The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 22, 2019**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

**AGENDA**
Invocation: By Invitation
Pledge of Allegiance: By Invitation

1. **Call to Order**
   - Sharon Call – Chair
   - Mike Vanchiere
   - Mike Marchbanks
   - Steve Johnson
   - Rob Kallas
   - Scott Thompson
   - Jared Schauers

2. **Approval of minutes**
   - Planning Commission 1/08/2019

3. **Public Comment**

4. **Lindon’s Edge Site Plan Approval — Castle Park Properties, LLC and Davies Design Build**
   - **126 S. Main**
   - The applicants request site plan approval for a fourteen (14) building business park to be constructed on approximately 5.5 acres located in the General Commercial zone. Parcel #’s 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302 (20 minutes)

5. **Luxury Motorsport Conditional Use Permit - Jared Janson**
   - **1070 W. 400 N.**
   - The applicant requests conditional use permit approval to operate an auto repair business and tow yard. Parcel # 45:111:0003 (15 minutes)

6. **A recommendation to the Lindon City Council for an ordinance amendment to Title 17.44.090 regarding allowed deck projections into required corner side yard setbacks - Lindon City** (15 minutes)

7. **This item was noticed for a public hearing but will be continued to a future meeting. A recommendation to the Lindon City Council to amend ordinance 17.64 and removing unrestricted habitation time limits in a Recreational Vehicle Parks and amending definitions, adding Recreational Vehicle Parks as a conditional use under the RMU-W land use district in the Appendix A Standard Land Use Table and adopting a new ordinance section 17.78 titled Recreational Vehicle Parks. – Ron Madsen** (20 minutes)

8. **New Business from Commissioners**

9. **Planning Director Report**

Adjourn
Notice of Meeting
Lindon City Planning Commission

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: January 18, 2019
Time: 3:30
Place: Lindon City Center, Lindon Police Station, Lindon Community Center
The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, January 8, 2019** beginning at **7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 7:00 P.M.**

Conducting: Sharon Call, Chairperson

Invocation: Rob Kallas, Commissioner

Pledge of Allegiance: Jared Schauers, Commissioner

**PRESENT**  
Sharon Call, Chairperson  
Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
Charlie Keller, Commissioner  
Steven Johnson, Commissioner  
Mike Vanchiere, Commissioner  
Scott Thompson, Commissioner  
Jared Schauers, Commissioner  
Mike Florence, Planning Director  
Anders Bake, Associate Planner  
Kathy Moosman, Recorder

**EXCUSED**

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

2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of the Planning Commission meeting of December 11, 2018 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF DECEMBER 11, 2018 AS PRESENTED.

COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

At this time, Mike Florence, Planning Director presented outgoing Commissioner, Charlie Keller, with a plaque in appreciation for his service (2 years) on the Planning Commission.

**CURRENT BUSINESS**

Mike Florence, Planning Director, led this discussion by stating the applicant, Melissa Gardner is in attendance tonight to request Subdivision Plat Amendment Approval for the Lindon Hidden Meadows Subdivision to consolidate three existing parcels into two lots located in the R1-20 zone. Ms. Gardner is petitioning to consolidate three parcels she owns into two lots. He noted this approval is amending a portion of the Lindon Hidden Meadows Subdivision Plat B that was approved in 2016. The property is zoned Residential R1-20 and both buildable lots have single family homes constructed on the property.

Mr. Florence stated Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat and this meets the minimum lot size per code. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner’s contiguous lots (he then referenced state law).

Mr. Florence indicated the City Engineer is working through any technical issues related to the plat and will conduct a final review if the planning commission approves the plat amendment. He noted Ms. Gardner owns all three parcels which will be amended as part of the application for two lots and no new building lots will be created from the subdivision amendment. The proposed subdivision amendment meets the minimum lot size and frontage requirements.

Mr. Florence then presented the Utah County Parcel Map and the Proposed subdivision plat followed by discussion. He indicated Staff is recommending two conditions as follows:

1. The applicant will continue to work with city staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording and occupancy of any new development within this plat, the applicant must update the final plat mylar to include notarized signatures of owners’ consent to dedication consistent with item one above; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. All items of the staff report.

Commissioner Kallas asked Ms. Gardner how this Plat Amendment came to be. Ms. Gardner gave a brief explanation of how they acquired the property site noting it happened over the course of time by purchasing several parcels (and house) from Nyal Richins with the intent to sell parcel #1. Chairperson Call addressed the recommended conditions adding she doesn’t have any further questions.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT’S REQUEST FOR PRELIMINARY APPROVAL OF AN AMENDMENT TO THE LINDON HIDDEN MEADOWS SUBDIVISION PLAT WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT PRIOR TO RECORDING; 2. PRIOR TO PLAT RECORDING THE APPLICANT MUST UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS’ CONSENT TO

Planning Commission
January 8, 2019
2 DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
4 FOLLOWS:
5 CHAIRPERSON CALL AYE
6 COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER KALLAS AYE
10 COMMISSIONER JOHNSON AYE
12 COMMISSIONER VANCHIERE AYE
14 COMMISSIONER THOMPSON AYE
16 COMMISSIONER SCHAUERS AYE
18 THE MOTION CARRIED UNANIMOUSLY.

