ACCEPTANCE BY CITY OF LINDON

THE CITY OF LINDON, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20___

MAYOR

PLANNING COMMISSION CHAIR

PLANNING DIRECTOR

CITY ENGINEER

CITY ATTORNEY

ATTEST CLERK-RECORDER

COUNTY RECORDER

Line Table		
Name	Length	Direction
L1	9.90	N 45°59'04" E
L2	40.30	S 09°01'08" E
L3	42.00	S 89°22'32" W
L4	10.00	S 00°37'28" E
L5	306.08	N 89°07'57" E
L6	20.00	S 00°04'13" E
L7	305.47	S 89°07'57" W
L8	20.00	N 01°49'36" W

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

CONDITIONS OF APPROVAL

OCCUPANCY RESTRICTION NOTICE

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

PLAT "C"

LINDON SELF STORAGE

AN EXPANDABLE UTAH CONDOMINIUM PROJECT

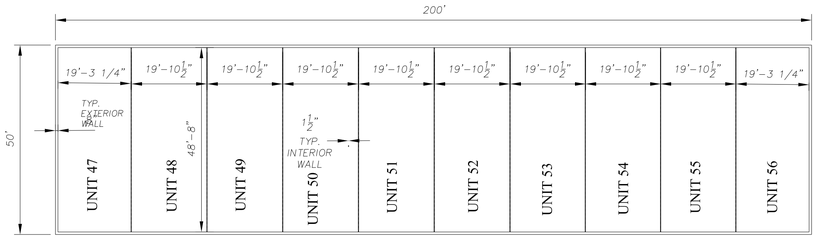
INCLUDING A VACATION AND REVISION OF LOT 47
LINDON SELF STORAGE SUBDIVISION, PLAT "B"

(SHEET 1 OF 2)

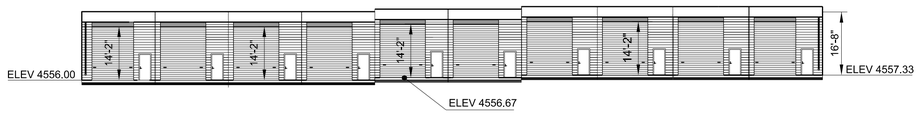
LINDON CITY UTAH COUNTY, UTAH

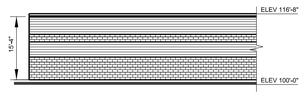
SCALE: 1" = 40 FEET

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



BUILDING 5



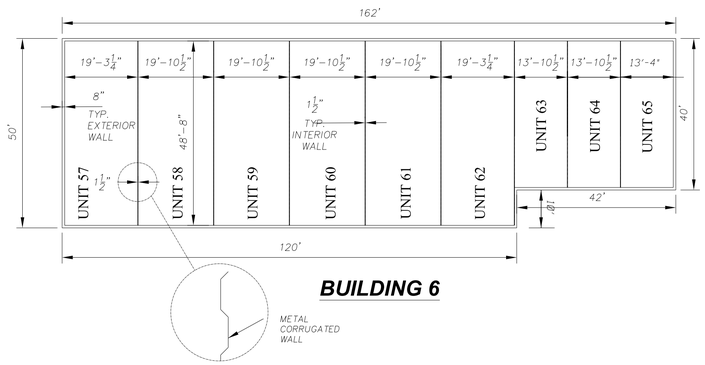


TYPICAL HIGH EAVE ELEVATION
BUILDINGS 1, 2, 4 AND PART OF 3
NOT TO SCALE

NOTES:

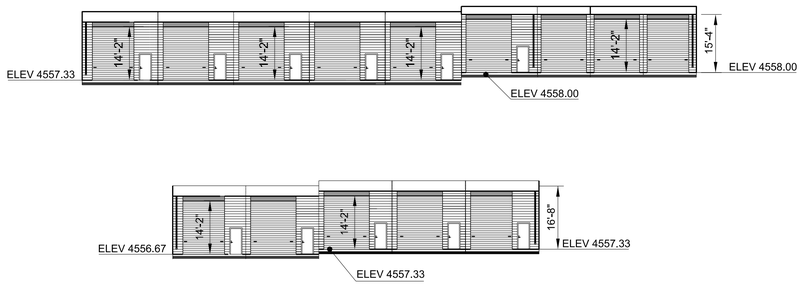
1. ALL DIMENSIONS SHOWN ARE TO THE INTERIOR WALLS. THE DIMENSIONS ARE INTENDED TO BE FROM PAINT SURFACE TO PAINT SURFACE AND FROM FLOOR TO CEILING OF EACH UNIT AS CONSTRUCTED. EXTERIOR WALLS ARE 8" THICK AND INTERIOR WALLS ARE 1-1/2" THICK AS SHOWN.

2. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 32 UTAH COUNTY MONUMENT ELEV = 4576.39 (NAD 27) BASED ON INFORMATION PROVIDED BY THE UTAH COUNTY SURVEYOR'S OFFICE. ADD 3.22 TO THE PROJECT DATUM TO OBTAIN THE NAVD 88 ELEVATION.

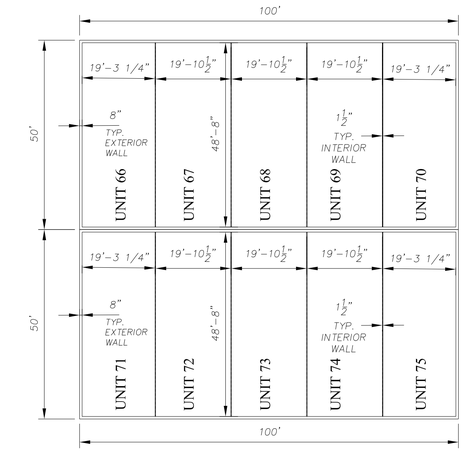


BUILDING 6

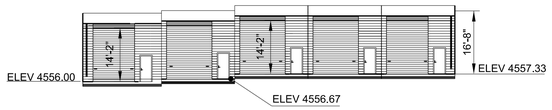
TYP. INTERIOR WALL



BUILDING 7



BUILDING 8



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE EXPANDABLE UTAH CONDOMINIUM PROJECT PLAT "C"

Drawing Name: BUILDING DETAILS

PROJECT NO. 2019.054

SHEET NO. 2 OF 2

MILLER | HARRISON

LAWYERS

ANDREW BLONQUIST
UTAH BAR NO. 15546
OFFICE: 385-269-9115
ANDREW@MILLERHARRISONLAW.COM
ADMITTED TO PRACTICE IN UTAH

November 17, 2020

Lindon City

Re: *Condominium Ownership Act Compliance*

To Whom It May Concern,

My firm represents Lindon Self Storage, LLC and has drafted governing documents for the Lindon Self Storage Condominium project, which includes Plats "B" and "C". At the time of this letter, the governing documents for the project include a Declaration, Bylaws, Articles of Incorporation, and a Reinvestment Fee Covenant Notice. I have reviewed all of these governing documents and the proposed plat map, and certify that they are compliant with Utah's Condominium Ownership Act, Utah's Revised Nonprofit Corporation Act, and all other aspects of Utah law as applied to the project. If you have any questions or concerns regarding this letter please contact me directly.

Sincerely,

MILLER HARRISON LLC

Andrew Blonquist
Attorney at Law

Scholz ARCHITECTS
Architecture - Planning - Interior Design - Computer Visualizations
691 West 1200 North Suite 100 - Springville, Utah 84663 - Ph: (801) 373-2128

Nov. 17, 2020

Mr. Mike Florence
Planning and Economic Development Director Lindon City
100 North State Street
Lindon, Utah 84042 Lindon City

Re: Lindon Self Storage Plats "B" and "C", pages 1 and 2.

I have been asked by Ridgepoint Management LLC to prepare a letter of evaluation for creating condominium storage units on the abovementioned project in Lindon Utah.

Under the Utah Condominium Ownership Act, (Utah Title 57, Section 57-8), building shells and all common property are held and managed by a condominium association. Units defined by the shell and demising walls will have separate tax ID numbers and are owned and managed by individual owners. Each of these owners participates in the condominium association. Under the Utah Condominium Ownership Act, fire-rated separation between the individual taxable units is not required if the occupancy class aligns with the IBC 508.4 table.

My Client has hired Matt Brown with MW Brown engineering to create a condominium plat and civil drawings, which have been turned into Lindon City for review. The generated condominium plat will allow the site to be divided into the individual taxable units. The construction documents for the development will comply with IBC 2018 building code and Lindon City Standards and will be turned into the city when completed.

