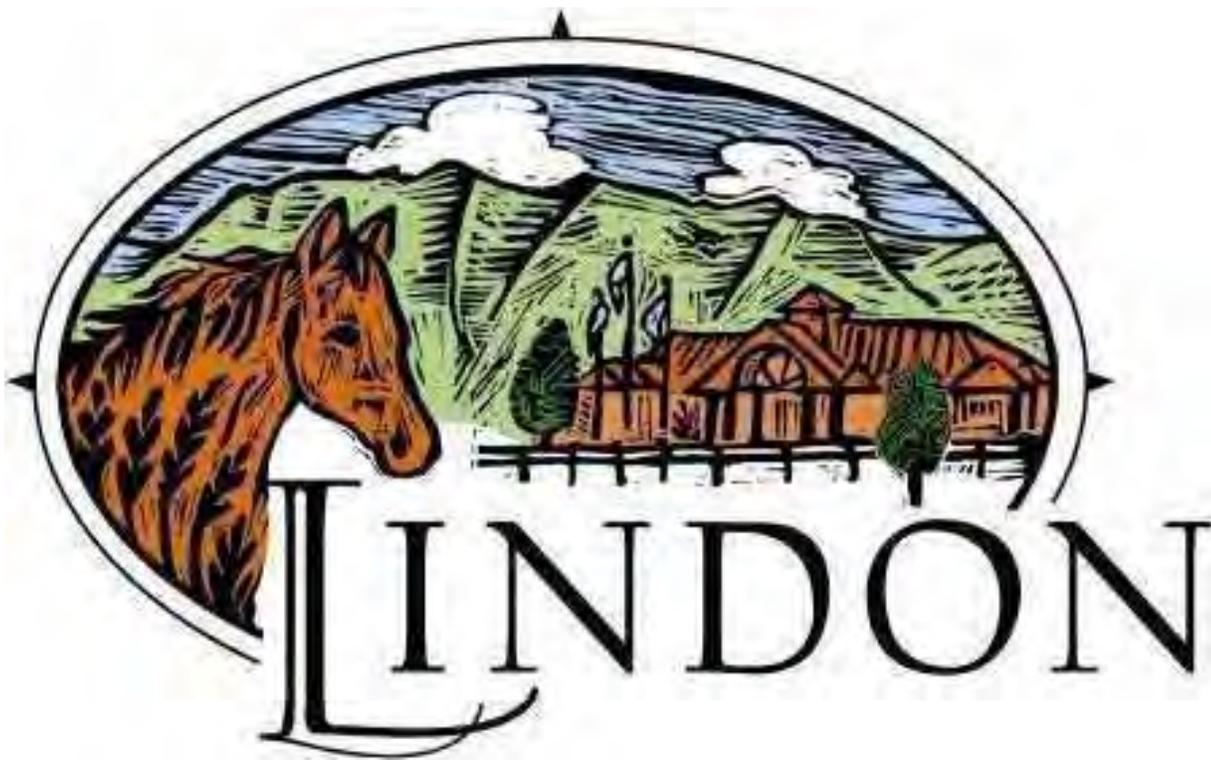


Lindon City Planning Commission Staff Report



JUNE 9, 2020

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, June 9, 2020, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 6:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order
2. Approval of minutes
Planning Commission 5/26/2020
3. Public Comment
4. Public Hearing for an ordinance amendment to Title 17.76 - Planned Residential Development Overlay Zone *(30 minutes)*
5. Concept Review – 725 N. Geneva Road
Holiday Oil requests concept review to construct a convenience store on the property located at 725 N. Geneva Road (North West corner of 700 N. and Geneva Road). A Concept Review allows applicant to receive planning commission feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided *(20 minutes)*
6. New Business from Commissioners
7. Planning Director Report
- General City updates

Adjourn

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

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

**The duration of each agenda item is approximate only*

Posted By: Kathryn Moosman, City Recorder

Date: 6/5/2020

Time: 5:00 pm

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

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-7687
FAX 801-785-4510
www.lindoncity.org

Item 1- Call to Order

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

2 The Lindon City Planning Commission held a regularly scheduled *electronic meeting* on
4 **Tuesday, May 26, 2020 beginning at 6:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 6:00 P.M.**

8 Conducting: Sharon Call, Chairperson
Invocation: Anders Bake, Commissioner

10

PRESENT

EXCUSED

12 Sharon Call, Chairperson
Rob Kallas, Commissioner
14 Mike Marchbanks, Commissioner
Scott Thompson, Commissioner
16 Renee Tribe, Commissioner
Mike Florence, Planning Director
18 Anders Bake, Associate Planner
Brian Haws, City Attorney
20 Kathryn Moosman, City Recorder

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

24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
26 Planning Commission meeting of May 12, 2020 were reviewed.

28 COMMISSIONER TRIBE MOVED TO APPROVE THE MINUTES OF THE
REGULAR MEETING OF MAY 12, 2020 AS PRESENTED. COMMISSIONER
30 THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

38 4. **Site Plan and One Lot Minor Subdivision Approval for Mountain Tech
South Lot 5. Approximately 600 N. 2800 W.** Mark Weldon, on behalf of WICP
40 West Mountain Tech South, requests site plan and one lot subdivision approval
for a 159,000 square foot office building and accompanying parking structure in
42 the Regional Commercial zone. (Parcel # 67:056:0004)

46 Mike Florence, Planning Director, led this agenda item by giving an overview
stating the applicant, Mr. Mark Weldon, who is in attendance is requesting site plan
48 approval for a 5-story office building (159,601 sq. ft) and accompanying parking
structure. Mr. Weldon is also requesting minor subdivision approval of a one lot

2 subdivision for lot 5 of the development. He noted this is the final phase of the Mountain
Tech South development.

4 Mr. Florence stated the parking standards are based on the zone and the different
uses in the building and their respective square footage, and because Mr. Weldon exceeds
6 the amount of allowed parking by more than 130%, staff included as a condition of
approval that the excess parking is approved as proposed.

8 Mr. Florence noted all landscaping standard requirements are met but the 70%
vegetation and the 70% living material in the landscaping will be confirmed with final
10 plan final review and completed with the building.

12 Mr. Florence indicated the Regional Commercial zone has specific architectural
design standards. He then referenced the main architectural requirements as follows:

14 Building Height – max height 80 feet in the RC zone
Office building – 76’ to top of parapet

16 Setbacks

18 The proposed structures meet the minimum setback requirements.

20 Lighting

22 The project will continue the Washington Postlite at 100’ spacing along 2800 W. The
Esplanade pole will be installed on the corner of 2800 W. 600 N.

24 Parking Structure

26 The applicant’s proposal includes a three-story parking structure for 673 vehicles. The
design of the parking structure will be very similar to the parking structure for lot 1 with
steel supports and vegetation screens. Staff has attached a picture of the lot 1 parking
28 structure. The Regional Commercial zone requires that the parking structure be
architecturally compatible with the building.

30
32 Mr. Florence explained the City Engineer is working through any technical issues
related to the site and plat and will ensure all engineering related issues are resolved
before final approval is granted. He also indicated that UDOT has determined the
34 intersection of 600 North 2800 West warrants a traffic signal and they are currently
working on the design and providing appropriate right-of-way for the intersection
36 improvements. He stated the developer has agreed to plan for and install improvement
on their property to accommodate the traffic signal and also previously made the
38 improvements for Mountain Tech 3. He noted this plan should work good on the Lindon
side it’s the American Fork side we are waiting on

40 Mr. Florence then presented the Subdivision Plat, Site Plan, Architectural
Renderings – office building and parking structure, Landscape plan and the Regional
42 Commercial architectural requirements followed by discussion. He then turned the time
over to the applicant for comment.