5. **Open Public Meeting Presentation** - City Attorney, Brian Haws

Mr. Florence stated Brian Haws, City Attorney is in attendance tonight to present the yearly training on the Open Public Meetings Act. He noted this training is required by state law. Mr. Haws then gave his power point presentation on the Open and Public Meetings Act highlighting some of the following bullet points:

**Purpose:**
- To conduct the people’s business with *transparency*
- Deliberations must be conducted *openly*
- Actions must be taken *openly*

**Who must comply:**
- Any “administrative, advisory, executive, or legislative body of the state or its political subdivisions that is . . .
  - Created by statute, rule, ordinance or resolution
  - Has two or more people
  - Expends or is supported by tax revenue
  - Has authority to make decisions regarding the public’s business.

Examples:
- City Council
- Planning Commission
- Board of Adjustments
- Advisory Boards
  - Historic Preservation Commission
  - Tree Advisory Board
- etc.

**Who is NOT Covered:**

**Law does not apply to:**
- Political parties, groups or caucuses
- Conference committees, rules committees, or sitting committees of the legislature
Open Meetings:

All “meetings” of public entities are presumed to be open to the public unless they are expressly exempt under the Open Meeting Act, or are closed pursuant to the specific procedures in that Act.

Examples:

- Regular meetings
- Special meetings
- Workshops
- Site Visits
- Traveling Tours
- Workshops and Regular meeting held on the same day must be held in the same location, unless the workshop is a site visit and proper notice is given.

Definition of a Quorum:

- “Quorum” means:
- “a simple majority of the members of the public body unless otherwise defined by applicable law.”
- Quorum does not include:
  - 3 or fewer members of the Planning Commission meeting as a subcommittee.

Open Meetings: Electronic Meetings

- A public meeting convened or conducted by means of a conference using telephonic or electronic communications.
- City must adopt specific procedures for conducting it.
- Must have an anchor location where regular meetings are held.
- Must give proper notice to both public and members of the public body.
- Must have equipment set up so public can hear and participate in open portions of the meeting.
- Nothing here restricts a member of a public body from transmitting emails and texts to other members of the public body when the body is not convened in an open meeting.

Closed Meetings:

Again, All Meetings are Deemed to be Open Meetings, unless they are Closed According to statute.

A closed meeting may only be held: For what purpose?

- To discuss the character, professional competence, or physical or mental health of an individual
- For strategy sessions to discuss:
  - collective bargaining
• pending or reasonably imminent litigation
• purchase, exchange, or lease of real property or water rights/shares
• sale of real property or water rights/shares
• To discuss the deployment of security personnel, devices, or systems
• To investigate proceedings regarding allegations of criminal conduct

A Closed Meeting may NOT be used to:
• Approve any ordinance, resolution, rule, regulation, contract or appointment
• Interview a person to fill an elected position
• Take final action (final votes must be open and, on the record,)

How do we close a meeting?
• Must first hold a public meeting with proper notice
• A quorum must be present
• 2/3 vote of the body must vote to close the meeting
• The body must publicly disclose:
  • How of each member voted (for or against entering into a closed meeting)?
  • The reasons for closing the meeting

Information Discussed in Closed Sessions:
• The information discussed in Closed Sessions is confidential and may not be discussed outside of the meeting, including with members of the public or family or friends.

Public Notice of Meetings:
Public Notice Must Be Given
• Annually, by listing all regularly scheduled meetings to be held throughout the year.
• Not less than 24 hours before each individual meeting, even if included in the annual notice.
• As required by specific state or local statutes based on the subject matter of agenda items for a given meeting.

Public Notice of Meetings:
Public Notice Must Include
• The Date, time and place for the meeting
• An Agenda for the meeting

Public Notice of Meetings
Agenda
• The agenda must provide reasonable specificity to notify the public as to the topics to be considered at the meeting
• A topic raised by the public may be discussed during an open meeting, even if not included on the agenda
However, except for emergency meetings, the public body may not take any formal action on a topic not listed on the agenda.

Public Notice of Meetings:

Public Notice

Is Satisfied by:

- Posting written notice
- At the principal office or the building where the meeting will be held;
- On the Utah Public Notice Website

Public Notice of Meetings:

Exceptions – Emergency Meetings

- Regular notice requirements may be disregarded if:
- Because of unforeseen circumstances, it is necessary to hold an emergency meeting to consider matters of an emergency or urgent nature
- Still required to give the best notice practicable
- May not hold an emergency meeting unless:
- An attempt has been made to notify all the members of the public body; and
- A majority of the members approve the meeting

Meeting Minutes and Recordings:

Minutes of open meetings

- Public body must keep written minutes and a recording
- Written minutes shall include:
- The date, time, and place of the meeting
- The names of members present and absent
- The substance of all matters proposed, discussed, or decided by the body which may include a summary of comments made by members of the public body
- a record, by individual member, of each vote taken by the public body
- the name of each person who is not a member of the public body who provided invited testimony or comments to the public body
- the substance, in brief, of the testimony or comments provided above
- any other information that any member requests be entered in the minutes

Meeting Minutes and Recordings:

Recordings of Open Meetings

- A recording of an open meeting shall be a complete and unedited record of all open portions of the meeting from the commencement of the meeting through adjournment
- Recordings must be available to the public within 3 business days after the meeting.
• No recording is required for Site visits if no official action is taken during that site visit.

