

Notice of Meeting

Lindon City Planning Commission



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



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

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 Mossman, City Recorder

Date: January 18, 2019

Time: 3:30

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **January 8, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

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

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson
14 Rob Kallas, Commissioner
15 Mike Marchbanks, Commissioner
16 Charlie Keller, Commissioner
17 Steven Johnson, Commissioner
18 Mike Vanchiere, Commissioner
19 Scott Thompson, Commissioner
20 Jared Schauers, Commissioner
21 Mike Florence, Planning Director
22 Anders Bake, Associate Planner
23 Kathy Moosman, Recorder

24
25 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

26
27 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of December 11, 2018 were reviewed.

30 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
31 OF THE REGULAR MEETING OF DECEMBER 11, 2018 AS PRESENTED.
32 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
33 IN FAVOR. THE MOTION CARRIED.

34
35 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
36 audience member who wished to address any issue not listed as an agenda item.
37 There were no public comments.

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

42 **CURRENT BUSINESS** –

44 4. **Subdivision Plat Amendment Approval -Tom Gardner, Lindon Hidden**
45 **Meadows Subdivision - 37 North 800 East and 775 East Center Street.** Tom
46 Gardner, requests Subdivision Plat Amendment Approval of the Lindon Hidden
47 Meadows Subdivision to consolidate three existing parcels into two lots located in
48 the R1-20 zone. (Parcel #'s 14:073:0240, 14:073:0239, 45:6511:0015).

2

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

2 DEDICATION CONSISTENT WITH ITEM ONE ABOVE; AND OBTAIN
SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT
4 ATTACHED HERETO; 3. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER
VANCIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
6 FOLLOWS:

CHAIRPERSON CALL	AYE
8 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
10 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCIERE	AYE
12 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE

14 THE MOTION CARRIED UNANIMOUSLY.

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

18 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
20 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:

22

Purpose:

- 24 • To conduct the people’s business with *transparency*
- Deliberations must be conducted *openly*
- 26 • Actions must be taken *openly*

28 **Who must comply:**

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

Examples:

- 36 • City Council
- Planning Commission
- 38 • Board of Adjustments
- Advisory Boards
 - 40 • Historic Preservation Commission
 - Tree Advisory Board
 - 42 • etc.

Who is NOT Covered:

44 **Law does not apply to:**

- 46 • Political parties, groups or caucuses
- Conference committees, rules committees, or sitting committees of the
legislature

2 **Open Meetings:**

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

8 **Examples:**

- 8 • Regular meetings
- 10 • Special meetings
- 12 • Workshops
- 14 • Site Visits
- 16 • Traveling Tours
- 18 • Work-shops 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.

16 **Definition of a Quorum:**

- 18 • “Quorum” means:
- 20 • “a simple majority of the members of the public body unless otherwise
defined by applicable law.”
- 22 • Quorum does not include:
 - 24 • 3 or fewer members of the Planning Commission meeting as a
subcommittee.

24 **Open Meetings:**

26 **Electronic Meetings**

- 28 • A public meeting convened or conducted by means of a conference
using telephonic or electronic communications.
- 30 • City must adopt specific procedures for conducting it.
- 32 • Must have an anchor location where regular meetings are held.
- 34 • Must give proper notice to both public and members of the public
body.
- 36 • Must have equipment set up so public can hear and participate in open
portions of the meeting.
- 38 • 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.

38 **Closed Meetings:**

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

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

- 44 • To discuss the character, professional competence, or physical or
mental health of an individual
- 46 • For strategy sessions to discuss:
- collective bargaining

- 2 • pending or reasonably imminent litigation
- 4 • purchase, exchange, or lease of real property or water rights/shares
- 6 • 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

8 **A Closed Meeting may NOT be used to:**

- 10 • Approve any ordinance, resolution, rule, regulation, contract or appointment
- 12 • Interview a person to fill an elected position
- Take final action (final votes must be open and, on the record,)

14 **How do we close a meeting?**

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

24 **Information Discussed in Closed Sessions:**

- 26 • 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.

28 **Public Notice of Meetings:**

Public Notice Must Be Given

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

36 **Public Notice of Meetings:**

38 **Public Notice Must Include**

- 40 • The Date, time and place for the meeting
- An Agenda for the meeting

42 **Public Notice of Meetings**

Agenda

- 44 • The agenda must provide reasonable specificity to notify the public as to the topics to be considered at the meeting
- 46 • 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; and
- 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.

- 2 • No recording is required for Site visits if no official action is taken during that site visit.
- 4 • 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.

6
8 **Meeting Minutes and Recordings:**

8 **For closed meetings**

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

22 **Penalties:**

22 **Are there penalties for violating the requirements of the Act?**

- 24 • Any member of a public body who intentionally violates the closed meeting provisions is guilty of a class B misdemeanor
- 26 • A court can void any action taken in violation of the open meetings laws
- 28 • The public body may have to pay court costs and attorney's fees if successfully challenged in court on a violation

30 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.

34 **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.**

38
40 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.

42 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:

48 **17.44.090 Projections into Yards.**

- 2 1. The following structures may be erected on or project into any required yard setback:
- 4 a. Fences and walls in conformance with the Lindon City Code and other City codes
or ordinances;
- 6 b. Necessary appurtenances for utility service.
- 8 2. The structures listed below may project into a minimum front, side, or rear yard not
more than the following distances:
- 10 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
12 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.
- 14
- 16 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
18 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
20 on at least three (3) sides, except for necessary supporting columns and
customary architectural features.
- 22 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
24 structure): unenclosed stairways, balconies, landings, and fire escapes. (Ord.
2009-3, amended, 2009; Ord. 2003-15, amended, 2003; Ord. 111 §1, amended,
26 1985; Prior code §12-111-8)
- 28 *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
30 story, inclusive of stairs, may project not more than twelve (12) feet into a
required street side yard setback.*
- 32

Amend and add the following definitions

34 “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
36 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
38 measurement and as a half-story for the purpose of side yard determination.

40 *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
42 more than fifty percent (50%) of the perimeter.*

44 *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
46 portion of a building included between the upper surface of the topmost floor and the
ceiling or roof above.*

2 *Ground Floor – The first story of a building other than the basement.*

4 Following some general discussion regarding the ordinance draft and definitions,
6 the Commission agreed this appears to be a reasonable amendment/change to the code
8 and will be limited to corner lot properties in the city. Mr. Florence stated he will notice
10 for the public hearing in two weeks.

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

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

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

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

24 COMMISSIONER MARCHBANKS MADE A MOTION TO APPOINT
26 SHARON CALL AS PLANNING COMMISSION CHAIR AND ROB KALLAS AS
28 VICE CHAIR FOR 2019. COMMISSIONER JOHNSON SECONDED THE MOTION.
30 THE VOTE WAS RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL	AYE
28 COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KALLAS	AYE
32 COMMISSIONER JOHNSON	AYE
34 COMMISSIONER VANCHIERE	AYE
36 COMMISSIONER THOMPSON	AYE
38 COMMISSIONER SCHAUERS	AYE

34 THE MOTION CARRIED UNANIMOUSLY.

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

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

44 **ADJOURN** –

46 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE
48 MEETING AT 8:20 PM. COMMISSIONER THOMPSON SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved – January 22, 2019

Sharon Call, Chairperson

Michael Florence, Planning Director

Item 4: Site Plan — Lindon's Edge 126 S. Main

Date: January 22, 2019

Project Address: 126 S. Main
Applicants: Castle Park Properties, LLC and Davies Design Build
Property Owners: Castle Park Properties and Lois J. Bowen Family Trust

General Plan: Commercial
Current Zone: General Commercial

Parcel ID's: 45:424:0001, 14:069:0264, 14:069:0295, 14:069:0304, 14:069:0303, 14:069:0302

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Michael Florence



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.

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

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

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

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:

Design Element	Design Standard Requirement	Compliance
Massing and Form	Windows should be used to distinguish the front façade or storefront	See orientation discussion below
Height and Scale/Size	Bays should vary in width from 15-25’	Compliant
Roofing	Flat roof allowed but should have a parapet	Compliant
Exterior Walls and Surfacing (building Materials)	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)	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.
Fenestration (windows and doors)	Storefront windows, transom, awnings, panes	Compliant. Developer provides a combination of storefront-like windows, metals awnings/canopy, window mullions
Exterior Trim and Decorative Detailing	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	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.

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

<i>Required</i>	<i>Provided</i>
Development lot size: 20,000 sq ft	5.89 acres
Front: 20'	20'
Rear: 40' when adjacent to residential	52' – 60'
Side 40' when adjacent to residential:	52'-60'
Side adjacent to commercial: 0'	10'

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





LINDON'S EDGE

H P PROPERTIES
14:069:0080

LINDON STORAGE LC
14:069:0014

E 1/4 SEC 33
T5S, R2E, SLB&M

ACKLEY
45:424:0011
DUMPSTER ENCLOSURE PER
CITY DETAIL ON SHEET C9
NO TRASH COLLECTION
PERMITTED BETWEEN 10
P.M. AND 6 A.M.