44 Mr. Weldon spoke on the parking deck pointing out that there is no money in
making these parking decks (8.4 million), just maintenance, but it gives a 7 to 1 parking
46 ratio and guaranteed success for the long haul. He also spoke on tenants noting the plan is
to go to staggered shifts for Go Health and Global Payments you don’t have all
48 employees in and out at the same time so you get a good traffic flow. He noted they have

2 done traffic studies noting the traffic is growing and we need to be creative so people
don't use their property as a cut through. He pointed out he spent \$27,000 to put in a turn
4 lane. They need the entrance to the south to get on I-15 and so we don't overload Pleasant
Grove Blvd. Mr. Florence spoke on the egress points noting without the traffic study the
6 intersection would fail but with the study it takes it to a Level C that will function
properly. Chairperson Call pointed out that this is similar to the project that was
8 previously approved. Mr. Florence then read the conditions listed in the motion. Noting
the conditions are the same as the first 4 phases of this site.

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

12
14 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR MINOR SUBDIVISION AND SITE PLAN APPROVAL WITH THE
FOLLOWING CONDITIONS: 1. PRIOR TO PLAT RECORDING THE APPLICANT
16 WILL PROVIDE STAFF WITH A FINAL PLAT MYLAR TO INCLUDE
NOTARIZED SIGNATURES OF OWNER'S CONSENT TO DEDICATION, OBTAIN
18 SIGNATURE OF ALL ENTITIES INDICATED ON THE ATTACHED SUBDIVISION
PLAT; 2. COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION
20 ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE
FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 3. THE
22 PLANS AND PLAT WILL MEET AND BE CONSTRUCTED AS PER THE
RELEVANT SPECIFICATIONS AS FOUND IN THE LINDON CITY
24 DEVELOPMENT MANUAL; 4. THE DEVELOPER WILL CONTINUE TO WORK
WITH THE CITY ENGINEER TO MAKE FINAL TECHNICAL CHANGES TO THE
26 PLAT AND FOR FINAL ENGINEERING APPROVAL; 5. THE APPLICANT WILL
CONTINUE TO WORK WITH LINDON CITY AND UDOT ON DESIGNING THE
28 APPROPRIATE RIGHT-OF-WAY TO ACCOMMODATE THE INTERSECTION
SIGNAL IMPROVEMENTS; 6. AS PER THE PLAT, PROPERTY WILL BE
30 DEDICATED BY MOUNTAIN TECH SOUTH TO ACCOMMODATE THE 66'
RIGHTS-OF-WAY ON 2800 W.; 7. THE EXTERIOR BUILDING MATERIALS ARE
32 APPROVED AS PROPOSED; 8. THE NUMBER OF PARKING STALLS ARE
APPROVED AS PROPOSED; 9. FINAL DESIGN OF THE PARKING STRUCTURE
34 WILL BE SUBMITTED TO STAFF FOR APPROVAL AND WILL MEET OR
EXCEED SIMILAR DESIGN REQUIREMENTS AS LOT 1; 10. ALL ITEMS OF THE
36 STAFF REPORT AS PRESENTED. COMMISSIONER MARCHBANKS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
40 COMMISSIONER KALLAS	AYE
COMMISSIONER THOMPSON	AYE
42 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

44
46 5. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners.

2 Commissioner Thompson mentioned he was contacted by residents who live by
the “snake house” and it seems they are violating many of the conditions as they are
4 breeding rats. The neighbors have actually seen them and the odors are continuing. He
asked Mr. Florence to confirm with an inspection that they are in compliance. Mr.
6 Florence confirmed the issue with the rats is a different resident and they have been
working on that issue. Brian Haws, City Attorney, stated he has been working with the
8 attorney of the neighbor who is breeding the rats. He indicated it sounds like there are
some issues that should be looked into and need to be rectified. Mr. Florence stated there
10 is a lot going on here and these issues will be looked at to ensure they are in compliance.
He directed the commission if they hear any complaints to send them to himself or Mr.
12 Bake in the planning department.

14 Chairperson Call called for any further comments or discussion from the
commission, hearing none she moved on to the next agenda item.

16 **6. Planning Director Report –**

- General City updates – Mr. Florence stated he and Adam Cowie have had
18 discussion about meeting in person in two weeks and if the commission is
comfortable with that. The commission agreed they would be comfortable
20 meeting in person at the next meeting. He also asked for feedback of
having neighborhood meetings; one for the Norton property and one for
22 the Lindon Nursery. The commission agreed they would like to attend the
neighborhood meetings. Mr. Florence mentioned Amy Johnson has
24 submitted an additional concept plan for the Norton property that will be
coming back at a future meeting after the ordinance is adopted. Mr.
26 Florence also gave an update on the shareholders meeting with the IBI
Group that was recently held where there was a lot of good feedback given
28 on the Master Plan. He noted another meeting will be held in June. The
IBI Consulting Group are very competent and will help us work through
30 the plan. Commissioner Kallas mentioned he was informed by a resident
about a vacant lot off of 400 North and Locust where there are a lot of
32 trailers congregating. Mr. Florence stated he will look into the issue.

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

36 **ADJOURN –**

38
40 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
MEETING AT 6:58 PM. COMMISSIONER TRIBE SECONDED THE MOTION.
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42
44 Approved – June 9, 2020

46 _____
Sharon Call, Chairperson

48 _____
Michael Florence, Planning Director

Item: 4 - Ordinance Amendment – Planned Residential Development Overlay

Date: June 9, 2020

Applicant: Lindon City

Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes, the planning commission is the recommending body for this application.

Motion

I move to recommend (*approval, denial, to continue*) (of) ordinance amendment 2020-8-O (*as presented, or with changes*).

Overview:

At the April 28, 2020 planning commission meeting, the commission continued this item until an in-person public hearing could be held. On June 2, 2020, the Community Development Department held two neighborhood meetings regarding the proposed ordinance. Residents who border the Linden Nursery and Norton Properties were noticed of the neighborhood meeting as well as property owners and developers. The neighborhood meeting was well attended and allowed city staff to present the proposed ordinance changes and receive feedback.

The proposed ordinance provides two development options. It keeps the current code requirement of allowing Planned Residential Development on General Commercial properties if the development is greater than 20,000 square feet and no more than one acre. The second option allows development greater than one acre on property zoned General Commercial if it is combined with an existing or new commercial use. There is a 300-foot commercial depth requirement and then residential could be constructed on the rear portions of the lots.

Summary of Current Planned Residential Development Overlay zone

- Development can only be developed on properties zoned General Commercial.
- Housing types include twin homes, condominiums, and townhomes.
- Density maximum is 10 units per acre.
- Minimum development area is 20,000 sq ft, maximum development area is one acre.
- Parking 2.5 stalls per acre.
- Architectural requirements to meet the Commercial Design Standards.

Summary of Proposed Changes to Planned Development Overlay zone

-
- 17.76.010 – purpose statements were added to coordinate with the draft changes of the ordinance. These include appropriate transitions, improve building design, and preserve the commercial tax base and intent of the Commercial General zone.
- 17.76.020 – maintains the requirement that development can only be located in the General Commercial zone.
- 17.76.030
 - Allows the following building types: detached single family, twin homes, tri-plex, multi-unit buildings, and townhomes.
 - Creates a minimum lot size of 5,000 sq ft for detached single family.
 - Multi-unit buildings are limited to 4 units.
 - Townhomes are limited to a maximum of 6 units in a row.
 - Building permits for twenty-five percent of the commercial square footages must be obtained prior to releasing building permits for residential construction.