• Any member of the public may record a meeting on their own as long as their recording does not interfere with or disrupt the meeting.

Meeting Minutes and Recordings:
For closed meetings
  • Public body must make a recording of the closed meeting
  • Meetings to discuss an individual’s character or to discuss security do NOT need to be recorded
  • Presiding officer shall sign a sworn statement affirming that these are the sole purposes for the meeting
  • Public body may keep detailed written minutes that disclose the content of the meeting
  • The recording and any minutes shall include
    • The date, time, and place of the meeting;
    • The names of members present and absent; and
    • The names of all others present except where confidentiality is needed to preserve the purpose of the closed meeting

Penalties:
Are there penalties for violating the requirements of the Act?
• Any member of a public body who intentionally violates the closed meeting provisions is guilty of a class B misdemeanor
• A court can void any action taken in violation of the open meetings laws
• The public body may have to pay court costs and attorney’s fees if successfully challenged in court on a violation

Following some general discussion, Chairperson Call thanked Mr. Haws for the presentation and informative training. She then called for any further comments or discussion. Hearing none she moved on to the next agenda item.

6. Proposed ordinance amendment to Title 17.44.090 regarding allowed projections into required corner side yard setbacks. This item is for information and discuss only and will be presented at the planning commission meeting.

Mr. Florence gave an overview of this discussion item stating Lindon City is proposing to make a general amendment to Title 17.44.090 regarding deck projections into a residential corner side yard setback. He noted this item will be for discussion and general direction from the commission only with no action taken.

Mr. Florence further explained this discussion was initiated by a resident with a deteriorating deck he was trying to rebuild, but it was encroaching into the side setback when he was trying to get his permit. It brought the question if this would apply to many properties in Lindon. Mr. Florence then referenced the draft ordinance amendment as follows:

17.44.090 Projections into Yards.

Planning Commission
January 8, 2019
1. The following structures may be erected on or project into any required yard setback:
   a. Fences and walls in conformance with the Lindon City Code and other City codes or ordinances;
   b. Necessary appurtenances for utility service.

2. The structures listed below may project into a minimum front, side, or rear yard not more than the following distances:
   a. The following may project into a minimum front, side or rear yard not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
   b. The structures listed below may project into a rear yard not more than twelve (12) feet: A shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the main floor level and/or ground level first story of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
   c. The following may project into a front, side or rear yard (above or below grade) not more than four feet as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes. (Ord. 2009-3, amended, 2009; Ord. 2003-15, amended, 2003; Ord. 111 §1, amended, 1985; Prior code §12-111-8)
   d. Properties with a corner street side yard setback of at least thirty (30) feet, an uncovered deck located at and accessible from the first story or below the first story, inclusive of stairs, may project not more than twelve (12) feet into a required street side yard setback.

Amend and add the following definitions

“Basement” means a floor level below the first story in a building which floor is more than twelve inches (12") below the average level of the adjoining ground, but where no more than one-half (½) of its floor-to-ceiling height is below the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement and as a half-story for the purpose of side yard determination.

First Story – The ground floor level and lowest Story, not including basement, in a building provided the floor level is not more than four feet (4') below Final Grade for more than fifty percent (50%) of the perimeter.
Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.
Following some general discussion regarding the ordinance draft and definitions, the Commission agreed this appears to be a reasonable amendment/change to the code and will be limited to corner lot properties in the city. Mr. Florence stated he will notice for the public hearing in two weeks.

Chairperson Call asked if there were any further comments or discussion. Hearing none she moved on to the next agenda item.

7. **New Business: Reports by Commissioners** – Chairperson Call called for any new business or reports from the Commissioners.

Chairperson Call asked about the valley visioning workshops that were posted on the city website page. Mr. Florence explained the various workshops that are being offered and encouraged the Commissioners to attend.

At this time there was also discussion on who will chair the meetings for the coming year. Following discussion, the Commission was in agreement to have Sharon Call remain Chair and Rob Kallas as Vice Chair for 2019. Following some additional discussion Chairperson Call called for a motion. The vote was recorded as follows.