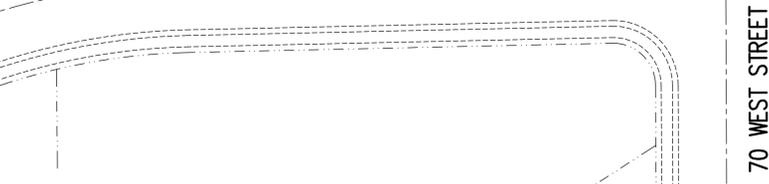
MARTIN
45:424:0012

ZAUGG
45:424:0013

EXISTING CHAIN GATE TO
REMAIN ACROSS ENTRANCE.
INSTALL KNOX LOCK ON GATE

EXISTING LANDSCAPING

130 SOUTH STREET



200 SOUTH STREET

VICINITY MAP

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	60.92	58°10'38"	58.34	N 86°46'41" W
C2	50.00	21.48	24°37'12"	21.32	S 76°26'36" W
C3	15.00	17.57	67°6'11"	16.58	S 1°24'49" W
C4	127.00	77.92	35°9'12"	76.70	S 17°22'45" W

LEGAL DESCRIPTION

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

KHAN
45:521:0001

TUTTLE
45:521:0003

WEST 203.95'
PODZIKOWSKI N 0°11'51" W 270.00'
14:069:0236

P.O.B.
SE COR SEC 33
T5S, R2E, SLB&M
ELEV = 4735.85



BENCH MARK
SOUTHEAST CORNER, SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4735.85

Castle Park Properties, LLC
110 South Main, Lindon, UT 84042

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 736-4304; david@excelcivil.com

GENERAL NOTES:

- THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- 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.
- WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
- 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.
- NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
- ZONE=CG
- IBC CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATION: B
- INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATION: B
- THE EXISTING RECEPTION CENTER IS TO REMAIN. ALL OTHER BUILDINGS ARE TO BE REMOVED.
- ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
- SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
- ALL BUILDINGS WILL BE FIRE SPRINKLED.
- SEE UTILITY PLAN FOR SITE LIGHTING LOCATIONS. SEE DETAIL ON DETAIL SHEET C9.
- ALL PROPOSED UTILITIES ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.
- NO FLOOR DRAINS ARE PROPOSED FOR THIS SITE.
- THIS LOT IS LOCATED IN ZONE C, FEMA FIRM COMMUNITY PANEL NUMBER 490210 0005 C, EFFECTIVE DATE FEBRUARY 19, 1986.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING USABLE POWER TO ENERGIZE ALL STREET LIGHTS FOR THE DEVELOPMENT.

TABULATIONS:

TOTAL AREA: 256,600 S.F.
MAIN STREET AREA (CITY DEDICATION): 2,695 S.F.
REMAINING LOT AREA: 253,905 S.F. = 100%
LANDSCAPING AREA: 72,507 S.F. = 28.6%
BUILDING/PARKING/CONCRETE AREA: 181,398 S.F. = 71.4%
PARKING LANDSCAPE AREA REQUIRED:
40 S.F. PER STALL X 315 STALLS: 12,600 S.F.
PARKING LANDSCAPE AREA PROVIDED: 13,768 S.F.

BUILDING S.F. NOTE:

ALL OFFICE BUILDINGS WILL HAVE 3,000 S.F. OFFICE ON THE MAIN AND 3,000 S.F. ON THE UPPER FLOOR. THE STORAGE AREA IN THE BASEMENT WILL VARY UP TO 3,000 S.F.

PARKING TABULATIONS:

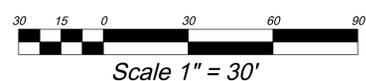
OFFICE AREA: 84,000 S.F. @ 1/350 S.F. = 240 STALLS
STORAGE AREA: 37,500 S.F. @ 1/500 S.F. = 75 STALLS
TOTAL PARKING STALLS REQUIRED: 315
TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 315
ADA STALLS REQUIRED AND PROVIDED: 8
BICYCLE PARKING: 8% X 315 STALLS = 25, HOWEVER ONLY A MAXIMUM OF 16 BICYCLE PARKING ARE REQUIRED. 16 BIKE PARKING ARE PROVIDED.

RECEPTION CENTER REQUIRED PARKING: 350 MAX ALLOWABLE OCCUPANTS WITH PARKING REQUIRED 1 SPACE PER 3.5 PERSONS. REQUIRED PARKING: 100

THE RECEPTION CENTER USE WILL OCCUR IN THE EVENINGS SO THE 100 PARKING STALLS WILL BE SHARED WITH OFFICE PARKING REQUIREMENT.

SHEET INDEX

- C1 SITE PLAN
- C2 DEMOLITION PLAN
- C3 UTILITY PLAN
- C4 GRADING PLAN (NORTH)
- C5 GRADING PLAN (SOUTH)
- C6 EROSION CONTROL PLAN
- C7 BMP DETAILS
- C8 BMP DETAILS
- C9 DETAIL SHEET
- C10 DETAIL SHEET
- C11 MAIN STREET TBC PLAN/PROFILE
- C12 LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN



REVISIONS		
Rev.	Date	Description
1	01/10/19	REVISED AS PER CITY COMMENTS FROM REVIEW 1

LINDON'S EDGE
110 S. MAIN
UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

Scale: 1" = 30'
Date: 11/05/18
C1

Surveyor: Aztec Engineering, Inc.
c/o Aaron Thomas
801-592-2693

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ration): < 3.0
- d. % OM (percent organic matter): >1%
- e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone Fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)

- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

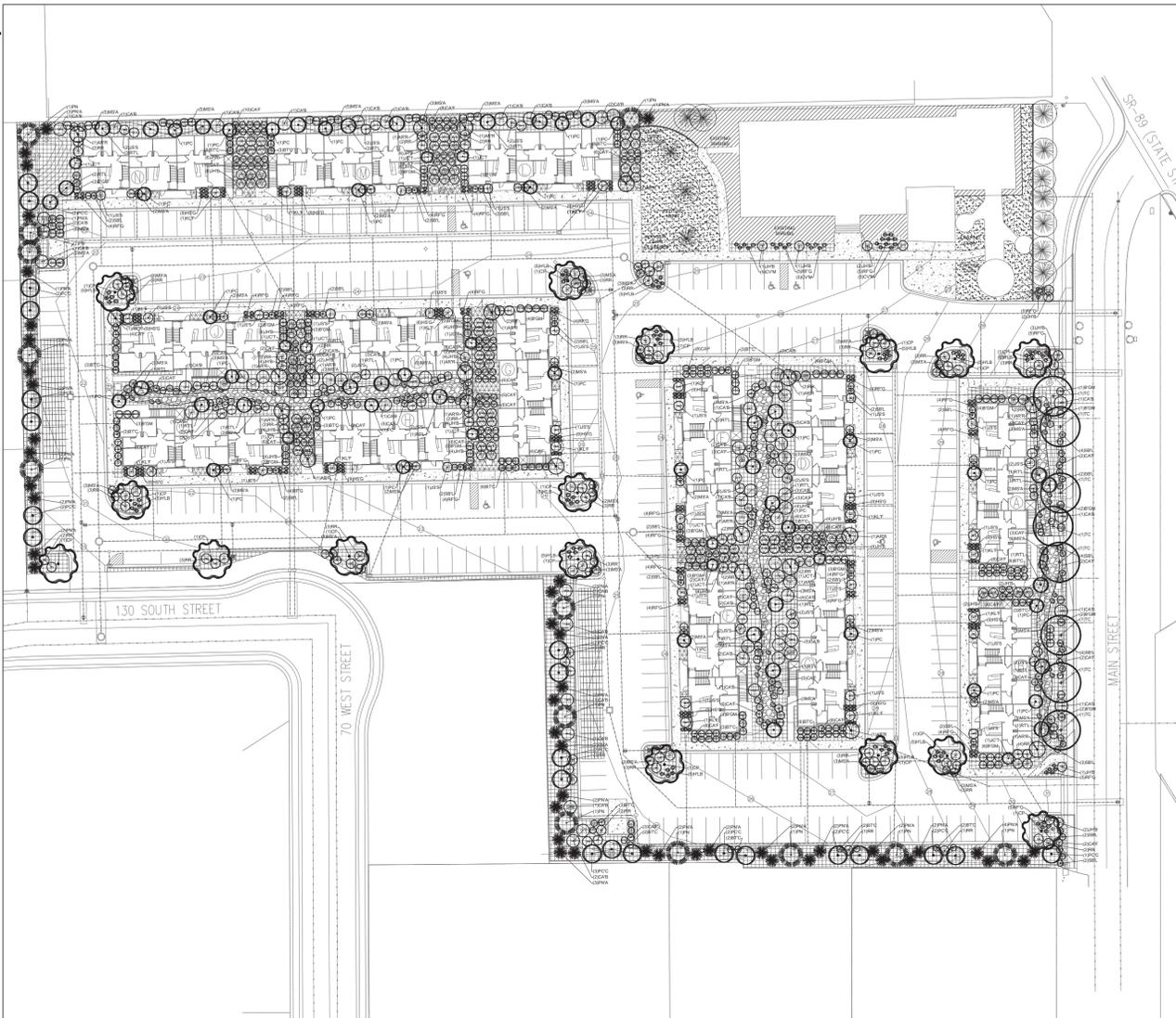
H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

END OF SECTION



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
MAIN ST.: 1 TREE PER 30 LINEAR FT. (303 FT.)	10	10
* DUE TO UTILITIES AND ENTRANCE PLACEMENT, REQUIRED AMOUNT OF TREES ARE NOT ABLE TO BE 30 FT. O.C. AND VARY TO PROVIDE ENOUGH TREES.		