- 17.76.040-.050 – combines and organizes the entitlement sections.
- 17.76.080
 - Maintains the density requirement at ten units per acre.
 - Requires a commercial depth of 300 feet. This depth can only be reduced in narrow circumstances by the planning commission and city council for irregularly shaped lots and commercial development potential.
 - Minimum area requirement of one acre.
 - At least two building types are required for developments over two acres.
 - Increases the side yard setback for projects one acre or less from 10 feet to 16 feet.
 - Establishes setback requirements for projects over one acre.
 - Identifies the perimeter fencing materials as masonry or pre-cast with a height of 7 feet. The current ordinance gives the discretion to the planning commission of what type of fence should be installed.
 - Modifies landscaping requirements to common open space requirements. The current ordinance requires 40% landscaping. The proposed ordinance requires 20% common open space to be incorporated into the design of the site. The proposal allows the planning commission to approve private individual yard areas.
 - Trees are planted every 30 feet as a buffer adjacent to single family homes.
 - A lighting and photometric study is required to reduce light trespass but provide adequate lighting for development.
 - Parking is maintained at 2.5 stalls per unit. 65% of the units are required to have a two-car garage. Up to 50% of the required visitor parking can be on residential driveways.
 - The proposed ordinance calls out architectural design requirements to create building variation.
 - Buildings within the development must have connecting sidewalks. To the extent possible, development shall make at least one pedestrian connection to a public right-of-way.
 - Buildings must front onto a public street, driveway or common open spaces, to the extent feasible.
 - Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

Analysis

The planning commission should review the ordinance to ensure that it both transitions properly from commercial uses to low-density single family and creates the type of development envisioned for Lindon City. Staff provided comment cards at the neighborhood meetings and also asked for email comments. Below are items that came up in the comments that are not included in the ordinance but might want to be considered by the commission.

- Building lighting should be constructed as down lighting to reduce light trespass
- Increase the height of the required perimeter fencing
- Require more mature trees as a buffer to adjacent single family residential
- Lower rooflines
- More parking
- Don't allow housing less than one acre in the 300-foot commercial area

Exhibits

Draft Planned Residential Overlay ordinance with “redline” changes

Draft Planned Residential Overlay ordinance

Commercial depth map

Map identifying potential properties where the Planned Residential Developer Overlay zone could be applied

Comments from neighborhood meeting

Chapter 17.76

PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD OVERLAY) ZONE

Sections:

17.76.010	Purpose.
17.76.020	Applicability.
17.76.030	Permitted Uses, Building Types, and Densities.
17.76.040	Site Plan and Final Plat. <u>Site Plan and Conditional Use Approval</u>
17.76.050	Form and Contents of the Site Plan and Amended Site Plan. <u>17.76.070 Final Plat and Improvement Drawings.</u>
17.76.060	Site Plan Review and Approval for PRDs. <u>Building Permits</u>
17.76.070	Final Plat and Improvement Drawings. <u>Completion and Maintenance of Site</u>
17.76.080	Building Permits. <u>Development Standards and Requirements</u>
17.76.090	Completion of Improvements.
17.76.100	Completion and Maintenance of Site.
17.76.110	Development Standards and Requirements.

17.76.010 Purpose.

1. The Planned Residential Development Overlay Zone promotes the following purposes:
 - a. Create diverse and quality housing options in Lindon City.
 - b. Effectively develop unique commercial lots and parcels that do not naturally accommodate traditional commercial development patterns;
 - c. Allow for appropriate housing transitions from commercial properties to low density single family residential;
 - d. Improve the design and livability of residential buildings in the Planned Residential Development Overlay Zone.
 - e. To preserve the commercial tax base and intent of the General Commercial zone.
2. The purposes of the ~~PRD~~ Planned Residential Development Overlay are accomplished by:
 - a. Allowing densities higher than a typical low-density residential development, as identified in the Lindon City Land Use Map;
 - b. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
 - c. Requiring standards that enable ~~PRDs~~ Planned Residential Developments to fit into the surrounding development.

17.76.020 Applicability.

1. The ~~PRD~~ Planned Residential Development Overlay Zone may be applied to ~~any~~ lots or parcels only in the General Commercial (CG) Zone after application and approval of a zone map amendment by the City Council after a recommendation from the Planning Commission.
2. ~~An application to apply the PRD Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan~~

presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible. When the City Council approves a zone map amendment applying the PRD Overlay Zone, the amendment shall be accompanied by an approved concept site plan, including elevations and renderings, for each site included in the amendment. If a subsequently submitted site plan application proposes significant changes to the approved concept plan, the Planning Commission may deny the site plan application for noncompliance with the Lindon City Code. Significant changes include, but are not limited to, changes in density, parking ratios, landscaped open space, building height, mass, or location. **Amended and moved to 17.76.040**

17.76.030 Permitted Uses, and Building Types, and Densities.

1. *Permitted Uses.* In addition to uses permitted or conditionally permitted in the underlying General Commercial (GC) zone, a Planned Residential Development (~~PRD~~) is a conditionally permitted use in the ~~PRD~~ Planned Residential Development Overlay Zone and is not permitted in any other zone.
2. ~~PRDs~~ Planned Residential Development's may include the following building types: detached single family, twin homes, tri-plex condominiums, multi-unit buildings and townhouses. All buildings and units Individual residential units shall be subdivided into individual separate lots or condominium units prior to issuance of a certificate of occupancy:
 - a. The minimum lot size for detached single family shall be five thousand (5,000) square feet with fifty (50) feet of frontage.
 - b. Multi-unit buildings shall be limited to a maximum of four (4) units per building.
 - c. Townhomes building types shall be limited to a maximum of six (6) units in a single row within a single building.
3. In order to preserve the intent of the General Commercial zone, building permits from Lindon City shall be obtained and construction commenced for at least twenty-five (25) percent of the approved commercial square footages prior to releasing building permits for residential construction.
4. Accessory apartments are not permitted in the ~~PRD~~ Planned Residential Development Overlay Zone

17.76.040 Zone Map Amendment, Site Plan and Conditional Use Permit Approval.

1. *Zone Map Amendment.* An application to apply the ~~PRD~~ Planned Residential Development Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible.
2. *Site Plan.*
 - a. ~~Anyone desiring to develop a~~ Proposed development in the Planned Residential Development (~~PRD~~) ~~in the PRD~~ Overlay Zone shall first submit a Land Use Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Chapter.

- ~~b. The Development Review Committee shall review the site plan and give its recommendations to the Planning Commission. **Removed, repetitive with section (c)(i) below**~~
- ~~c. The Planning Commission is the land use authority for all PRD site plans. **Removed, repetitive with section (c)(ii) below**~~
- b. The applicant shall submit the site plan for a ~~PRD~~ Planned Residential Development to the ~~Planning Department~~ according to site plan submittal requirements outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). In addition to the items required in the Development Manual, a complete application shall include building elevations and renderings, open space percentages and landscape plan, site circulation, and project size and density. At that time the applicant shall pay a fee in an amount established by Resolution of the City Council in the most recently adopted Lindon City Consolidated Fee Schedule. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City Engineer, and the developer has obtained the appropriate permits. Applicants for amended site plans for ~~PRDs~~ Planned Residential Developments shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for ~~PRDs~~ Planned Residential Developments. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.
- c. The procedure for site plan approval shall be as follows:
- i. Development Review Committee. The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan, civil engineering, and architectural designs while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan and architectural designs shall comply with the Lindon General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.
 - ii. Planning Commission. The Planning Commission shall review the site plan and be the land use authority for all site plans for ~~PRDs~~ Planned Residential Developments. The Planning Commission shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, ~~Lindon City Commercial Design Guidelines,~~ development manual and the General Plan when reviewing a site plan for a ~~PRD~~ Planned Residential Development.
- d. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.
- e. The Planning Commission may impose conditions or require further studies ~~on~~ of the site plan to mitigate dangerous hazards or evaluate impacts to public infrastructure or surrounding neighborhoods where there is substantiated evidence that a real safety hazard exists.