**COMMISSIONER MARCHBANKS MADE A MOTION TO APPOINT**

**SHARON CALL AS PLANNING COMMISSION CHAIR AND ROB KALLAS AS VICE CHAIR FOR 2019. COMMISSIONER JOHNSON SECONDED THE MOTION.**

**THE VOTE WAS RECORDED AS FOLLOWS:**

- **CHAIRPERSON CALL**
- **AYE**
- **COMMISSIONER MARCHBANKS**
- **AYE**
- **COMMISSIONER KALLAS**
- **AYE**
- **COMMISSIONER JOHNSON**
- **AYE**
- **COMMISSIONER VANCHIERE**
- **AYE**
- **COMMISSIONER THOMPSON**
- **AYE**
- **COMMISSIONER SCHAUERS**
- **AYE**

**THE MOTION CARRIED UNANIMOUSLY.**

8. **Planning Director Report** – Mr. Florence mentioned the turn signal on 700 north. He noted city Staff met with UDOT and they feel it is warranted and they are working on it and will make a decision soon.

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

**ADJOURN**

**COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE MEETING AT 8:20 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.**
Approved – January 22, 2019

Sharon Call, Chairperson

Michael Florence, Planning Director
SUMMARY OF KEY ISSUES
1. For site plan approval, the planning commission will be evaluating whether the site plan and buildings meet Title 17 development regulations and Commercial Design Standards.

OVERVIEW
1. The applicant proposes 14 buildings consisting of 42 individual office spaces on 5.89 acres. Each building is two stories and has an average square footage of approximately 900 square feet per floor. Certain units will also have a basement for office storage.
2. The reception center building, at the northeast corner of the property, will remain and will continue in business.

MOTION
I move to (approve, deny, continue) the applicant’s request for site plan approval with the following conditions:
1. The applicant will finalize engineering reviews;
2. A plat amendment be approved by the planning commission prior to construction beginning;
3. Shared parking be approved as outlined in the developers parking analysis. If the shared parking becomes an issue where insufficient on-site parking is not provided due to incompatible shared uses or vehicle parking overflows into the surrounding neighborhood the project property owners will secure additional parking through purchase or agreement. Upon complaint, the City may require changes to hours of operations for the shared uses, an updated shared parking analysis, or other requirements to provide sufficient parking;
4. A deed or other legal instrument will be recorded guaranteeing access to parking as per Lindon City Code Title 17;
5. Due to the development being constructed in phases and the need to share parking between uses, a minimum of one hundred (100) parking stalls will be constructed and available for phase one;
6. The buildings along Main Street will be oriented with the front façade and entry doors that face the street as required by Lindon City Commercial Design Standards;
7. All items of the staff report
**Surrounding Zoning and Land Use**
North: General Commercial / Commercial businesses and storage units
South: General Commercial, Residential R1-20 / single family residential
East: General Commercial / single family and beauty salon
West: Residential R1-20 / single family residential

**Site Development Standards**

**Parking** – the developer is proposing a shared parking plan, which is recommended by the Commercial Design Standards, between the new business park and the reception center. Staff has attached the parking analysis from the developer that describes the shared parking plan. The below table identifies the required parking for the business park. The reception center would use the business parking weekly after 6:00 p.m. and on weekends. Currently, all of the property and parking will be under the same ownership.

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office: 1 per 350 sq ft of floor area (84,000)</td>
<td>240 stalls - compliant</td>
</tr>
<tr>
<td>Storage: 1 per 500 sq ft of floor area (37,500)</td>
<td>75 stalls - compliant</td>
</tr>
<tr>
<td>Reception Center: 1 per 3.5 person capacity (350 occupancy)</td>
<td>100 stalls – compliant if shared parking plan is approved</td>
</tr>
<tr>
<td>Bike stalls: 8% of total parking not to exceed 16</td>
<td>16</td>
</tr>
</tbody>
</table>

**Street and Site Lighting**
The developer will need to meet the requirements for lighting installation and separation along Main Street. The developer has provided a lighting photometric study for the interior of the development to ensure lighting does not affect the surrounding neighborhood.

**Landscaping Standards**
The General Commercial zone requires 20% of the site to be landscaped. The applicant is providing 28%. The Commercial Design Standards require a park strip for new development. However, due to the alignment of the utilities along Main Street the City does not recommend installing the park strip. The developer will be installing the required amount of street trees behind the sidewalk.

**Interior Landscaping**

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 s.f. per parking stall (315*40=12,600)</td>
<td>13,768</td>
</tr>
<tr>
<td>1 tree per 10 parking stalls (315/10=31)</td>
<td>compliant</td>
</tr>
<tr>
<td>70% living plant material in landscaping</td>
<td>compliant</td>
</tr>
</tbody>
</table>

**Phasing**
The development will be constructed in three phases. The developer will demo the houses along Main St. first. Possibly the shed on south side. Any building or landscaping that isn't in the way of construction will remain intact, until that corresponding phase starts.