*TREES SELECTED FROM THE RECOMMENDED LINDON CITY TREE LIST

70% COVERAGE IN PLANTER AREAS:	REQUIRED:	PROVIDED:
TOTAL PLANTER AREA: 59,892 SQ.FT.	41,925 SQ.FT.	41,998 SQ.FT.

LANDSCAPING AREA: 72,507 SQ.FT. = 28.6%
 PARKING LANDSCAPE AREA REQUIRED: 40 SQ.FT. PER STALL X 315 STALLS: 12,600 SQ.FT.
 PARKING LANDSCAPE AREA PROVIDED: 13,768 SQ.FT.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES
 1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS
 1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
 7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS
 1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	16	2" CAL	LOW	
ARR	ACER RUBRUM 'REDPOINT'	REDPOINT MAPLE	21	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	13	6'-8" TALL	LOW	
TC	TILIA CORDATA	LITTLELEAF LINDON	8	2" CAL.	LOW	
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM)	CHANTICLEER FLOWERING PEAR	22	2" CAL.	LOW	
PVA	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	45	6'-8" TALL	LOW	
JCT	JUNIPERUS VIRGINIANA 'TAYLOR'	COLUMNAR JUNIPER	12	6'-8" TALL	MODERATE	
PC	PRUNUS X CERISIFERA 'CRIPOLZAM'	CRIMSON POINTE FLOWERING PLUM	28	10GAL.	MODERATE	
RTL	ACER GINNALA	AMUR MAPLE	30	10 GAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
KLF	KALMIA LATIFOLIA 'FRECKLES'	FRECKLES MOUNTAIN LAUREL	14	5 GAL	MODERATE	
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	91	5 GAL	HIGH	
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	68	5 GAL	MODERATE	
SB'L	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	49	5 GAL	MODERATE	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	68	5 GAL.	MODERATE	
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	59	5 GAL	LOW	
JHB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	100	5 GAL	LOW	
JS'S	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	48	10 GAL	LOW	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	208	1 GAL	HIGH	
MS'A	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	147	1 GAL	LOW	
HSG	HELICTROTRICHON SEMPERVIRENS	BLUE OAT GRASS	123	1 GAL	MODERATE	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	15	1 GAL	LOW	
RFG	RUDBECKIA FULGIDATA SULLIVANTI 'GOLDSTRUM'	BLACK EYED SUSAN	114	1 GAL	HIGH	
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	65	1 GAL	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
[Symbol]	1" QUIRRH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	47,610 SQ.FT. (441 CU.YD)	LOCATED WHERE SPECIFIED
[Symbol]	LAWN (SOD) AREA	EXISTING LAWN	PATCH AREAS DESTROYED IN CONSTRUCTION
[Symbol]	1"-2" BLACK LAVA ROCK (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	7,895 SQ.FT. (73 CU.YD)	LOCATED WHERE SPECIFIED
[Symbol]	3"-8" ROYAL COBBLE (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	4,387 SQ.FT. (40 CU.YD)	LOCATED WHERE SPECIFIED
[Symbol]	2'-4" SANDSTONE BOULDERS	56	LOCATED WHERE SPECIFIED

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
01-09-2019	UT18075	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org 	<h1>LINDON'S EDGE OFFICES</h1> <p>110 S. MAIN ST. LINDON, UTAH</p>	Developer / Property Owner: CASTLE PARK PROPERTIES 110 S. MAIN ST, LINDON, UT Client / Engineer: DAVID W. PETERSON, P.E. 12 West 100 North, SUITE # 201 AMERICAN FORK, UTAH 84003 (801) 756-4504	 PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 JTA KBA TM 1/9/2019 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.0

Building Comparison



FRONT ELEVATION

LINDON'S EDGE
BUILDING - A



FRONT ELEVATION

LINDON'S EDGE
BUILDING - B



RIGHT SIDE



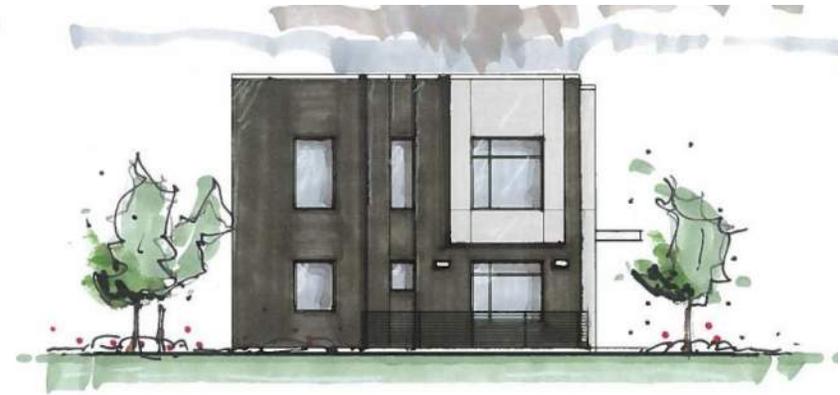
LEFT SIDE

LINDON'S EDGE

BUILDING - A



RIGHT SIDE



LEFT SIDE

LINDON'S EDGE

BUILDING - B



REAR ELEVATION - (STREET FACING)

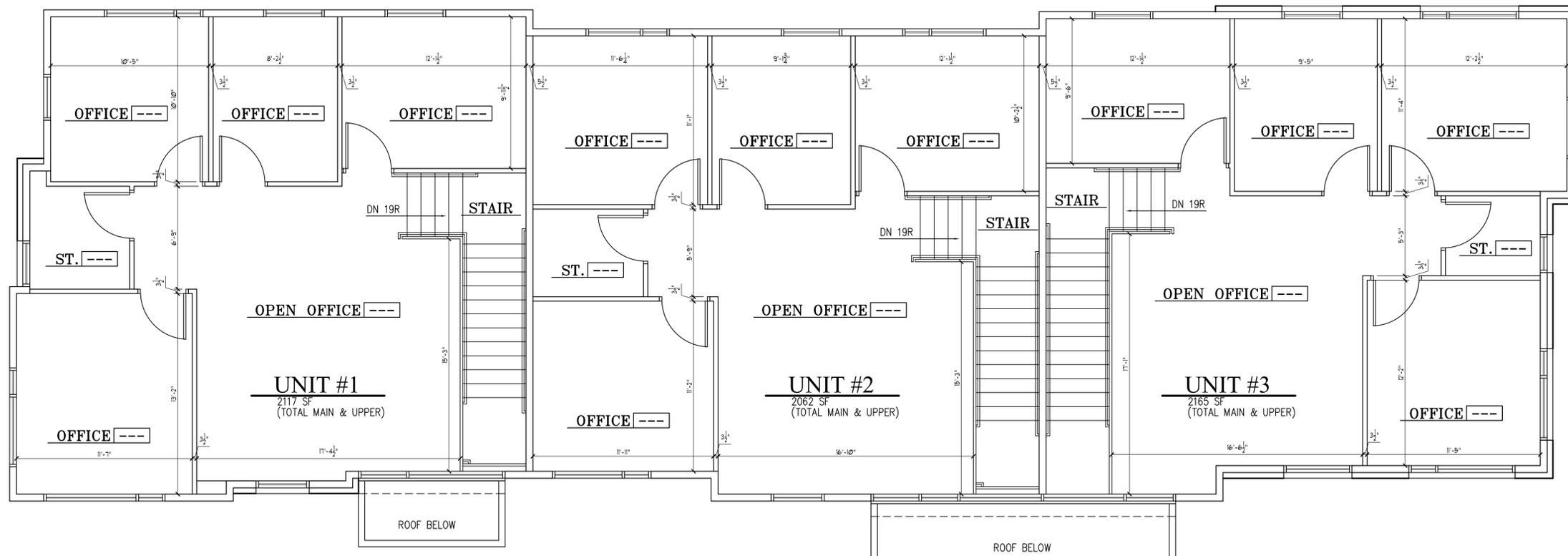
LINDON'S EDGE
BUILDING - A



REAR ELEVATION - (STREET FACING)