~~Final Plat.~~ **Moved to section 17.76.070(5) below**

- ~~a. The site plan must be approved by the Planning Commission before the final plat can be approved.~~
- ~~b. The developer shall submit a Land Use Application for final plat approval of all or part of the PRD together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.~~
- ~~c. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.~~
- ~~d. The Planning Director is the final approving authority for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.~~
- ~~e. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat.~~

~~17.76.050 Form and Contents of the Site Plan and Amended Site Plan.~~

~~The applicant shall submit the site plan for a PRD to the Planning Department according to site plan submittal requirements outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). At that time the applicant shall pay a fee in an amount established by Resolution of the City Council. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City Engineer, and the developer has obtained the appropriate permits. Applicants for amended site plans for PRDs shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for PRDs. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.~~ **Moved to section 17.76.040(1)(b) above**

~~17.76.060 Site Plan Review and Approval for PRDs.~~ **Moved to section 17.76.040(c) above**

- ~~1. The procedure for site plan approval shall be as follows:~~

- ~~a. *Development Review Committee.* The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan shall comply with the Lindon General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.~~
- ~~b. *Planning Commission.* The Planning Commission shall review the site plan and be the land use authority for all site plans for PRDs. The Planning Commission shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, Lindon City Commercial Design Guidelines, and the General Plan when reviewing a site plan for a PRD.~~
- ~~2. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.~~
- ~~3. The Planning Commission may impose conditions on the site plan to mitigate dangerous hazards where there is substantiated evidence that a real safety hazard exists.~~

17.76.070~~050~~ Final Plat and Improvement Drawings.

1. The form and contents of the final plat and improvement drawings, (where applicable), shall contain all of the requirements of the [found in Title 17.32 – Subdivisions-Special Requirements and the](#) Lindon City Development Manual. The final plat shall also contain the following information:
 - a. A designation of common areas, limited common areas, and private ownership areas.
 - b. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the PRD [Planned Residential Development](#) is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects.
 - c. Plat restrictions, lot restrictions, and other information required by the Planning Commission or City Council.
2. ~~PRD~~ [Planned Residential Development](#) site plans may be built in phases as long as each phase of a ~~PRD~~ [Planned Residential Development](#) complies with all of the requirements of this ordinance.

A phase of a ~~PRD~~ Planned Residential Development may not be less than twenty thousand (20,000) square feet.

3. The Planning Director shall approve the final plat of the ~~PRD~~ Planned Residential Development provided he/she finds that:
 - a. The applicant has redrawn the site plan to incorporate all the requirements as approved by the Planning Commission and City Council and has submitted the corrected site plan with the final plat.
 - b. The applicant has incorporated all of the improvements and conditions of the approved site plan into the final plat.
 - c. The City Engineer has marked the construction drawings of the ~~PRD~~ Planned Residential Development as finalized.
4. The City shall record the final plat after it obtains all of the required signatures and after it receives all of the required bonds, fees, and documents.
5. The procedure for subdivision shall be as follows:
 - a. The site plan must be approved by the Planning Commission before the final plat can be approved.
 - b. Subdivision approval shall be approved by the appropriate land use authority as found in 17.09.
 - c. The developer shall submit a Land Use Application for final plat approval of all or part of the ~~PRD~~ Planned Residential Development together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
 - d. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.
 - e. The Planning Director is the final approving authority, after receiving approval from the Planning Commission and City Council, for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
 - ~~f. Failure to submit a final plat within two (2) years of the date of approval of the site plan shall terminate all proceedings and render approval of the site plan null and void. The final plat shall expire and be void one (1) year after approval by the City, unless the Office of the Utah County Recorder has recorded the plat. All applications shall meet the expiration time lines as found in 17.12.210~~

17.76.080060 Building Permits.

The City shall not issue a building permit for any project until the final plat has been recorded by the City.

~~17.76.090~~ — ~~Completion of Improvements.~~

The developer must complete all of the improvements required by the approved site plan for the final plat in accordance with the requirements outlined in Lindon City Code [17.38 Bonds for Completion of Improvements to Real Property](#). **Already required in the Development Manual**

17.76.100070 **Completion and Maintenance of Site.**

Every ~~PRD~~ [Planned Residential Development](#) shall conform to the approved site plan. The applicant or any other person or entity shall not add any structures or make any improvements or changes to a ~~PRD~~ [Planned Residential Development](#) that did not appear on the approved site plan. The applicant and subsequent owners and applicable associations shall maintain all improvements shown on the site plan in a neat and attractive manner. Failure to complete or maintain a ~~PRD~~ [Planned Residential Development](#) in accordance with this Chapter and with the approved site plan is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to complete or maintain a ~~PRD~~ [Planned Residential Development](#) in accordance with this Chapter and with the approved site plan.

17.76.110080 **Development Standards and Requirements.**

The City requires the following development standards for all ~~PRDs~~ [Planned Residential Developments](#).

1. *Compliance with Lindon City Code.* A proposed ~~PRD~~ [Planned Residential Development](#) shall comply with the requirements of this Chapter, [the Lindon City Development Manual](#), and with all applicable Lindon City Code provisions and with conditions imposed by the Land Use Authority.
2. *Density.* A ~~PRD~~ [Planned Residential Development](#) may be developed at a maximum density of ten (10) dwelling units per gross acre.
3. *Height.* No lot or parcel of land in a ~~PRD~~ [Planned Residential Development](#) approved pursuant to the ~~PRD~~ [Planned Residential Development](#) Overlay Zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet or two stories, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. No dwelling shall be erected to a height less than one (1) story above grade.
4. *Minimum Area.* The minimum area required for any ~~PRD~~ [Planned Residential Development](#) shall be twenty thousand (20,000) square feet.
5. *Maximum Area.* The maximum allowable size for any ~~PRD~~ [Planned Residential Development](#) shall be one (1) acre with no more than ten (10) units [where development is not part of an existing or new commercial development. Lindon City has a number of deep commercial lots that front State Street. Residential may be allowed on the rear portion of these lots following the development and entitlement requirements in this chapter and when the following requirements are met:](#)

- a. To preserve the commercial intent, use and zoning along State Street, a three hundred (300) foot commercial depth shall remain and residential uses are not allowed within this depth. The Planning Commission and City Council may consider a reduction in this depth upon evaluating the following:
 - i. Viable commercial options remain for the site;
 - ii. A commercial lot is irregularly shaped;
 - iii. The reduction does not limit future redevelopment opportunities of the commercial property.
- b. The area required for any Planned Residential Development that is part of an existing or new commercial use shall be a minimum of one (1) acre;
6. Building Types. At least two different building types shall be included in projects larger than two acres and with multiple buildings. Building shall be differentiated through type of building, variations to building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures and eave details
7. Setbacks. The following building setbacks, as measured from property lines, for primary structures shall apply in the PRD Planned Residential Development zone:
 - a. For residential developments one acre or less not including an existing or new commercial use as part of the project
 - i. Front Setback. 30 feet
 - ii. Rear Setback. 30 feet
 - iii. Side Setbacks. ~~10 feet.~~ 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet.
 - iv. All primary structures within the PRD Overlay zone shall be set back at least ten- (10) feet from any other primary structure.
 - b. For residential developments proposed for a property with new or existing commercial uses the below setbacks are required.
 - i. buildings shall be setback a minimum thirty (30) feet from the abutting property line of any single-family residence or R1-20 zone and any commercial building.
 - ii. Side Setbacks: 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet.
 - iii. Corner side setbacks 20 feet.
 - iv. Front: 20. The front setback may be modified by the land use authority where design items such as common open space other design feature is proposed. Setbacks from abutting single family residential may not be reduced.
 - v. Rear: 20. The rear setback may be modified by the land use authority where design items such as common open space or other design feature is proposed. Setbacks from abutting single family residential may not be reduced.