**Traffic Circulation**
The site plan provides adequate traffic circulation and two means of ingress and egress from Main Street. There is an existing emergency access at the southwest corner of the property that has a chain across it limiting access. This access was required in a 2011 approval by the fire department due to not
having sufficient site circulation. With this development proposal, the applicant is proposing that the emergency gate on the southwest corner remain. The main concern with the emergency access is that it opens into a single-family residential neighborhood. Commercial Design Standard 3.2 states to “avoid access to parking from/through residential areas.” Staff is reviewing with the first department whether this emergency access can be closed and will have an answer at the planning commission meeting. With the new development plan, there will be two means of ingress and egress from the site from Main Street. If this area is required to remain open then the fire department will want to have Knox key access and staff would recommend that a new gate be installed instead of the existing chain.

**Building Design and Architectural Standards**

Buildings in the General Commercial zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings.

The proposed buildings most align with the two-part commercial block building. Below are the standards for such building in the Commercial Design Standards:

<table>
<thead>
<tr>
<th>Design Element</th>
<th>Design Standard Requirement</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Massing and Form</td>
<td>Windows should be used to distinguish the front façade or storefront</td>
<td>See orientation discussion below</td>
</tr>
<tr>
<td>Height and Scale/Size</td>
<td>Bays should vary in width from 15-25’</td>
<td>Compliant</td>
</tr>
<tr>
<td>Roofing</td>
<td>Flat roof allowed but should have a parapet</td>
<td>Compliant</td>
</tr>
<tr>
<td>Exterior Walls and Surfacing (building Materials)</td>
<td>Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades. Section 5.2.4: *Fenestration can also be counted towards the 85% of the building materials (5.2.4)</td>
<td>The proposed building has a combination of brick, metal siding, and EIFS. Material percentages were not provided to staff but do not appear to meet the 85% primary material requirement.</td>
</tr>
<tr>
<td>Fenestration (windows and doors)</td>
<td>Storefront windows, transom, awnings, panes</td>
<td>Compliant. Developer provides a combination of storefront-like windows, metals awnings/canopy, window mullions</td>
</tr>
<tr>
<td>Exterior Trim and Decorative Detailing</td>
<td>Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail</td>
<td>Portions of the brick and EIFS facades have been recessed at several window edges, metal canopies above entries, above and below entry storefront metal panels have been used to give the entry more detail, all windows that are within the metal paneled wall will receive a trim around with window, certain windows will receive a metal panel trim separating longer spans of windows.</td>
</tr>
</tbody>
</table>
Orientation
The business park is currently situated with all buildings facing each other internally. The developer has provided a good design that identifies the entrance and to create attractive buildings. Lindon City Commercial Design Standards require at least the buildings along a public street to be oriented with the front façade and entrance toward the street. Staff could not find a section that allows the rear of the building to face the street. The following sections apply:

- 2.2 - Orient and align the street-facing façade of buildings to the street to help define and shape the street.
- 2.2 - Orient primary entrances to streets and other public spaces, such as plazas, courtyards, and pathways, that have higher levels of pedestrian activity.
- 5.2.1 – Building placement and orientation should also reinforce the connection to primary and secondary streets, contributing in a positive manner to the streetscape of the commercial area.
- 5.2.1- Orient buildings to the main street, either parallel to the street or at a maximum angle of 45 degrees. If a building is on a corner lot, it may have a corner orientation. This is not to preclude entrances or façade detailing to other orientations, such as a side parking lot.
- 5.2.1 - Give the greatest consideration in terms of design emphasis and detailing to the street facing façade (or façades if a corner site). Clusters of buildings in a single planned development may utilize common or compatible building forms and/or architectural styles, with a secondary emphasis on the internal relationships of buildings around a shared parking facility, interior court, landscaped yard, or plaza.
- 5.2.6 - Facades that front on to public ways should contain functional windows and doors, with a balance of solids and voids.

Color
See attached color board. The colors vary from copper (metal), light grey (EIFS), Magnese Iron Spot (brick), clear aluminum (storefront and canopies)

Development Size and Setbacks

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development lot size: 20,000 sq ft</td>
<td>5.89 acres</td>
</tr>
<tr>
<td>Front: 20’</td>
<td>20’</td>
</tr>
<tr>
<td>Rear: 40’ when adjacent to residential</td>
<td>52’ – 60’</td>
</tr>
<tr>
<td>Side 40’ when adjacent to residential:</td>
<td>52’-60’</td>
</tr>
<tr>
<td>Side adjacent to commercial: 0’</td>
<td>10’</td>
</tr>
</tbody>
</table>

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

Staff Analysis
The new Lindon’s Edge business park will be a new attractive amenity to the commercial and employment core of Lindon City. The developer has done a good job in trying to contextually fit the development in with the surrounding neighborhood. The items of building materials, access and building orientation should be evaluated further by the planning commission.
**Exhibits**

1. Aerial photo and site pictures
2. Site Plan
3. Landscaping Plan
4. Architectural Renderings
5. Color board
6. Parking Analysis