LINDON'S EDGE
BUILDING - B

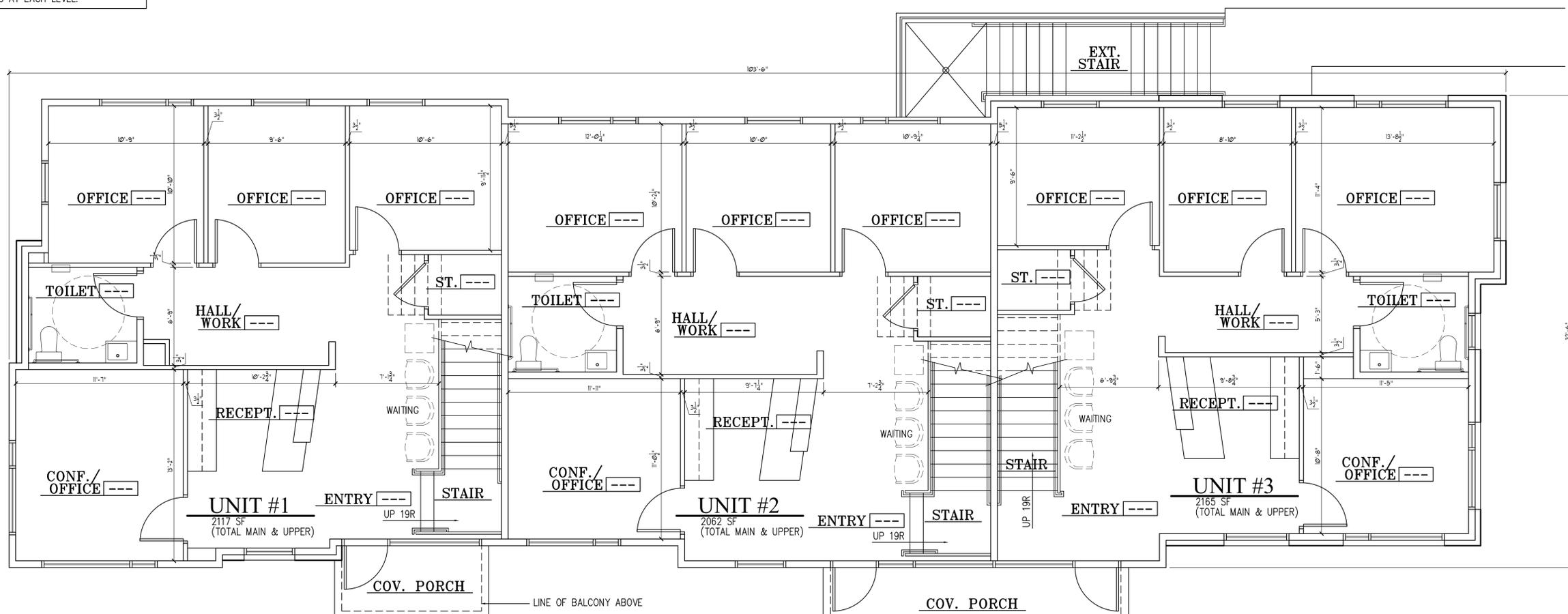
PRELIMINARY - NOT FOR CONSTRUCTION



PRELIM LEVEL 2 FLOOR PLAN

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

- NOTES:
1. BUILDING IS A "B" OCCUPANCY (W/ STORAGE AT BASEMENT LEVEL)
 2. BUILDING IS TYPE 5B CONSTRUCTION.
 3. BUILDING TO HAVE FIRE SPRINKLERS AT EACH LEVEL.



PRELIM LEVEL 1 FLOOR PLAN

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

LEVEL 1: 3,172 SQUARE FEET
(BASEMENT & UPPER LEVELS
ARE 3,172 SF EACH AS WELL)

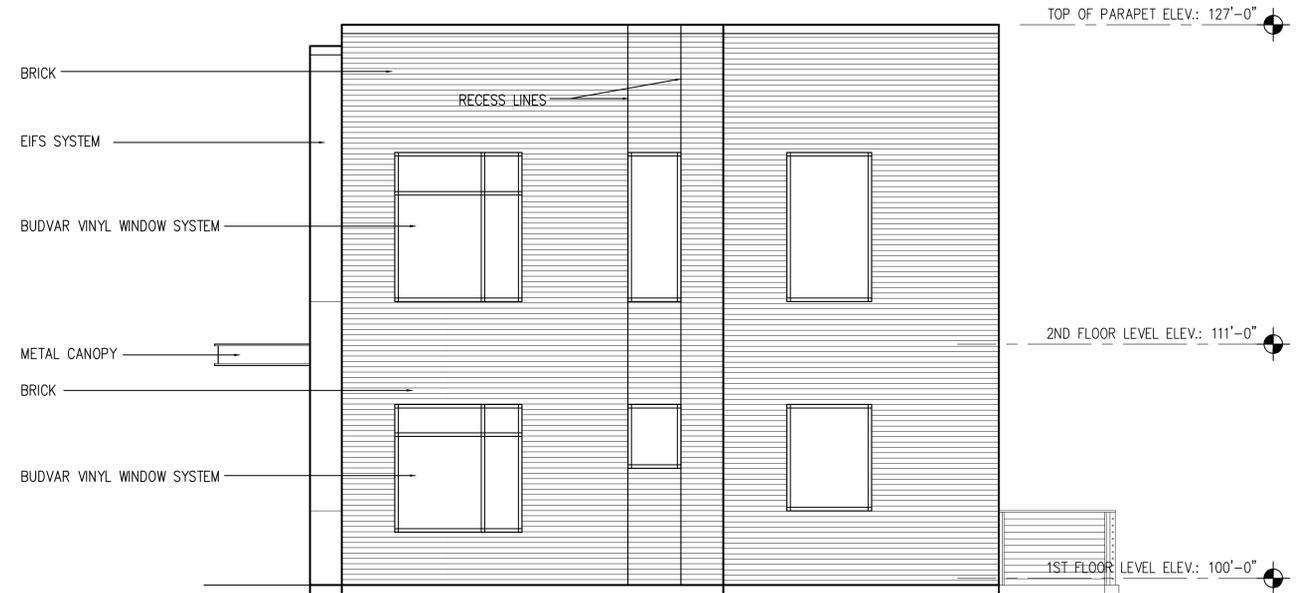
103'-6" WIDE BLDG.

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. PLOT DATE: 11/14/2019 0:\ACAD\PL\LINDON'S EDGE - OFFICES\WORKING\PRELIMS\Level1\101-1-1P.dwg

PRELIMINARY - NOT FOR CONSTRUCTION

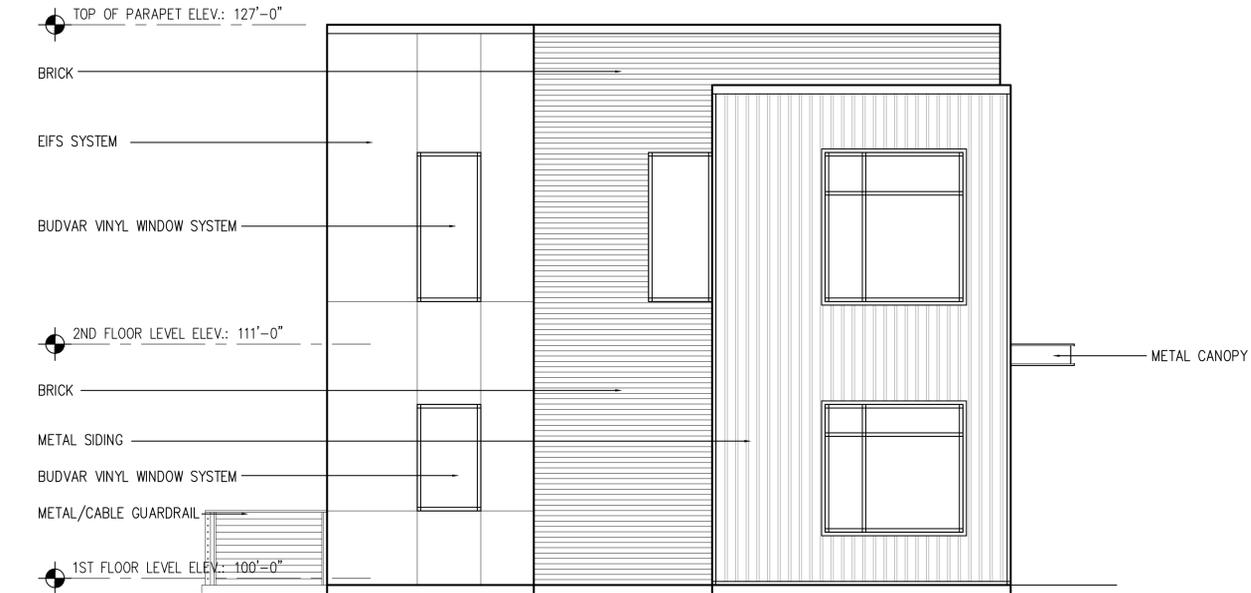
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

TRIM NOTE:
 BECAUSE THE DESIGN OF THIS BUILDING IS CONTEMPORARY IN NATURE, ARCHITECT HAS ADDRESSED THE TRIM ROOTS FOR THE LINDON CITY COMMERCIAL DESIGN STANDARDS USING THE FOLLOWING METHODS:
 - PORTIONS OF THE BRICK AND EIFS FACADES HAVE BEEN RECESSED AT SEVERAL WINDOW EDGES TO PROVIDE A SHADOW/DETAIL LINE.
 - METAL CANOPIES HAVE BEEN USED ABOVE ENTRIES. AT LEVEL 2 A STEEL BEAM WILL ALSO BE USED TO ADD DETAIL/TRIM TO ENTRY LOCATION.
 - ABOVE AND BELOW ENTRY STOREFRONT, METAL PANELS HAVE BEEN USED TO GIVE THE ENTRY MORE DETAIL.
 - ALL WINDOWS THAT ARE WITHIN METAL PANELED WALL WILL RECEIVE A TRIM TREATMENT AROUND ENTIRE WINDOW PERIMETER.
 - CERTAIN WINDOWS WILL RECEIVE A METAL PANEL TRIM/DETAIL SEPARATING LONGER SPANS OF WINDOWS.