8. *Utilities.* Compliance with the Development Manual and applicable Lindon City Code provisions regarding utility connections to residential units is required. The public sewer system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling. No water or sewer lines shall be located under covered parking areas. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a building shall be located as close to each other as possible and fully screened from view. Screening shall either be incorporated aesthetically into the design of the building, fencing or screened by landscaping.
9. *Fences.*
 - a. *Perimeter Fences.* A minimum seven (7) foot masonry or concrete perimeter fence shall be required as a buffer when abutting single family residential or commercial uses. The Planning Commission may ~~require~~ allow alternative materials and location and placement of a perimeter fence ing, and may specify the height and construction materials used for the fence, around the development if the Commission finds that the fencing is necessary to mitigate reasonably anticipated detrimental impacts the development may create. Fencing may also be required to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial and manufacturing uses. Any fence erected around or within the development shall comply with Lindon City Code section [17.04.310](#), involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.
 - b. *Patio/Limited Common Area Fences.* A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high ~~maximum~~ fence.
10. *Landscaping and Open Space.*
 - a. All land within a ~~PRD~~ Planned Residential Development not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.
 - b. ~~At least forty percent (40%) of the net acreage (area of the development less public and private streets) of the entire development shall remain permanently landscaped.~~
 - c. Development greater than one acre shall include common open space, according the following standards:
 - i. At a minimum, twenty (20) percent of the development site, excluding roads or private driveways and required setback areas, shall be in common open space. The land use authority may approve a reduction in the open space requirement by twenty-five (25) percent of the required open space square footage if the site is within one quarter mile, as measured at the closest property lines, of an existing

- Lindon City park or trail. Private balconies, porches, patios of a minimum sixty (60) square feet may be counted towards a maximum of ten (10) percent of the required open space percentage;
- ii. Open spaces shall include both active and passives spaces including plazas, courtyards, paseos, landscaped detention basins, playgrounds, pavilions, pools, spa, pool deck, or other areas that can be made into useable areas, and interior spaces available to residents as common area such as a clubhouse;
 - iii. Open spaces shall be designed to be an integral part of any development. A majority of the required open space shall be consolidated into a primary central and common open space area. Buildings shall be designed around the common open space edge. Majority open spaces shall not be located in perimeter outlying areas of the development;
 - iv. Where appropriate, the planning commission may approve individual private yard areas in place of common open space. However, development with private open space shall have no loss of the required open space percentage:
 1. Rear-loaded buildings shall provide private open space through porches, balconies, and small front yards;
 2. Front-loaded units may provide private open space as enclosed rear yards.
 - v. Trees shall be planted along any property line abutting single family residential with trees planted as a buffer every thirty (30) feet. Trees shall be a minimum two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height. Tree species shall be planted as found in the Lindon City Tree Planting Guide. An eight (8) foot landscaped area shall be provided for trees to be planted and allow for future tree growth.
 - vi. Accent elements such as trellises, arches, arbors, columns, or low monument features shall be used to demarcate entrances to the development, common open spaces and paseos. Alternative accent elements may be approved by the land use authority
11. *Lighting Plan.* All ~~PRDs~~ Planned Residential Development's shall include a lighting plan and photometric study for parking lots, pedestrian walkways and buildings. The lighting plan shall be designed to:
- a. discourage crime;
 - b. enhance the safety of the residents and guests of the ~~PRD~~ Planned Residential Development;
 - c. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

All ~~PRD~~ Planned Residential Development homeowners' associations and ~~apartment owners~~ housing units are required to control and meter all outside lighting shown on the lighting plan

except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

12. *Parking.* There shall be a minimum of two (2) parking spaces provided for each dwelling, ~~one of which shall be covered.~~ At a minimum, sixty-five (65) percent of the residential units shall have a garage capable of parking two (2) vehicles. Required off-street parking spaces shall not be permitted within the ~~front yard or~~ street-side yard setbacks. There shall ~~also~~ be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located on the same lot or parcel of the dwellings served. With approval of the land use authority, a development may count building unit driveways up to fifty (50) percent of the required spaces toward meeting the quest parking requirement. All parking spaces shall measure at least nine (9) feet by eighteen feet (18'). Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the ~~PRD~~ Planned Residential Development.
- a. Direct access to each parking space shall be from a private driveway and not from a public street unless otherwise granted by the Planning Commission based on the following guidelines:
 - i. Topography or other development constraints on the project area are such that a private drive is impractical to serve the project.
 - ii. Traffic volumes, safety, and visibility on the public roadway will not create a dangerous situation for direct parking stall access.
 - iii. No more than six (6) units shall directly access any public roadway.
13. *Irrigation Systems.*
- a. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred (100) feet of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
 - b. All pressure irrigation systems in or within one hundred (100) feet of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.
14. ~~*Storage Areas and Solid Waste Receptacles.*~~ All ~~outside storage areas and all~~ solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the ~~same~~ similar materials as used on the exterior of the main structures within the ~~PRD~~ Planned Residential Development. Central waste receptacles shall only be permitted within a trash enclosure which meets standards found in the Development Manual. Trash enclosures shall be located in the side or rear of the dwelling units, but not the streetside, and must be accessible for garbage trucks. ~~All individual garbage containers shall have the ability to be serviced from a public street.~~

15. ~~Exterior Finishing Materials~~ Architectural and façade Designs. ~~The dwellings in a PRD shall comply with the Lindon City Commercial Design Guidelines. The Planning Commission shall have the authority to determine compliance with the Design Guidelines.~~ The treatment of building design, materials and exteriors shall be architecturally and aesthetically pleasing and have unique individual, feel and sense of place, while still being architecturally compatible with the surrounding buildings and properties. Buildings within developments shall have a variety of building materials to architecturally set them apart and to create unique and separate buildings. Both vertical and horizontal elements shall be used, as appropriate, to give variety and architectural detail. All sides of buildings shall typically receive equal design consideration, particularly when fronting pedestrian ways, park or common open spaces, streets, development entrances and adjacent single-family properties. The following architectural design requirements shall be applied:
- a. Buildings shall contain more than a single-color application and more than a single material application;
 - b. The following materials may be used as the primary exterior materials of a building consisting of at least sixty (60) percent: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material as approved by the land use authority. The following secondary materials may be used: cementitious fiber board, brick, wood, stone, glass, architectural metal panel, or similar material as approved by the land use authority. EIFS or stucco may be used for up to twenty (20) percent on the front façade of a building and forty (40) percent of the remaining building facades. The land use authority may modify the EIFS or stucco requirements for the side and rear facades when those facades do not front pedestrian ways, parks or common open spaces, streets, development entrances or when the land use authority believes that other architectural features sufficiently and comparably add character to the building.
 - c. Each building shall include varied wall plains, recesses, or similar façade design to incorporate wall variation.
 - d. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.
 - e. Identical buildings with only alternating color schemes shall be minimized. Buildings shall incorporate a variety of materials and architectural elements to provide variation among the building types.
 - f. Eaves and rooflines are encouraged to emphasize vertical proportions. They shall be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
 - g. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and, color to be coordinated with the architectural style. Garages shall be recessed from wall plane. Where garage doors are flush with facades, the facade shall feature upper level building projections and decorative building elements such as trellises

- to provide interest and relief. For buildings with front loading garages, garage doors shall include windows to add variety to the door.
- h. Stucco-textured foam trim molding shall not be used as the only application to enhance building facades
 - i. All windows along the front façade shall incorporate at least one of the following:
 - i. mullions and/or transoms;
 - ii. trim or molding at least four inches in width;
 - iii. canopies, shutters, or awnings, proportional to window size;
 - iv. recessed inset from the front façade by at least two (2) inches.
 - j. the front façade of any residential building shall not face or front the rear yard or side yard of a single-family home
16. *Roof Pitch.* All structures shall have a minimum roof pitch of five (5) rise to twelve (12) run.
17. *Homeowner's Association.* The applicant shall establish a home owners association for every ~~PRD~~ Planned Residential Development containing common or limited common property, with more than one owner for the purpose of maintaining the ~~PRD~~ Planned Residential Development. The homeowner's association, the individual property owners, and tenants shall maintain the ~~PRD~~ Planned Residential Development in accordance with the approved site plan.
18. *Existing Homes.* No ~~PRD~~ Planned Residential Development shall include an existing single-family dwelling. If a single-family dwelling exists on the property where a ~~PRD~~ Planned Residential Development is proposed, the applicant shall plat separately a lot containing the home. The plat shall comply with the requirements of the Lindon City Development Manual.
19. Each attached unit must contain enhanced sound attenuation and sound mitigation construction;
20. Pedestrian Connections.
- a. The project site plan and development must connect each separate building with internal concrete walkways to provide safe and convenient pedestrian access to common areas and amenities. The width of internal walkways that are adjacent to parking stalls shall be no less than five feet. The width of internal walkways that are not adjacent to parking stalls shall be no less than four feet.
 - b. To the extent possible, developments shall make at least one pedestrian access connections to a public street right-of-way.
21. Frontage, Orientation and Entrances.
- a. Building entrances shall, to the extend feasible, front onto streets, private driveways designed as streets or common open spaces. Where an end unit fronts onto a street or private driveway designed as a street, center block residences may front onto a common open space, courtyard, paseos or landscaped pedestrian way;
 - b. In order to create neighborhood connections, all residential buildings shall have expansive windows, entryways, balconies, terraces or other architectural design features which are oriented to the street, pedestrian way or common open spaces.