Exhibit 1
Beginning at a point located North 0°11'51" West along section line 270.00 feet and West 27.00 feet from the Southeast Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of Lindon Treasury Plat "B" and extension thereof the following three courses and distances: 1) West 203.95 feet, 2) North 0°18'46" West 3.88 feet, and 3) South 89°35'17" West 123.31 feet; thence North 1°14'48" West 180.15 feet; thence South 88°45'12" West 129.54 feet; thence along the arc of a 60.00 foot radius curve to the left 60.92 feet through a central angle of 58°10'38" (chord bears North 86°46'41" West 58.34 feet); thence along the arc of a 50.00 foot radius curve to the right 21.48 feet through a central angle of 24°37'12" (chord bears South 76°26'36" West 21.32 feet); thence South 88°45'12" West 119.53 feet; thence North 1°15'15" West 296.02 feet; thence North 89°00'40" East 454.60 feet; thence North 88°52'57" East along a fence line and extension thereof a distance of 224.44 feet; thence South 32°07'44" East 16.45 feet; thence along the arc of a 15.00 foot radius curve to the right through a central angle of 67°06'01" for 17.57 feet (chord bears South 01°24'49" West 16.58 feet); thence along the arc of a 127.00 foot radius curve to the left through a central angle of 35°09'12" for 77.92 feet (chord bears South 17°22'45" West 76.70 feet); thence South 0°11'51" East 380.43 feet to the point of beginning.

Area = 5.8907 Acres
LANDSCAPE PLAN SPECIFICATIONS

1. Existing Tree
2. New/Planted

LANDSCAPE PLAN GENERAL NOTES

A. Protection: Contractor to conduct the Work in such a manner to protect all existing

B. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has

C. Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by

SITE REQUIREMENT CALCULATIONS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.

2. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no

3. Turf Grading

4. Landscaper to maintain or improve existing final grade and proper drainage established by the

1. Protection: Contractor to conduct the Work in such a manner to protect all existing

2. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has

3. Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by

SITE MATERIALS

1. LSC-500-AR EXPANSION JOINT CAULK 1.5 GALLON PAIL

2. STONE: DEER HUNT-MIX 1"-2" GRAVEL

3. LANDSCAPE SOIL: LOAM

4. SOIL: GARDEN TOPSOIL

5. FELT: BITUMINOUS

PLOT DATE: 11/15/20

LINDON'S EDGE OFFICES
110 S. MAIN ST.
LINDON, UTAH

CASTLE PARK PROPERTIES
1010 S. MAIN ST.
LINDON, UT

DARRELL W. PETERSON
P.J. DESIGN GROUP L.C.C.

PLOT TUMblek: 11/15/20

LINDON'S EDGE OFFICES
110 S. MAIN ST.
LINDON, UTAH

CASTLE PARK PROPERTIES
1010 S. MAIN ST.
LINDON, UT

DARRELL W. PETERSON
P.J. DESIGN GROUP L.C.C.
Building Comparison

LINDON’S EDGE
BUILDING • A

LINDON’S EDGE
BUILDING • B
LINDON’S EDGE
BUILDING - A

LINDON’S EDGE
BUILDING - B
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.
PRELIMINARY - NOT FOR CONSTRUCTION

LINDON'S EDGE - OFFICES

93' WIDE BLDG.

LEVELS 1 & 2 FLOOR PLANS

PRELIM LEVEL 1 FLOOR PLAN

PRELIM LEVEL 2 FLOOR PLAN

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

LEVEL 1: 3,074 SQUARE FEET

UNIT #1
UNIT #2
UNIT #3

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

PRELIM LEVEL 2 FLOOR PLAN
93' WIDE BLDG.

PRELIM BACK ELEVATION

(WHEN FACING PUBLIC STREET)

(WHEN NOT FACING PUBLIC STREET)
Rear Elevation - (Street Facing)

LINDON'S EDGE
BUILDING - B

HARRIS ARCHITECTURE
14 January 2018

Lindons Edge
Lindon, Utah

Re: Proposed Exterior Finishes Buildings A & B

<table>
<thead>
<tr>
<th></th>
<th>Material</th>
</tr>
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<tbody>
<tr>
<td>A</td>
<td>Vertical Metal 1</td>
</tr>
<tr>
<td></td>
<td>Classic Copper, Una Clad</td>
</tr>
<tr>
<td>B</td>
<td>Vertical Metal 2</td>
</tr>
<tr>
<td></td>
<td>Silversmith S15, Fabral</td>
</tr>
<tr>
<td>C</td>
<td>Windows</td>
</tr>
<tr>
<td></td>
<td>Budvar</td>
</tr>
<tr>
<td>D</td>
<td>Storefront</td>
</tr>
<tr>
<td></td>
<td>Clear Aluminum</td>
</tr>
<tr>
<td>E</td>
<td>Canopies</td>
</tr>
<tr>
<td></td>
<td>Clear Aluminum</td>
</tr>
<tr>
<td>F</td>
<td>EIFS</td>
</tr>
<tr>
<td></td>
<td>(Light Grey) 812 Moonlight, Fine Finish, Dryvit</td>
</tr>
<tr>
<td>G</td>
<td>Brick</td>
</tr>
<tr>
<td></td>
<td>Manganese Iron Spot, Matt, Endicott, Beehive Brick</td>
</tr>
</tbody>
</table>
Lindon’s Edge Parking Analysis
January 11, 2019

Introduction:
The Lindon’s Edge project will require three different parking uses. Parking will be required for Professional office space, basement storage space, and the existing reception center.