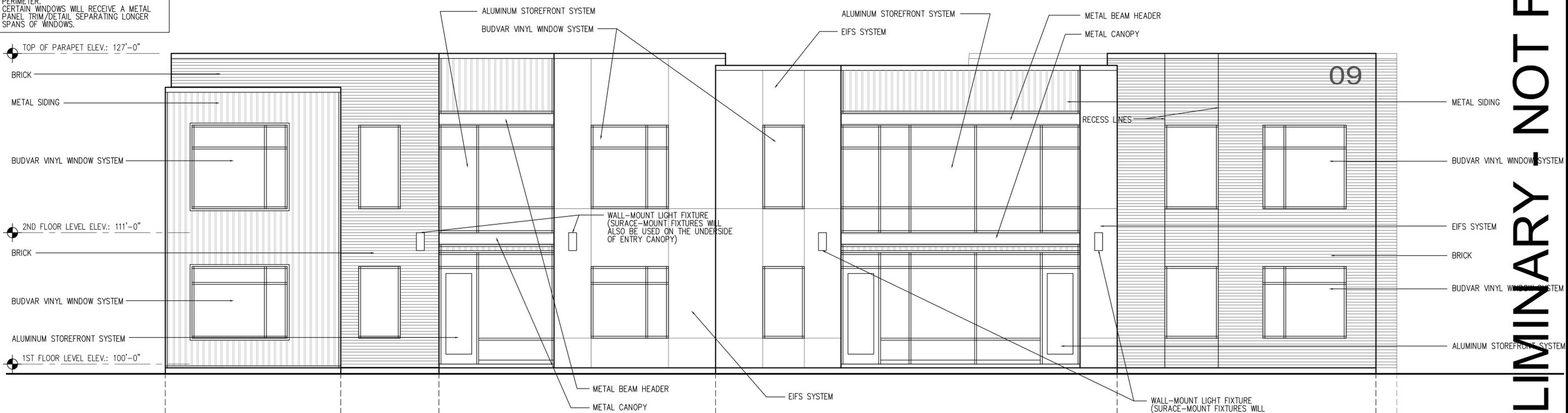
PRELIM RIGHT SIDE ELEVATION

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



PRELIM LEFT SIDE ELEVATION

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



PRELIM FRONT ELEVATION

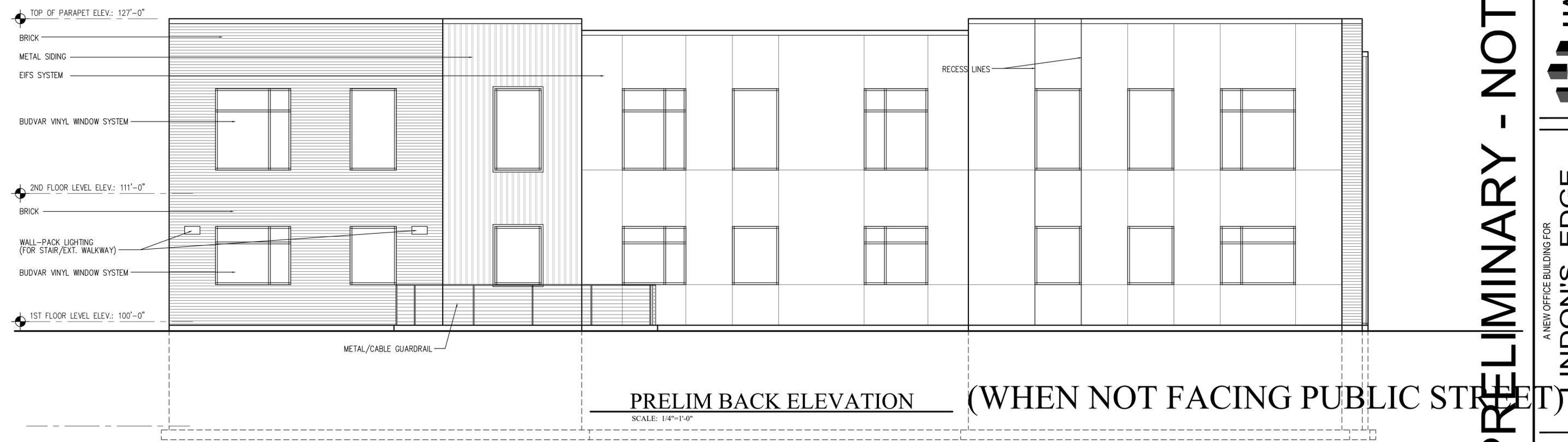
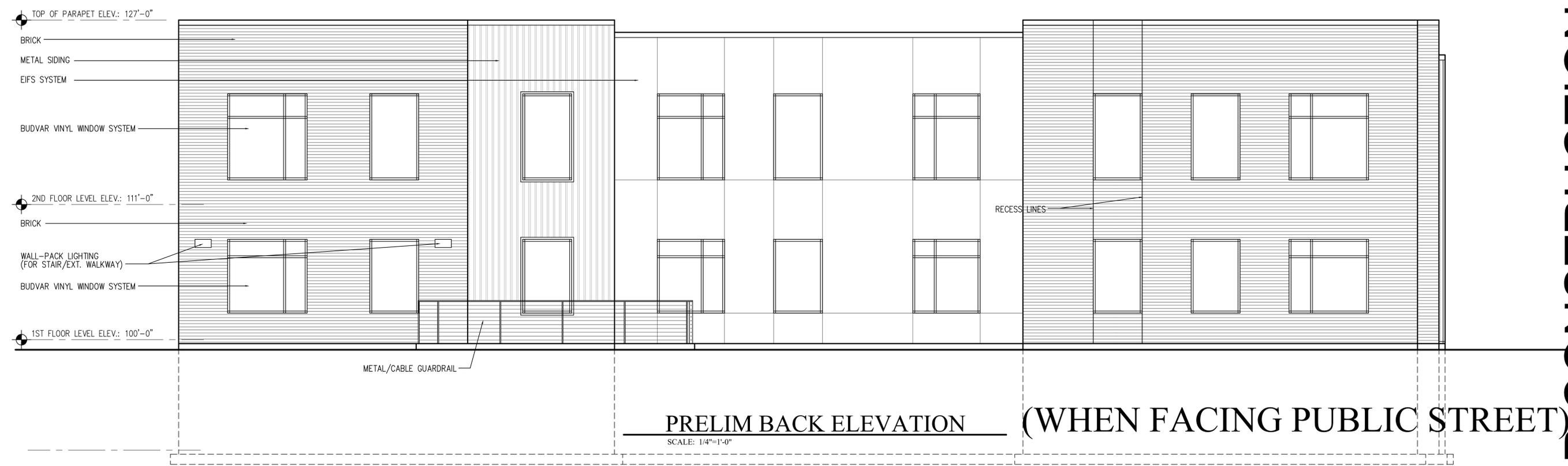
SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES (ENTIRE BUILDING)		
BRICK (& WINDOWS)	4286 SF	59%
EIFS	2039 SF	28%
METAL SIDING/PANELS	923 SF	13%
TOTAL	7248 SF	100%

GROUND FLOOR FENESTRATION AT PRIMARY FACADE FACE	
OVERALL SQUARE FOOTAGE TOTAL AT LEVEL 1 FRONT	1017 SF
FENESTRATION TOTAL AT LEVEL 1 FRONT	509 SF (50%)

103'-6" WIDE BLDG.

PRELIMINARY - NOT FOR CONSTRUCTION



103'-6" WIDE BLDG.

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.
PLOT DATE: 1/14/2018 0:\ACAD\PL\LINDON'S EDGE - OFFICES\WORKING\PRELIMS\180101-1-1P.dwg