- c. Building entrances shall be the primary feature of the front façade and identify access to individual units;
 - d. Stoops or front porches, raised a minimum of one foot above the adjacent grade, shall be provided at entrances that face a street, paseo, common open space area, or other public space.
22. Access. Development access shall be identified on the site plan and subdivision plans. New public streets shall follow the Lindon City Streets Master Plan Map. Projects may be accessed through existing or new commercial developments when appropriate easements or land is secured for access. Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

DRAFT

Chapter 17.76

PLANNED RESIDENTIAL DEVELOPMENT OVERLAY (PRD OVERLAY) ZONE

Sections:

- 17.76.010 Purpose.
- 17.76.020 Applicability.
- 17.76.030 Permitted Uses, Building Types, and Densities.
- 17.76.040 Site Plan and Conditional Use Approval
- 17.76.050 Final Plat and Improvement Drawings.
- 17.76.060 Building Permits
- 17.76.070 Completion and Maintenance of Site
- 17.76.080 Development Standards and Requirements

17.76.010 Purpose.

1. The Planned Residential Development Overlay Zone promotes the following purposes:
 - a. Create diverse and quality housing options in Lindon City.
 - b. Effectively develop unique commercial lots and parcels that do not naturally accommodate traditional commercial development patterns;
 - c. Allow for appropriate housing transitions from commercial properties to low density single family residential;
 - d. Improve the design and livability of residential buildings in the Planned Residential Development Overlay Zone.
 - e. To preserve the commercial tax base and intent of the General Commercial zone.
2. The purposes of the Planned Residential Development Overlay are accomplished by:
 - a. Allowing densities higher than a typical low-density residential development, as identified in the Lindon City Land Use Map;
 - b. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
 - c. Requiring standards that enable Planned Residential Developments to fit into the surrounding development.

17.76.020 Applicability.

1. The Planned Residential Development Overlay Zone may be applied to ~~any~~ lots or parcels only in the General Commercial (CG) Zone after application and approval of a zone map amendment by the City Council after a recommendation from the Planning Commission.

17.76.030 Permitted Uses, and Building Types

1. *Permitted Uses.* In addition to uses permitted or conditionally permitted in the underlying General Commercial (GC) zone, a Planned Residential Development is a conditionally permitted use in the Planned Residential Development Overlay Zone and is not permitted in any other zone.

2. Planned Residential Development's may include the following building types: detached single family, twin homes, tri-plex, multi-unit buildings and townhouses. All Individual residential units shall be subdivided into separate lots or condominium units:
 - a. The minimum lot size for detached single family shall be five thousand (5,000) square feet with fifty (50) feet of frontage.
 - b. Multi-unit buildings shall be limited to a maximum of four (4) units per building.
 - c. Townhomes building types shall be limited to a maximum of six (6) units in a single row within a single building.
3. In order to preserve the intent of the General Commercial zone, building permits from Lindon City shall be obtained and construction commenced for at least twenty-five (25) percent of the approved commercial square footages prior to releasing building permits for residential construction.
4. Accessory apartments are not permitted in the Planned Residential Development Overlay Zone

17.76.040 Zone Map Amendment, Site Plan and Conditional Use Permit Approval.

1. Zone Map Amendment. An application to apply the Planned Residential Development Overlay Zone shall include a concept site plan, building elevations, and renderings showing the proposed project for the subject site. Any concept plan presented to the Planning Commission and City Council for approval shall first be reviewed by the Development Review Committee to ensure the proposal is technically feasible.
2. *Site Plan.*
 - a. Proposed development in the Planned Residential Development Overlay Zone shall first submit a Land Use Application for site plan approval. The applicant shall provide all requirements of the site plan to the City before the City considers the application submitted and before action is taken. The application for a site plan shall include all necessary fees and documentation required by this Chapter.
 - b. The applicant shall submit the site plan for a Planned Residential Development according to site plan submittal requirements-outlined in the Lindon City Land Development Policies, Standard Specifications and Drawings Manual (Development Manual). In addition to the items required in the Development Manual, a complete application shall include building elevations and renderings, open space percentages and landscape plan, site circulation, and project size and density. At that time the applicant shall pay a fee in an amount established in the most recently adopted Lindon City Consolidated Fee Schedule. No development, construction, revisions, or additions shall take place on the site until the Planning Commission has approved the site plan, the site plan is considered finalized by the City, and the developer has obtained the appropriate permits. Applicants for amended site plans for Planned Residential Developments shall follow the same procedures, pay the same fees, and be bound by the same development standards and requirements as applicants for site plans for Planned Residential Developments. The Planning Director or designee has the authority to make minor amendments to the site plan where such amendments are in compliance with the ordinance and the site plan is not materially altered.
 - c. The procedure for site plan approval shall be as follows:
 - i. Development Review Committee. The Planning Department shall forward the proposed site plan to the Development Review Committee for initial review. The Development Review Committee shall review the site plan, civil engineering,

and architectural designs while considering whether it complies with the Lindon General Plan and all City ordinances, resolutions, and policies. The site plan and architectural designs shall comply with the Lindon General Plan and all City ordinances, resolutions, and policies before the Planning Commission can review the application.

- ii. Planning Commission. The Planning Commission shall review the site plan and be the land use authority for all site plans for Planned Residential Developments. The Planning Commission shall consider whether the proposed site plan complies with City ordinances, resolutions, policies, development manual and the General Plan when reviewing a site plan for a Planned Residential Development.
- d. The applicant shall not amend or change any approved site plan without first following the procedure for approval of site plans.
- e. The Planning Commission may impose conditions or require further studies ~~on~~ of the site plan to mitigate dangerous hazards or evaluate impacts to public infrastructure or surrounding neighborhoods where there is substantiated evidence that a real safety hazard exists.