Parking Calculations:
The office area parking required is 84,000 s.f. @ 1/350 s.f. = 240 stalls
The basement storage parking required is 37,500 s.f. @ 1/500 s.f. = 75 stalls.
The total required and provided parking for the office and basement storage parking is 315 stalls.

The Reception center required parking is based on a maximum allowable occupancy of 350 people. The required parking for the reception center is based on 1 space per 3.5 persons. The required parking for the reception center is 100 parking stalls.

Anticipated Hours of Operation:
The anticipated hours of operation of the proposed uses are as follows:

Office area hours of use are expected to be between 8 a.m. to 5 p.m.
The basement storage hours of operation are expected to be between 8 a.m. and 9 p.m.
The reception center hours of operation are expected to be between 6 p.m. and 9 p.m.

Parking Overlap Discussion:
The parking tabulations above illustrate that the site can provide parking for the office and storage area between the hours of 8 a.m. and 5 p.m.

In the evenings, 240 office area stalls would be become available after 5 p.m. Since the reception center only requires 100 parking stalls between the hours of 6 p.m. and 9 p.m., the site has adequate parking to provide for all proposed uses.
Item # 5: Conditional Use Permit — Luxury Motor Sports  
1070 W. 400N.

**Date:** 1/22/2019  
**Applicant:** Jared Janson  
**Presenting Staff:** Ander Bake

**General Plan:** Light Industrial  
**Current Zone:** Light Industrial

**Property Owner:** Jared Janson  
**Address:** 1070 W. 400 N.  
**Parcel ID:** 45:111:0003  
**Lot Size:** 0.33 acres

**Type of Decision:** Administrative  
**Council Action Required:** No

### SUMMARY OF KEY ISSUES

To review a conditional use permit and conditions to mitigate the impacts of a proposed use.

### MOTION

I move to (approve, deny, continue) the applicant’s request for a conditional use permit for an automotive repair and towing business to be located at 1070 West 400 North, with the following conditions:

1. All vehicles must be stored within the building or within the rear fenced area.
2. No automobile parts will be stored outside of the building.
3. The applicant will provide staff with a liquid waste storage and management plan.
4. Vehicles may only be stored outdoors for longer than 72 hours when waiting on delivery of parts.
5. All items of the staff report.

### OVERVIEW

1. The applicant requests approval to use the existing site for automotive repair of luxury vehicles and towing services. The proposal requires a conditional use permit in the LI zone.
2. The purpose of the Light Industrial (LI) district is 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 the district are designed to protect environmental quality of the district and adjacent areas.
3. The subdivision plat was recorded in 1985
4. The existing building was constructed in 1995 after a previous building was destroyed by fire.
5. No changes are proposed to the site or building at this time.
6. Notices were mailed on January 11, 2018 to adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment(s) at this time.

**Surrounding Zoning and Land Use**
North: Light Industrial/office building  
South: Heavy Industrial/Valmont Galvanizing  
East: Light Industrial/towing business  
West: Light Industrial/industrial storage yard

**Development Standards**

**Parking**

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle: 13</td>
<td>13</td>
</tr>
</tbody>
</table>

**Landscaping Standards**

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-foot landscaping strip</td>
<td>20-foot landscaping strip with grass</td>
</tr>
<tr>
<td>2 trees (1 tree every 30 feet)</td>
<td>4 trees</td>
</tr>
</tbody>
</table>

**Building Design and Architectural Standards**

**Building Materials**

There is an existing metal building on the site. The applicant does not propose any changes to the existing building at this time.

**STAFF ANALYSIS**

- There is area sufficient for the required 13 parking stalls. Staff recommends that the stalls be designated with striping as a condition.

- The applicant has installed vinyl slats in the chain link fence along 400 North to comply with Lindon City Code requirements for a view-obscuring fence.

- As per title 17.06.040 The applicant may only store inoperable vehicles outdoors for up to 72 hours. The maximum number of inoperable vehicles outdoors is 10. The planning commission may approve specific conditions allowing vehicle storage, of operable or inoperable vehicles beyond ten vehicles and for longer than seventy two hours when approved as part of a conditional use permit.
Exhibits
1. Description of Business.
2. Aerial photo of the site and surrounding area
3. Site Plan
4. Photos of the property and building

Exhibit 1

About Luxury Motorsports:

Started in 2018 with the goal to turn from a small luxury used car dealership into the first full exotic car experience in Utah. It also wants to provide service to those exotics while also allowing all makes & models. With its unique color of lime green, it wants to serve the public with towing operations throughout Utah county. It is one of the few that offers Automotive sales, repair, and towing. Besides the clear goal of making a profit it strives to provide the best customer experience possible always wanting positive, appreciative, and high reviews. Luxury Motorsports will do whatever is necessary to keep that standard.