FRONT ELEVATION

LINDON'S EDGE
BUILDING - A



RIGHT SIDE



LEFT SIDE

LINDON'S EDGE
BUILDING - A

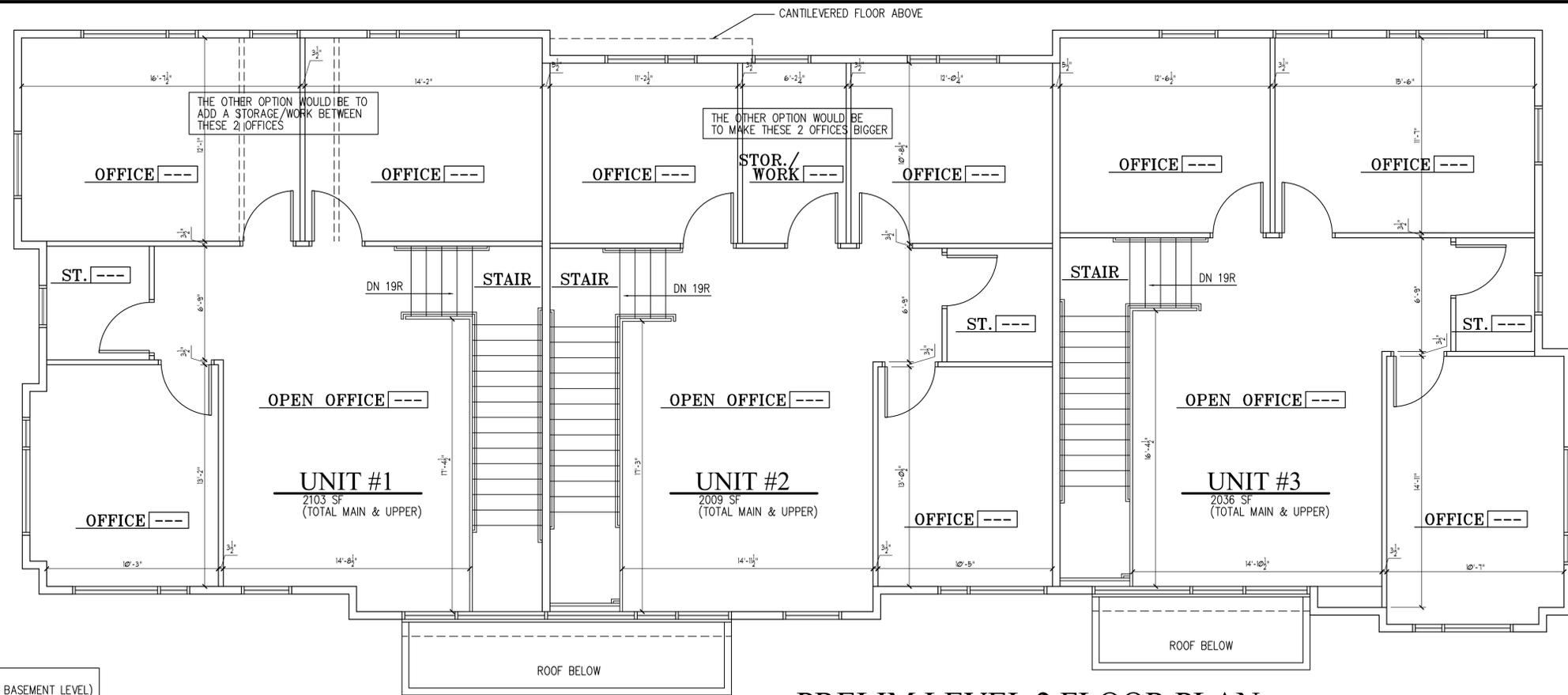


REAR ELEVATION - (STREET FACING)

LINDON'S EDGE
BUILDING - A

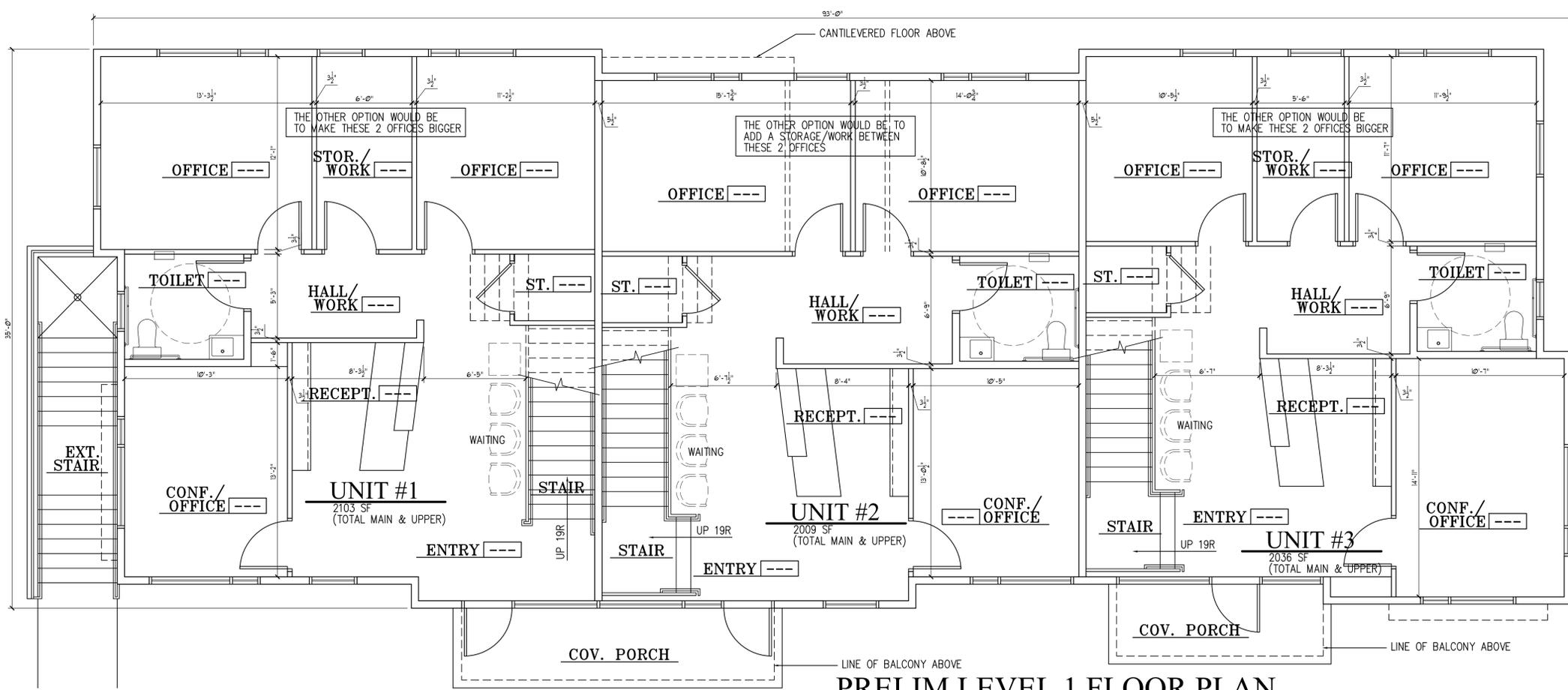
PRELIMINARY - NOT FOR CONSTRUCTION

93' WIDE BLDG.



PRELIM LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTES:
 1. BUILDING IS A "B" OCCUPANCY (W/ STORAGE AT BASEMENT LEVEL)
 2. BUILDING IS TYPE 5B CONSTRUCTION.
 3. BUILDING TO HAVE FIRE SPRINKLERS AT EACH LEVEL.

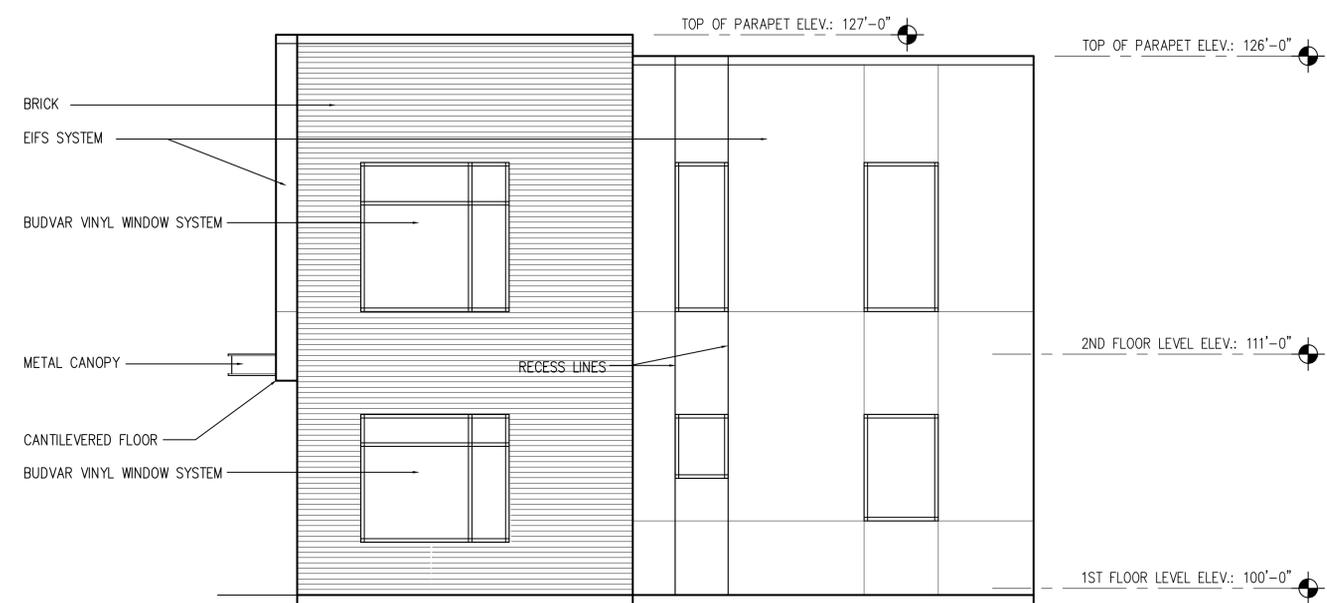


PRELIM LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"

LEVEL 1: 3,074 SQUARE FEET
(BASEMENT & UPPER LEVELS
ARE 3,074 SF EACH AS WELL)

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.
PLOT DATE: 11/14/2019 0:\ACAD\PL\LINDON'S EDGE - OFFICES\WORKING\PRELIMS\Level1\101-L1P.dwg