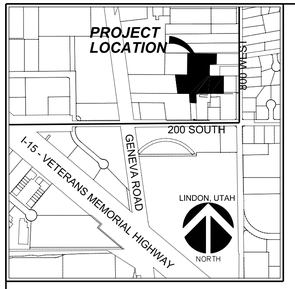
Please feel free to call with any questions or concerns.
Best Regards

Kevin C. Scholz, Architect, Principal, Scholz Architects

LINDON SELF STORAGE

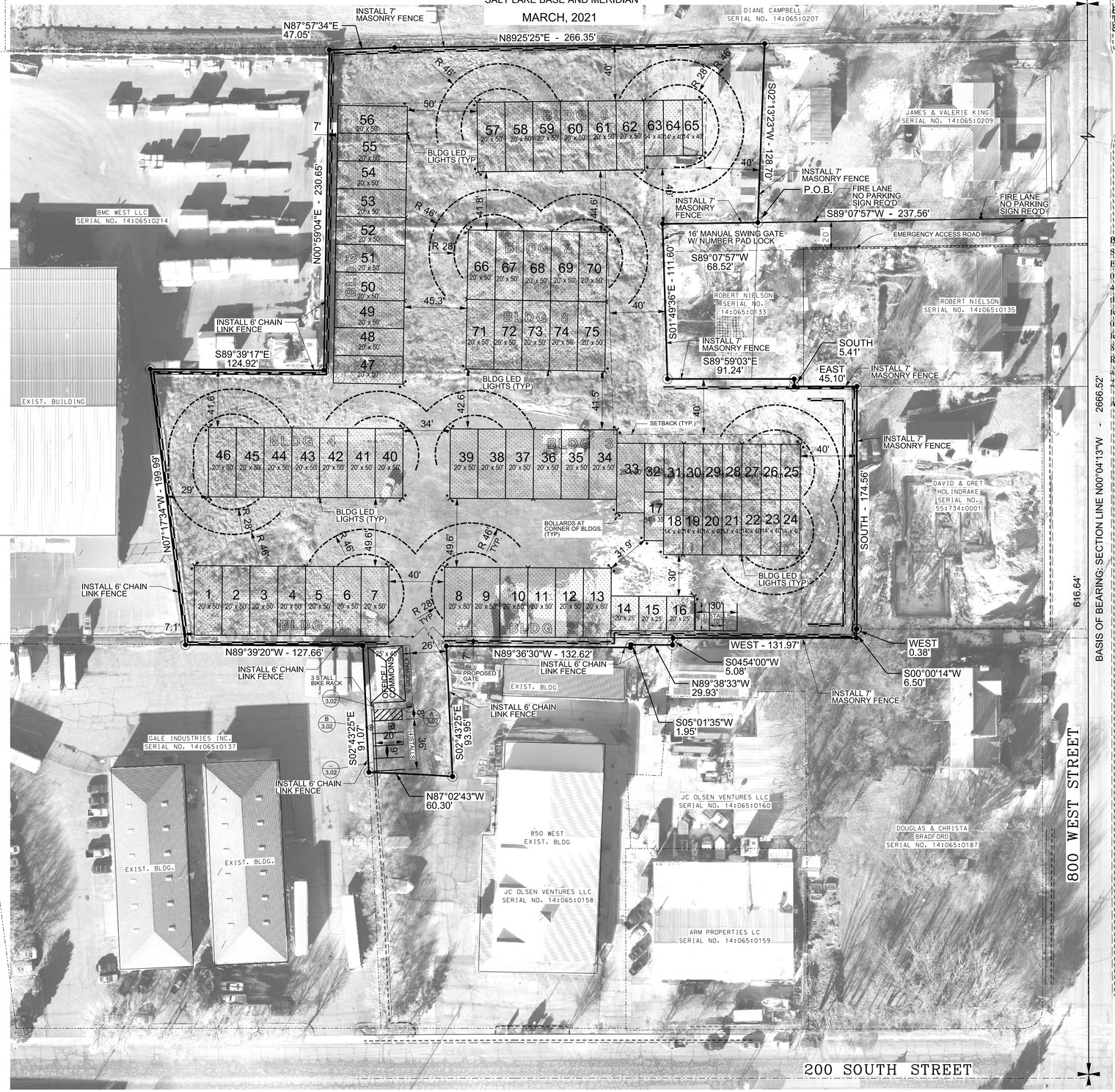
LOCATED WITHIN THE SOUTHEAST CORNER OF
SEC 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