Exhibit 2
Item 6: Ordinance Amendment
Lindon City Code 17.02.010 and 17.44.090 – Definitions and Deck Projections into the corner side yard setback.

<table>
<thead>
<tr>
<th>Applicant: Lindon City</th>
<th>MOTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presenting Staff: Michael Florence</td>
<td>I move to (approve, deny, continue) ordinance amendment 2019-1-O (or as presented, with changes).</td>
</tr>
</tbody>
</table>

Type of Decision: Legislative
Council Action Required: Yes, the planning commission is the recommending body on this application.

Overview:
Lindon City is proposing to amend Titles 17.02.010 and 17.44.090 pertaining to definitions and deck projections into residential corner side yard setbacks. The proposed amendment would allow a deck projection of up to twelve feet into a corner side yard setback. For a deck to be approved, the deck could only be constructed on the corner side yard facing the street, can only be accessible from the first story or below, and the home must have a minimum side yard setback of thirty feet. Currently, Title 17.44.090 allows a four-foot projection into the corner side yard setback. Residential rear yards allow a deck projection of twelve feet with a thirty-foot rear setback.

The City is also proposing to add and amend definitions to Title 17.02.010 so it is clear which story the deck can be constructed from as to not disrupt the privacy of surrounding neighbors. The definitions to be amended and added are basement, first-story, story, and ground floor.

Proposed Ordinance

“Basement” means a floor level below the first story in a building which floor is more than twelve inches (12") below the average level of the final grade adjoining ground, but where no more than one-half (½) of its floor-to-ceiling height is below the average contact level of the final grade adjoining ground. A basement shall be counted as a story for purposes of height measurement and as a half-story for the purpose of side yard determination.

First Story – The ground floor level and lowest Story, not including basement, in a building provided the floor level is not more than twelve inches (12”) below Final Grade for more than fifty percent (50%) of the perimeter.

Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Ground Floor – The first story of a building other than the basement
17.44.090 Projections into Yards.

1. The following structures may be erected on or project into any required yard setback:
   a. Fences and walls in conformance with the Lindon City Code and other City codes or ordinances;
   b. Necessary appurtenances for utility service.

2. The structures listed below may project into a minimum front, side, or rear yard not more than the following distances:
   a. The following may project into a minimum front, side or rear yard not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
   b. The structures listed below may project into a rear yard not more than twelve (12) feet: A shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the main floor level and/or ground level first story of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
   c. The following may project into a front, side or rear yard (above or below grade) not more than four feet as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes. (Ord. 2009-3, amended, 2009; Ord. 2003-15, amended, 2003; Ord. 111 §1, amended, 1985; Prior code §12-111-8)
   d. Properties with a corner street side yard setback of at least thirty (30) feet, an uncovered deck located at and accessible from the first story or below the first story, inclusive of stairs, may project not more than twelve (12) feet into a required corner street side yard setback.
AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING SECTIONS 17.02.010 AND 17.44.090 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan maintain the quality of existing and future neighborhoods; and

WHEREAS, on January 22, 2019, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on ___, to consider the recommendation and no adverse comments were received.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amendment. Amend Lindon City Code Section 17.02.010 as follows:

“Basement” means a floor level below the first story in a building which floor is more than twelve inches (12”) below the average level of the final grade, but where no more than one-half (½) of its floor-to-ceiling height is below the average contact level of the final grade. A basement shall be counted as a story for purposes of height measurement and as a half-story for the purpose of side yard determination.

First Story – The ground floor level and lowest story, not including basement, in a building provided the floor level is not more than twelve inches (12”) below Final Grade for more than fifty percent (50%) of the perimeter.

Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Ground Floor – The first story of a building other than the basement
SECTION II: Add new Lindon Code Section 17.44.090 and to amend as follows:

17.44.090 Projections into Yards.

1. The following structures may be erected on or project into any required yard setback:
   a. Fences and walls in conformance with the Lindon City Code and other City codes or ordinances;
   b. Necessary appurtenances for utility service.

2. The structures listed below may project into a minimum front, side, or rear yard not more than the following distances:
   a. The following may project into a minimum front, side or rear yard not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
   b. The structures listed below may project into a rear yard not more than twelve (12) feet: A shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the first story of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
   c. The following may project into a front, side or rear yard (above or below grade) not more than four feet as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes. (Ord. 2009-3, amended, 2009; Ord. 2003-15, amended, 2003; Ord. 111 §1, amended, 1985; Prior code §12-111-8)
   d. Properties with a corner street side yard setback of at least thirty (30) feet, an uncovered deck located at and accessible from the first story or below the first story, inclusive of stairs, may project not more than twelve (12) feet into a required corner street side yard setback.
PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _________day of _______________________, 2019.

_______________________________
Jeff Acerson, Mayor

ATTEST:

______________________________
Kathryn A. Moosman,
Lindon City Recorder

SEAL