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIM RIGHT SIDE ELEVATION

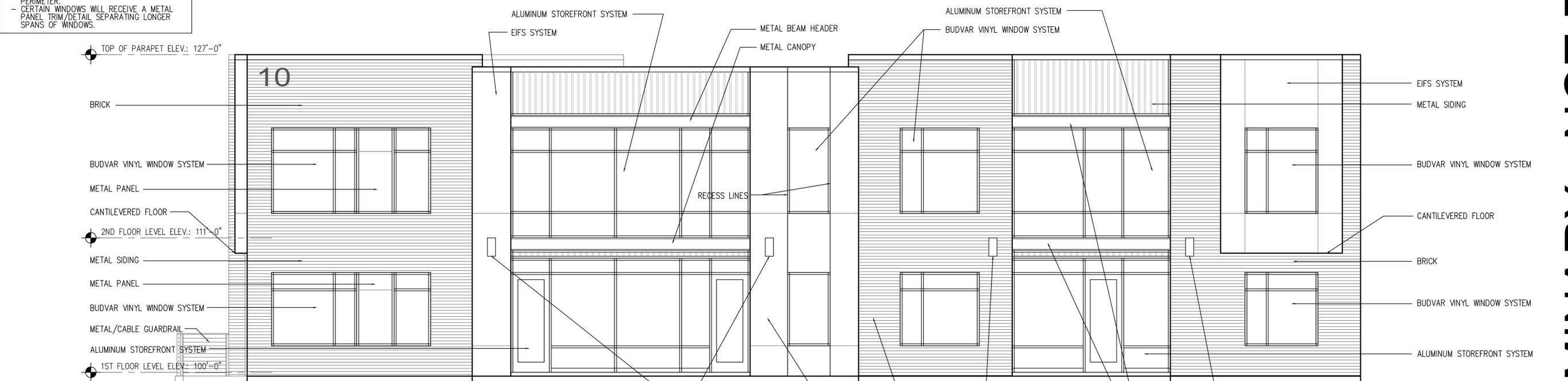
SCALE: 1/4"=1'-0"



PRELIM LEFT SIDE ELEVATION

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

TRIM NOTE:
BECAUSE THE DESIGN OF THIS BUILDING IS CONTEMPORARY IN NATURE, ARCHITECT HAS ADDRESSED THE TRIM REQTS FOR THE LINDON CITY COMMERCIAL DESIGN STANDARDS USING THE FOLLOWING METHODS:
- PORTIONS OF THE BRICK AND EIFS FACADES HAVE BEEN RECESSED AT SEVERAL WINDOW EDGES TO PROVIDE A SHADOW/DETAIL LINE.
- METAL CANOPIES HAVE BEEN USED ABOVE ENTRIES. AT LEVEL 2 A STEEL BEAM WILL ALSO BE USED TO ADD DETAIL/TRIM TO ENTRY LOCATION.
- ABOVE AND BELOW ENTRY STOREFRONT, METAL PANELS HAVE BEEN USED TO GIVE THE ENTRY MORE DETAIL.
- ALL WINDOWS THAT ARE WITHIN METAL paneled wall will receive a TRIM TREATMENT AROUND ENTIRE WINDOW PERIMETER.
- CERTAIN WINDOWS WILL RECEIVE A METAL PANEL TRIM/DETAIL SEPARATING LONGER SPANS OF WINDOWS.



PRELIM FRONT ELEVATION

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

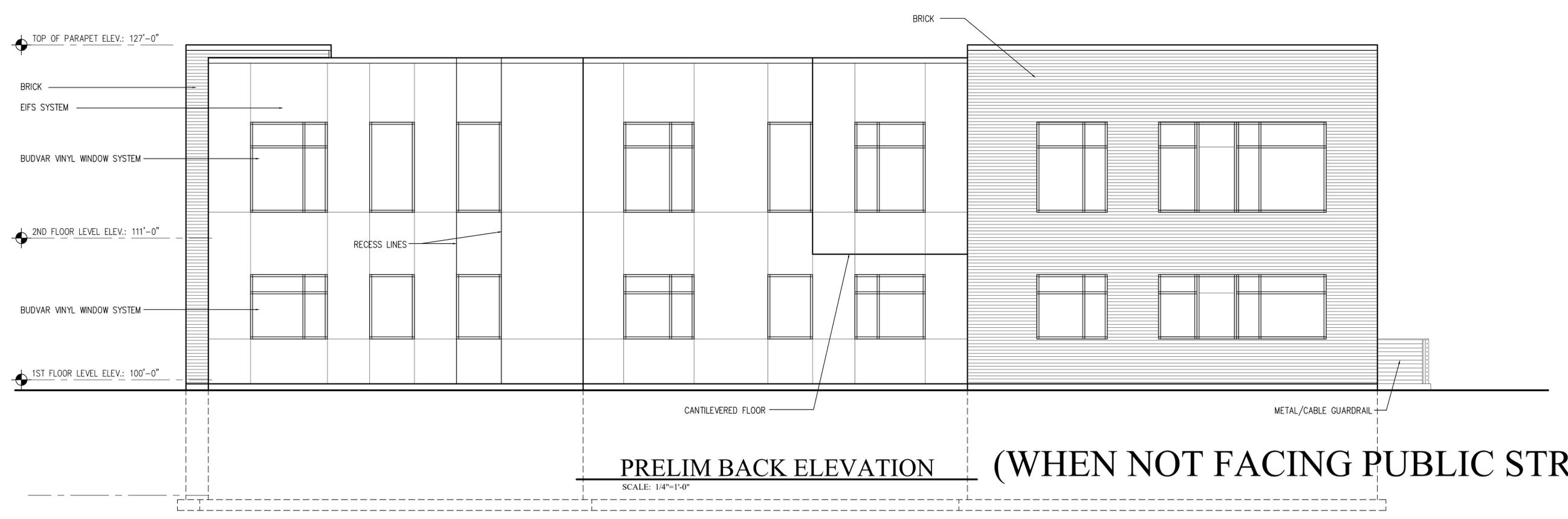
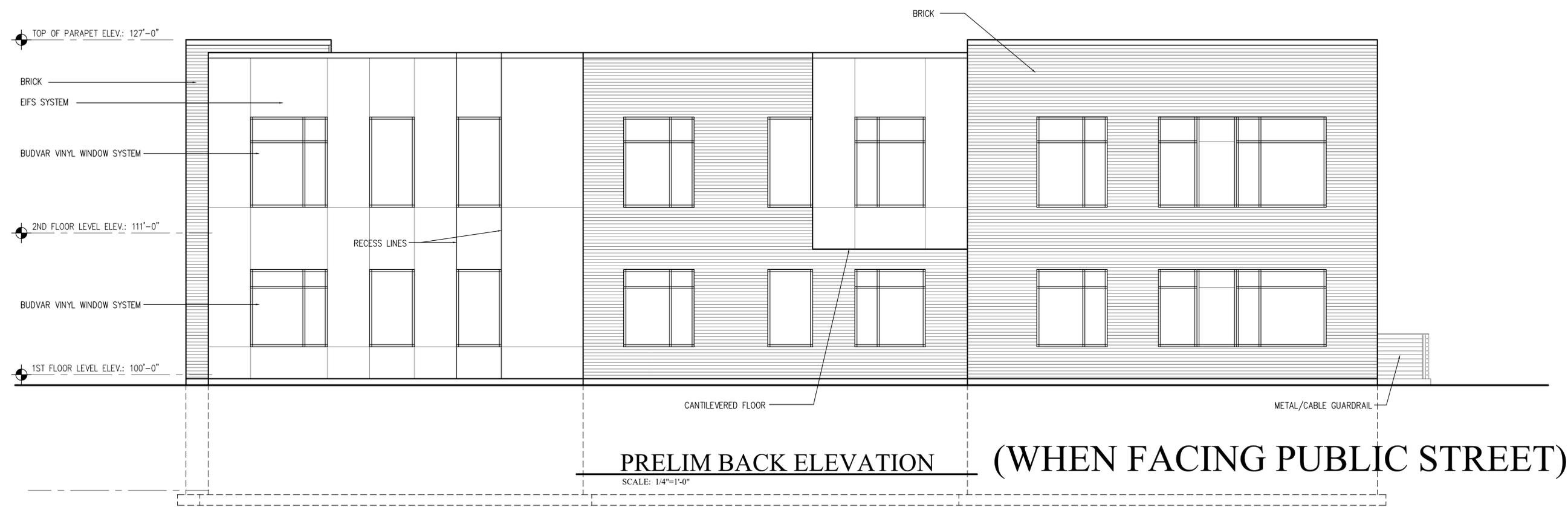
MATERIAL PERCENTAGES (ENTIRE BUILDING)		
BRICK (& WINDOWS)	4139 SF	61%
EIFS	2504 SF	37%
METAL SIDING/PANELS	156 SF	2%
TOTAL	6799 SF	100%

GROUND FLOOR FENESTRATION AT PRIMARY FACADE FACE	
OVERALL SQUARE FOOTAGE TOTAL AT LEVEL 1 FRONT	915 SF
FENESTRATION TOTAL AT LEVEL 1 FRONT	503 SF (55%)

93' WIDE BLDG.