MARCH, 2021



VICINITY MAP

NTS



EAST QUARTER CORNER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

SCALE (FEET)
0 40 80 120 160

LINDON SELF STORAGE OVERALL DESCRIPTION

Beginning at a point which is North 00°04'13" West along the Section line a distance of 616.64 feet and South 89°07'57" West 237.56 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°07'57" West 68.52 feet; thence South 01°49'36" East 111.60 feet; thence South 89°59'03" East 91.24 feet; thence South 5.41 feet; thence East 45.10 feet; thence South 174.56 feet; thence West 0.38 feet; thence South 00°00'14" West 6.50 feet; thence West 131.97 feet; thence South 04°54'00" West 5.08 feet; thence North 89°38'33" West 29.93 feet; thence South 05°01'35" West 1.95 feet; thence North 89°36'30" West 132.62 feet; thence South 02°43'29" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 02°43'31" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 07°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 00°59'04" East 230.65 feet to a Boundary Line Agreement Recorded as Entry No. 9283:2018, being on file with the Office of the Utah County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) North 87°57'34" East 47.05 feet; 2) North 89°25'25" East 266.35 feet; thence South 02°13'23" West 128.70 Feet to the point of beginning.

Area = 3.852 Acres (167,780 Sq. Ft.)

NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA)

2. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

3. TRASH RECEPTICAL TO BE RESIDENTIAL CONTAINER.

4. DATUM USED IS NAD 27.

5. EMERGENCY ACCESS ROAD TO BE 20' WIDE WITH 12" GRANULAR BORROW AND 8" COMPACTED ROAD BASE.

INFORMATION TABLE

DESCRIPTION	=
TOTAL SQUARE FOOTAGE OF AREA PROPOSED	167,780 SF
LANDSCAPE AREA	0.00 SF
IMPERVIOUS AREA	167,780 SF
BUILDING SF / USE TYPE	1,000 SF / (OFFICE)
TOTAL # OF PARKING SPACES PROVIDED	7 STALLS
TOTAL # OF PARKING SPACES REQ'D (1 STALL PER 200 SF)	5 STALLS
TOTAL # OF ADA PARKING PROVIDED	1 STALLS
TOTAL # OF BIKE STALLS REQ'D (5 x.08)=	1 STALLS
TOTAL # OF BIKE STALLS PROVIDED	3 STALLS

PRIVATE AREA
COMMON AREA
EMERGENCY ACCESS
SETBACK LINE
RETAINING WALL

OWNER:
DESERT PEAK MANAGEMENT GROUP
947 SOUTH 500 EAST, STE 100
AMERICAN FORK, UTAH 84003
TELEPHONE: (801)764-9000

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
578 E. 770 N.
OREM UT, 84097
TELEPHONE: (801) 377-1790

SOUTHEAST CORNER OF SECTION 32
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

1-800-662-4111
811
Know what's below.
Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
APR. 21, 2021
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: LINDON SELF STORAGE
Location: LINDON, UTAH
Drawing Name: SITE PLAN & DIMENSION PLAN

PROJECT NO.
2019.054

SHEET NO.
1.00

RIDGE POINT
MANAGEMENT GROUP

February 6, 2020

Michael Florence
Planning & Economic Development Director
Lindon City Community Development
100 N State St
Lindon, UT 84042

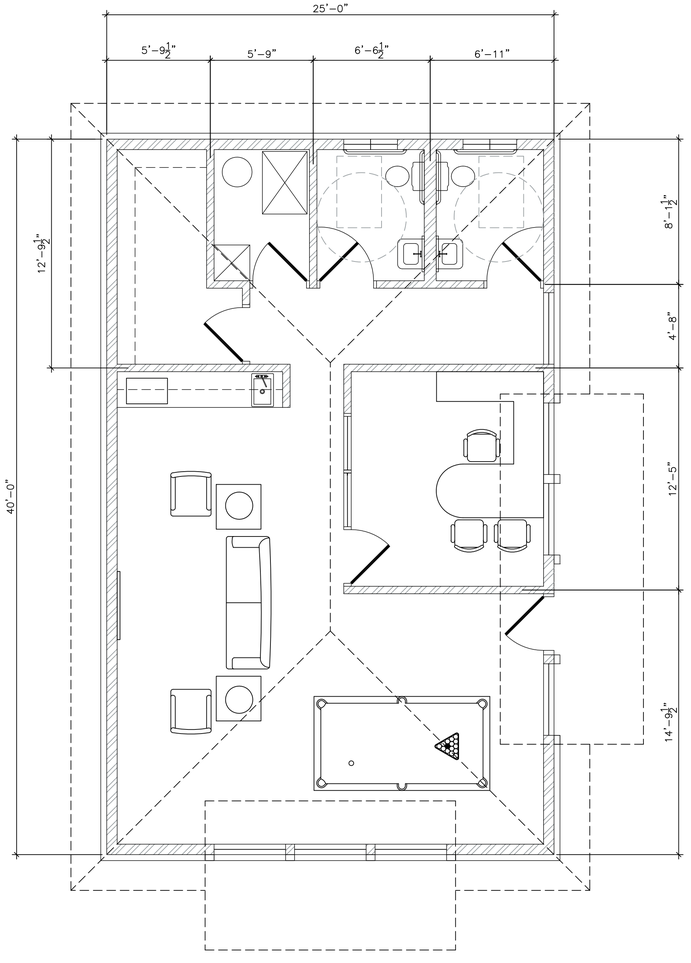
Dear Michael Florence:

We hereby request the waiver of the landscape requirements of Lindon City on Lindon Self Storage as we will be installing hard surfaces.

Sincerely,

Brad Jensen
Manager

947 S. 500 E., Ste. 100 | American Fork, UT 84003 | Phone: 801.764.9000 | Fax: 801.764.9874



FLOOR PLAN

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

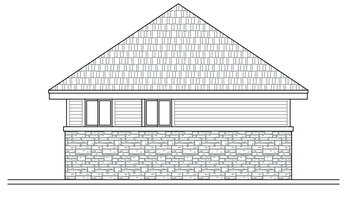
NORTH

EAST ELEVATION

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

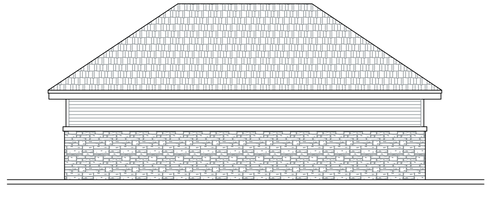
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

CLUBHOUSE AND OFFICE BUILDING FOR:

LINDON SELF STORAGE

LINDON, UTAH

PRELIMINARY DRAWINGS

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ARCH. PROJECT NO:	XX–XXX
DATE:	11/2/16
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

A-1.00

ARCHITECTURAL 1 of 1

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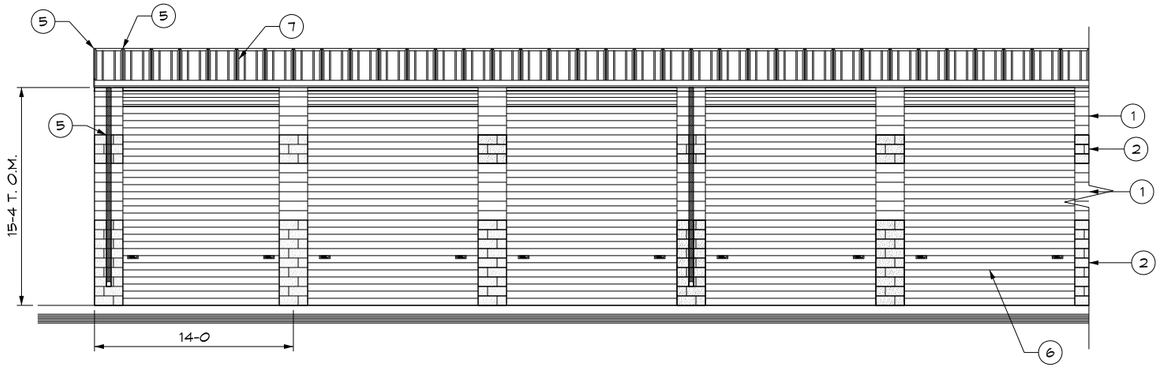
REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
1	ELEVATIONS	6-15	LB	TATE
2	ELEVATIONS	10-15	LB	TATE