17.76.050 Final Plat and Improvement Drawings.

1. The form and contents of the final plat and improvement drawings, where applicable, shall contain all of the requirements found in Title 17.32 – Subdivisions-Special Requirements and the Lindon City Development Manual. The final plat shall also contain the following information:
 - a. A designation of common areas, limited common areas, and private ownership areas.
 - b. For condominiums, three dimensional drawings of buildings and building elevations. In the case where the Planned Residential Development is a condominium project, the developer shall submit a written statement by an attorney who is licensed to practice in Utah. This written statement shall be the attorney's opinion that the condominium declaration, the subdivision plat and the other supporting documentation comply in all respects with the Utah Condominium Ownership Act (UCA Sec. 57-8-1, et seq.) as well as all applicable federal, state and local laws and ordinances and that when the office of the Utah County Recorder has recorded the condominium declaration and final plat, the proposed project will be a validly existing and lawful condominium project in all respects.
 - c. Plat restrictions, lot restrictions, and other information required by the Planning Commission or City Council.
2. Planned Residential Development site plans may be built in phases as long as each phase of a Planned Residential Development complies with all of the requirements of this ordinance. A phase of a Planned Residential Development may not be less than twenty thousand (20,000) square feet.
3. The Planning Director shall approve the final plat of the Planned Residential Development provided he/she finds that:

- a. The applicant has redrawn the site plan to incorporate all the requirements as approved by the Planning Commission and City Council and has submitted the corrected site plan with the final plat.
 - b. The applicant has incorporated all of the improvements and conditions of the approved site plan into the final plat.
 - c. The City Engineer has marked the construction drawings of the Planned Residential Development as finalized.
4. The City shall record the final plat after it obtains all of the required signatures and after it receives all of the required bonds, fees, and documents.
 5. The procedure for subdivision shall be as follows:
 - a. The site plan must be approved by the Planning Commission before the final plat can be approved.
 - b. Subdivision approval shall be approved by the appropriate land use authority as found in 17.09.
 - c. The developer shall submit a Land Use Application for final plat approval of all or part of the Planned Residential Development together with all required fees. The final plat shall be prepared by the developer's surveyor and engineer.
 - d. The Development Review Committee shall review the final plat and give their recommendations to the Planning Director.
 - e. The Planning Director is the final approving authority, after receiving approval from the Planning Commission and City Council, for final plats and shall approve the application request if it meets the requirements of the approved site plan and all applicable City ordinances.
 - f. All applications shall meet the expiration time lines as found in 17.12.210

17.76.060 Building Permits.

The City shall not issue a building permit for any project until the final plat has been recorded by the City.

17.76.100070 Completion and Maintenance of Site.

Every Planned Residential Development shall conform to the approved site plan. The applicant or any other person or entity shall not add any structures or make any improvements or changes to a Planned Residential Development that did not appear on the approved site plan. The applicant and subsequent owners and applicable associations shall maintain all improvements shown on the site plan in a neat and attractive manner. Failure to complete or maintain a Planned Residential Development in accordance with this Chapter and with the approved site plan is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to complete or maintain a ~~PRD~~ Planned Residential Development in accordance with this Chapter and with the approved site plan.

17.76.080 Development Standards and Requirements.

The City requires the following development standards for all Planned Residential Developments.

1. *Compliance with Lindon City Code.* A proposed Planned Residential Development shall comply with the requirements of this Chapter, the Lindon City Development Manual, and with all applicable Lindon City Code provisions and with conditions imposed by the Land Use Authority.
2. *Density.* A Planned Residential Development may be developed at a maximum density of ten (10) dwelling units per gross acre.
3. *Height.* No lot or parcel of land in a Planned Residential Development approved pursuant to the Planned Residential Development Overlay Zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet or two stories, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. No dwelling shall be erected to a height less than one (1) story above grade.
4. *Minimum Area.* The minimum area required for any Planned Residential Development shall be twenty thousand (20,000) square feet.
5. *Maximum Area.* The maximum allowable size for any Planned Residential Development shall be one (1) acre with no more than ten (10) units where development is not part of an existing or new commercial development. Lindon City has a number of deep commercial lots that front State Street. Residential may be allowed on the rear portion of these lots following the development and entitlement requirements in this chapter and when the following requirements are met:
 - a. To preserve the commercial intent, use and zoning along State Street, a three hundred (300) foot commercial depth shall remain and residential uses are not allowed within this depth. The Planning Commission and City Council may consider a reduction in this depth upon evaluating the following:
 - i. Viable commercial options remain for the site;
 - ii. A commercial lot is irregularly shaped;
 - iii. The reduction does not limit future redevelopment opportunities of the commercial property.
 - b. The area required for any Planned Residential Development that is part of an existing or new commercial use shall be a minimum of one (1) acre;
6. *Building Types.* At least two different building types shall be included in projects larger than two acres and with multiple buildings. Building shall be differentiated through type of building, variations to building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures and eave details
7. *Setbacks.* The following building setbacks, as measured from property lines, for primary structures shall apply in the Planned Residential Development zone:

- a. For residential developments one acre or less not including an existing or new commercial use as part of the project
 - i. *Front Setback.* 30 feet
 - ii. *Rear Setback.* 30 feet
 - iii. *Side Setbacks.* 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet.
 - b. For residential developments proposed for a property with new or existing commercial uses the below setbacks are required.
 - i. buildings shall be setback a minimum thirty (30) feet from the abutting property line of any single-family residence or R1-20 zone and any commercial building.
 - ii. Side Setbacks: 10 feet and 6 feet for a combined side yard setback of sixteen (16) feet. For interior units with common walls the setback is zero (0) feet.
 - iii. Corner side setbacks 20 feet.
 - iv. Front: 20. The front setback may be modified by the land use authority where design items such as common open space other design feature is proposed. Setbacks from abutting single family residential may not be reduced.
 - v. Rear: 20. The rear setback may be modified by the land use authority where design items such as common open space or other design feature is proposed. Setbacks from abutting single family residential may not be reduced.
8. *Utilities.* Compliance with the Development Manual and applicable Lindon City Code provisions regarding utility connections to residential units is required. The public sewer system and the public water supply shall serve all dwellings. All utilities shall be underground. The developer shall individually meter natural gas and electricity for each individual dwelling. No water or sewer lines shall be located under covered parking areas. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a building shall be located as close to each other as possible and fully screened from view. Screening shall either be incorporated aesthetically into the design of the building, fencing or screened by landscaping.
9. Fences.
- a. *Perimeter Fences.* A minimum seven (7) foot masonry or concrete perimeter fence shall be required as a buffer when abutting single family residential or commercial uses. The Planning Commission may allow alternative materials and location and placement of a perimeter fencing. Any fence erected around or within the development shall comply with Lindon City Code section 17.04.310, involving fencing standards. Any perimeter fencing shall have a consistent design throughout the project and shall consist of the same construction materials.
 - b. *Patio/Limited Common Area Fences.* A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six-foot (6') high fence.
10. Landscaping and Open Space.

- a. All land within a ~~PRD~~ Planned Residential Development not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. All landscaping shall have a permanent underground sprinkling system.
- b. Development greater than one acre shall include common open space, according the following standards:
 - i. At a minimum, twenty (20) percent of the development site, excluding roads or private driveways and required setback areas, shall be in common open space. The land use authority may approve a reduction in the open space requirement by twenty-five (25) percent of the required open space square footage if the site is within one quarter mile, as measured at the closest property lines, of an existing Lindon City park or trail. Private balconies, porches, patios of a minimum sixty (60) square feet may be counted towards a maximum of ten (10) percent of the required open space percentage;
 - ii. Open spaces shall include both active and passives spaces including plazas, courtyards, paseos, landscaped detention basins, playgrounds, pavilions, pools, spa, pool deck, or other areas that can be made into useable areas, and interior spaces available to residents as common area such as a clubhouse;
 - iii. Open spaces shall be designed to be an integral part of any development. A majority of the required open space shall be consolidated into a primary central and common open space area. Buildings shall be designed around the common open space edge. Majority open spaces shall not be located in perimeter outlying areas of the development;
 - iv. Where appropriate, the planning commission may approve individual private yard areas in place of common open space. However, development with private open space shall have no loss of the required open space percentage:
 1. Rear-loaded buildings shall provide private open space through porches, balconies, and small front yards;
 2. Front-loaded units may provide private open space as enclosed rear yards.
 - v. Trees shall be planted along any property line abutting single family residential with trees planted as a buffer every thirty (30) feet. Trees shall be a minimum two (2) inch caliper, measured one (1) foot above the ground and shall be at least six (6) feet in height. Tree species shall be planted as found in the Lindon City Tree Planting Guide. An eight (8) foot landscaped area shall be provided for trees to be planted and allow for future tree growth.

- vi. Accent elements such as trellises, arches, arbors, columns, or low monument features shall be used to demarcate entrances to the development, common open spaces and paseos. Alternative accent elements may be approved by the land use authority

11. *Lighting Plan.* All ~~PRDs~~ Planned Residential Development's shall include a lighting plan and photometric study for parking lots, pedestrian walkways and buildings. The lighting plan shall be designed to:

- a. discourage crime;
- b. enhance the safety of the residents and guests of the ~~PRD~~ Planned Residential Development;
- c. prevent glare onto adjacent properties; and enhance the appearance and design of the project.