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. PLOT DATE: 1/14/2018 0:\ACAD\PL\LINDON'S EDGE - OFFICES\WORKING\PRELIMS\180101\01-1-1P.dwg

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.
PLOT DATE: 1/14/2018 0:\ACAD\PL\LINDON'S EDGE - OFFICES\WORKING\PRELIMS\180101\01-LP.dwg



PRELIMINARY - NOT FOR CONSTRUCTION

93' WIDE BLDG.



FRONT ELEVATION

LINDON'S EDGE
BUILDING - B



RIGHT SIDE



LEFT SIDE

LINDON'S EDGE
BUILDING - B



REAR ELEVATION - (STREET FACING)

LINDON'S EDGE
BUILDING - B



LINDONS EDGE
Buildings A & B
Lindon Utah



14 January 2018

Lindons Edge
Lindon, Utah

Re: **Proposed Exterior Finishes Buildings A & B**

- | | | |
|----------|-------------------------|--|
| A | Vertical Metal 1 | Classic Copper, Una Clad |
| B | Vertical Metal 2 | Silversmith S15, Fabral |
| C | Windows | Budvar |
| D | Storefront | Clear Aluminum |
| E | Canopies | Clear Aluminum |
| F | EIFS | (Light Grey) 612 Moonlight, Fine Finish, Dryvit |
| G | Brick | Manganese Iron Spot, Matt, Endicott,
Beehive Brick |

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

<i>Required</i>	<i>Provided</i>
Vehicle: 13	13

Landscaping Standards

<i>Required</i>	<i>Provided</i>
20-foot landscaping strip	20-foot landscaping strip with grass
2 trees (1 tree every 30 feet)	4 trees

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

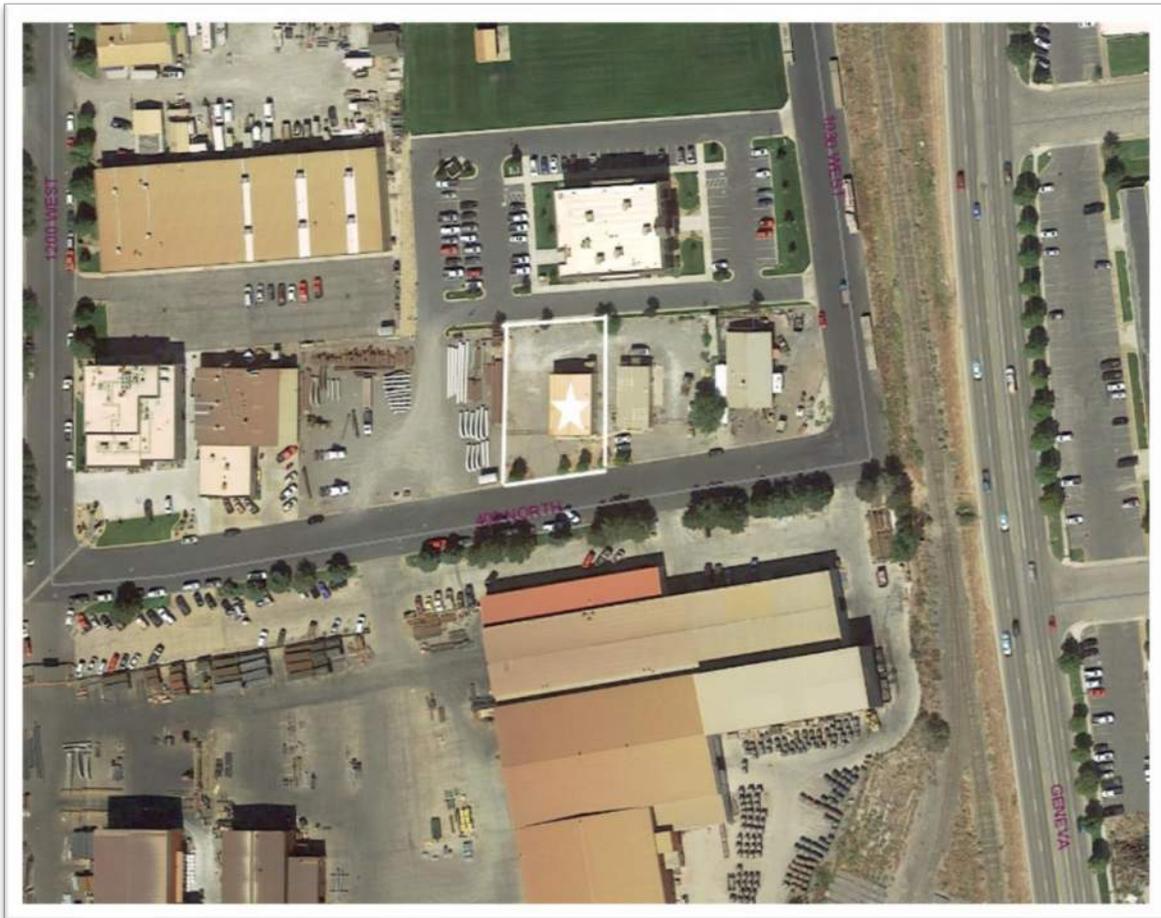


Exhibit 3

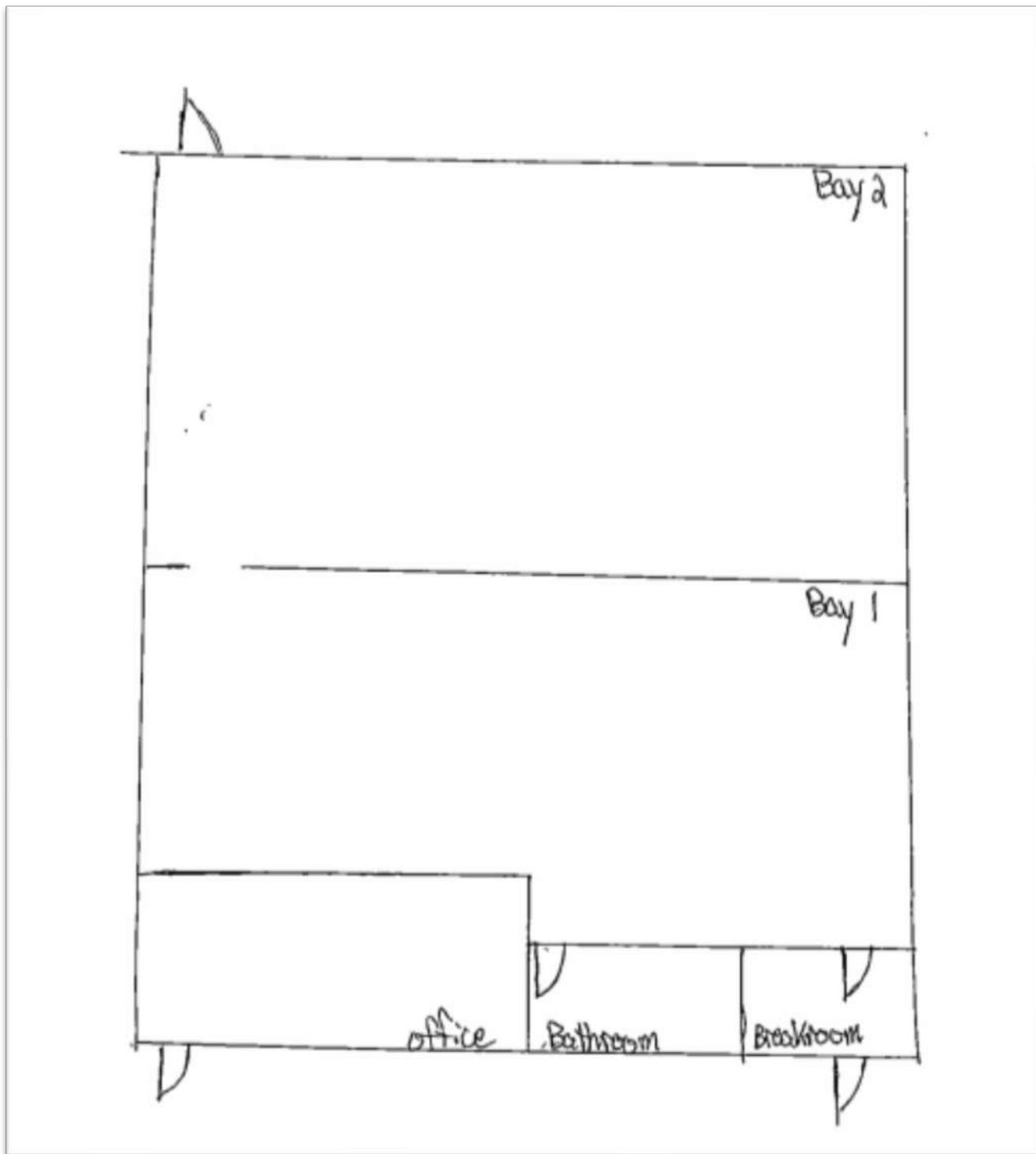


Exhibit 4





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

Applicant: Lindon City
Presenting Staff: Michael Florence

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

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-1-O (or *as presented, with changes*).

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.**

ORDINANCE NO. 2019-1-O

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