TYPICAL LOW EAVE ELEVATION

PARTIAL BUILDINGS A, B, AND C

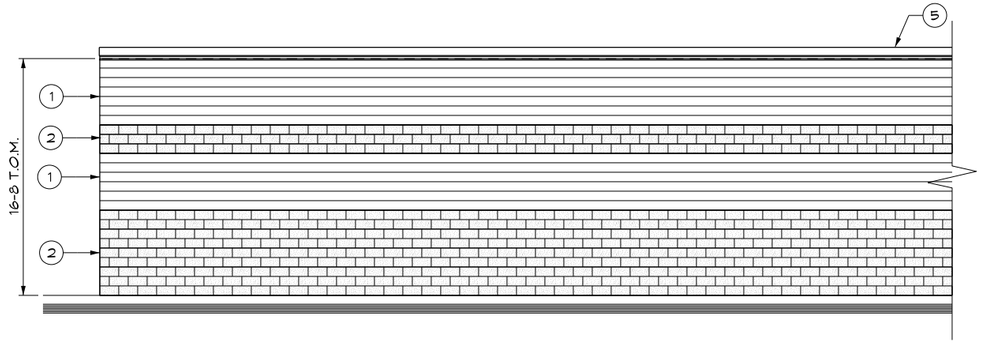
MATERIAL / FINISH COLOR

1. SMOOTH 8" CMU / LEHI BLOCK #26U BARK-U
2. SPLIT FACE 8" CMU / LEHI BLOCK #26 BARK-U
3. 3-0 X 7-0 HOLLOW METAL DOOR AND FRAME / SADDLE TAN
4. SIGNAGE / TBD
5. METAL FLASHING GUTTER AND DOWN SPOUTS / BURNISHED SLATE
6. EXTERIOR METAL-ROLL UP DOORS / SADDLE TAN
7. METAL STANDING SEAM ROOF DECK / GALVALUME+26GA



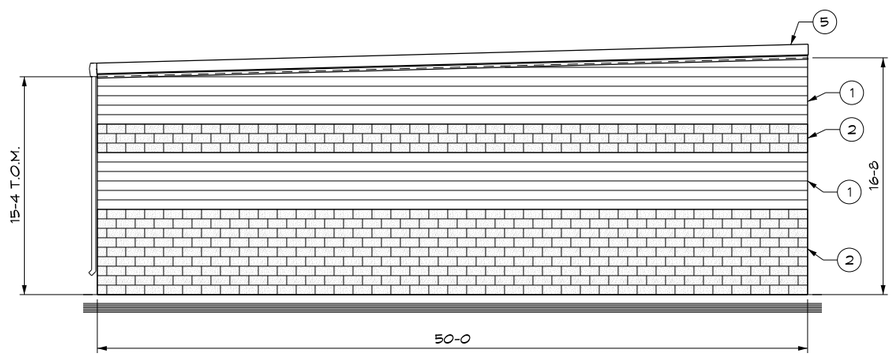
TYPICAL LOW EAVE ELEVATION

PARTIAL BUILDING A 14-0 WIDE UNITS



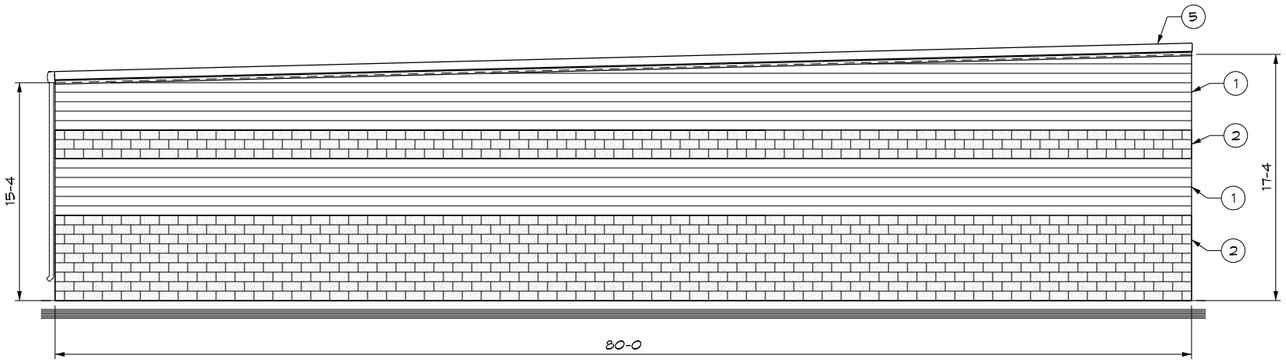
TYPICAL HIGH EAVE ELEVATION

PARTIAL BUILDINGS B, AND C



TYPICAL GABLE ELEVATION

BUILDINGS A, B, C



EAST GABLE ELEVATION

BUILDING A

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DRAWN BY	TATE NIELSEN	10-15	
CHECKED	TROY NIELSEN	10-15	
CHECKED			
ENGINEER	LYNN BARNETT	10-15	

ADDRESS: P.O. BOX 1248
1199 S. MAIN
CENTERVILLE, UT
84014

PHONE: (801) 294-2950
FAX: (801) 294-2939

DO NOT SCALE DRAWING

LINDON STORAGE
JUSTIN JOHNSTON
LINDON, UTAH

BARNETT STRUCTURES COPYRIGHT ©

ELEVATIONS

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
3/16" : 1'	D	1 OF 1	1515	ELE	2