All ~~PRD~~ Planned Residential Development homeowners' associations and ~~apartment owners~~ housing units are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

12. *Parking.* There shall be a minimum of two (2) parking spaces provided for each dwelling. At a minimum, sixty-five (65) percent of the residential units shall have a garage capable of parking two (2) vehicles. Required off-street parking spaces shall not be permitted within the street-side yard setbacks. There shall ~~also~~ be a minimum of one half (½) parking space for each dwelling for guest parking within the development. Guest parking shall be located on the same lot or parcel of the dwellings served. With approval of the land use authority, a development may count building unit driveways up to fifty (50) percent of the required spaces toward meeting the guest parking requirement. All parking spaces shall measure at least nine (9) feet by eighteen feet (18').

Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the Planned Residential Development.

- a. Direct access to each parking space shall be from a private driveway and not from a public street unless otherwise granted by the Planning Commission based on the following guidelines:
 - i. Topography or other development constraints on the project area are such that a private drive is impractical to serve the project.
 - ii. Traffic volumes, safety, and visibility on the public roadway will not create a dangerous situation for direct parking stall access.
 - iii. No more than six (6) units shall directly access any public roadway.

13. *Irrigation Systems.*

- a. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred (100) feet of a proposed subdivision, complete plans for relocation

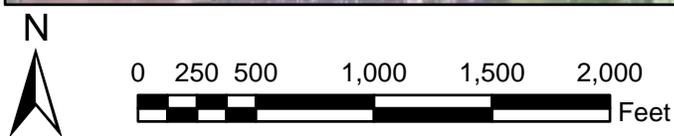
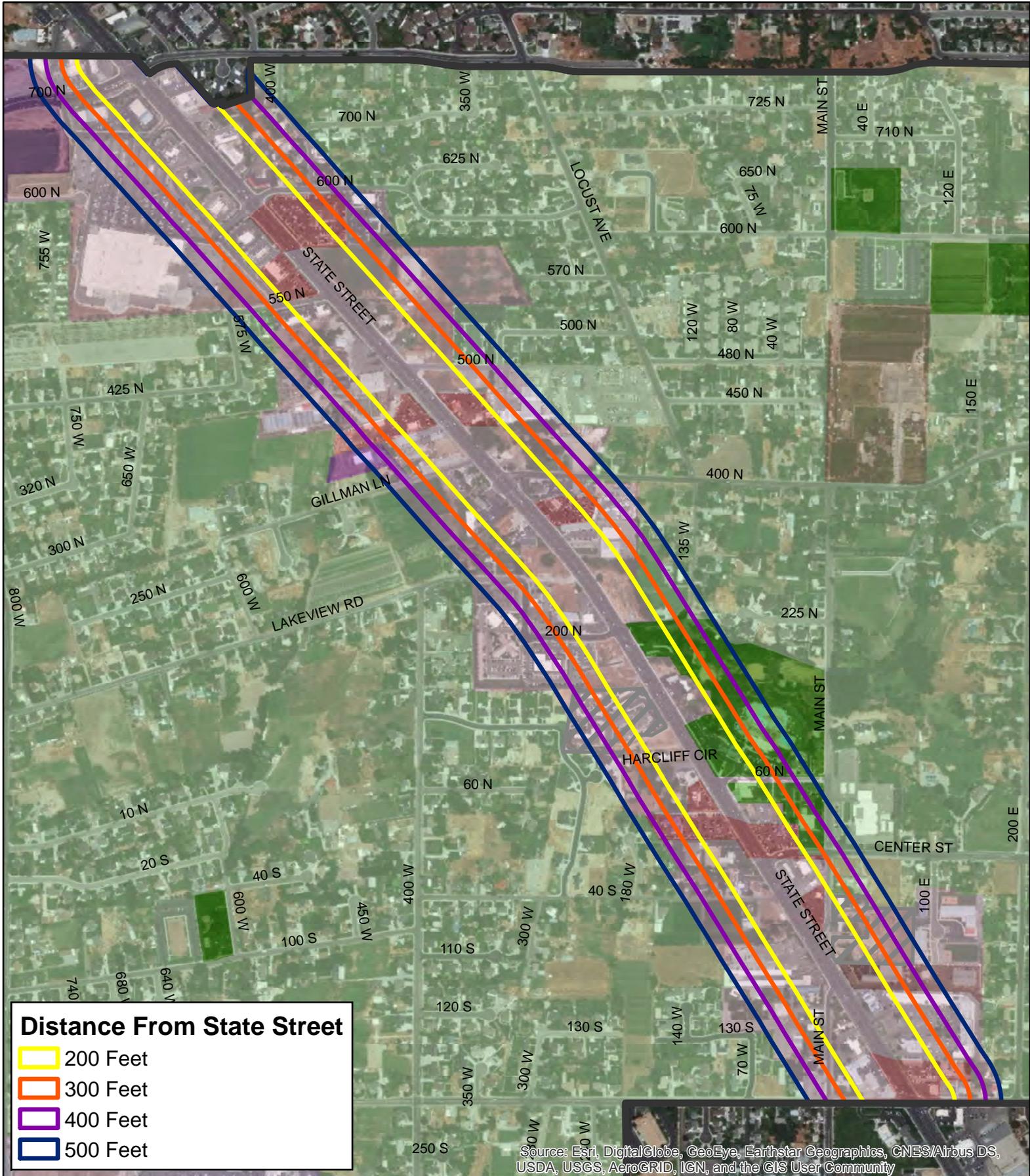
or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.

- b. All pressure irrigation systems in or within one hundred (100) feet of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.
14. *Solid Waste Receptacles*. All solid waste receptacles which are not located within a building, shall be enclosed on at least three sides with the similar materials as used on the exterior of the main structures within the Planned Residential Development. Central waste receptacles shall only be permitted within a trash enclosure which meets standards found in the Development Manual. Trash enclosures shall be located in the side or rear of the dwelling units, but not the Streetside, and must be accessible for garbage trucks.
15. *Architectural and façade Designs*. The treatment of building design, materials and exteriors shall be architecturally and aesthetically pleasing and have unique individual, feel and sense of place, while still being architecturally compatible with the surrounding buildings and properties. Buildings within developments shall have a variety of building materials to architecturally set them apart and to create unique and separate buildings. Both vertical and horizontal elements shall be used, as appropriate, to give variety and architectural detail. All sides of buildings shall typically receive equal design consideration, particularly when fronting pedestrian ways, park or common open spaces, streets, development entrances and adjacent single-family properties. The following architectural design requirements shall be applied:
- a. Buildings shall contain more than a single-color application and more than a single material application;
 - b. The following materials may be used as the primary exterior materials of a building consisting of at least sixty (60) percent: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, or similar material as approved by the land use authority. The following secondary materials may be used: cementitious fiber board, brick, wood, stone, glass, architectural metal panel, or similar material as approved by the land use authority. EIFS or stucco may be used for up to twenty (20) percent on the front façade of a building and forty (40) percent of the remaining building facades. The land use authority may modify the EIFS or stucco requirements for the side and rear facades when those facades do not front pedestrian ways, parks or common open spaces, streets, development entrances or when the land use authority believes that other architectural features sufficiently and comparably add character to the building.
 - c. Each building shall include varied wall plains, recesses, or similar façade design to incorporate wall variation.
 - d. Changes in materials and color shall correspond to variations in building mass or shall be separated by a building element.

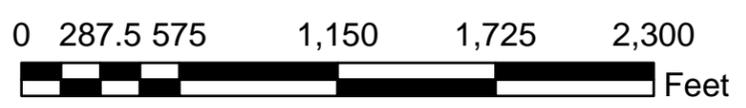
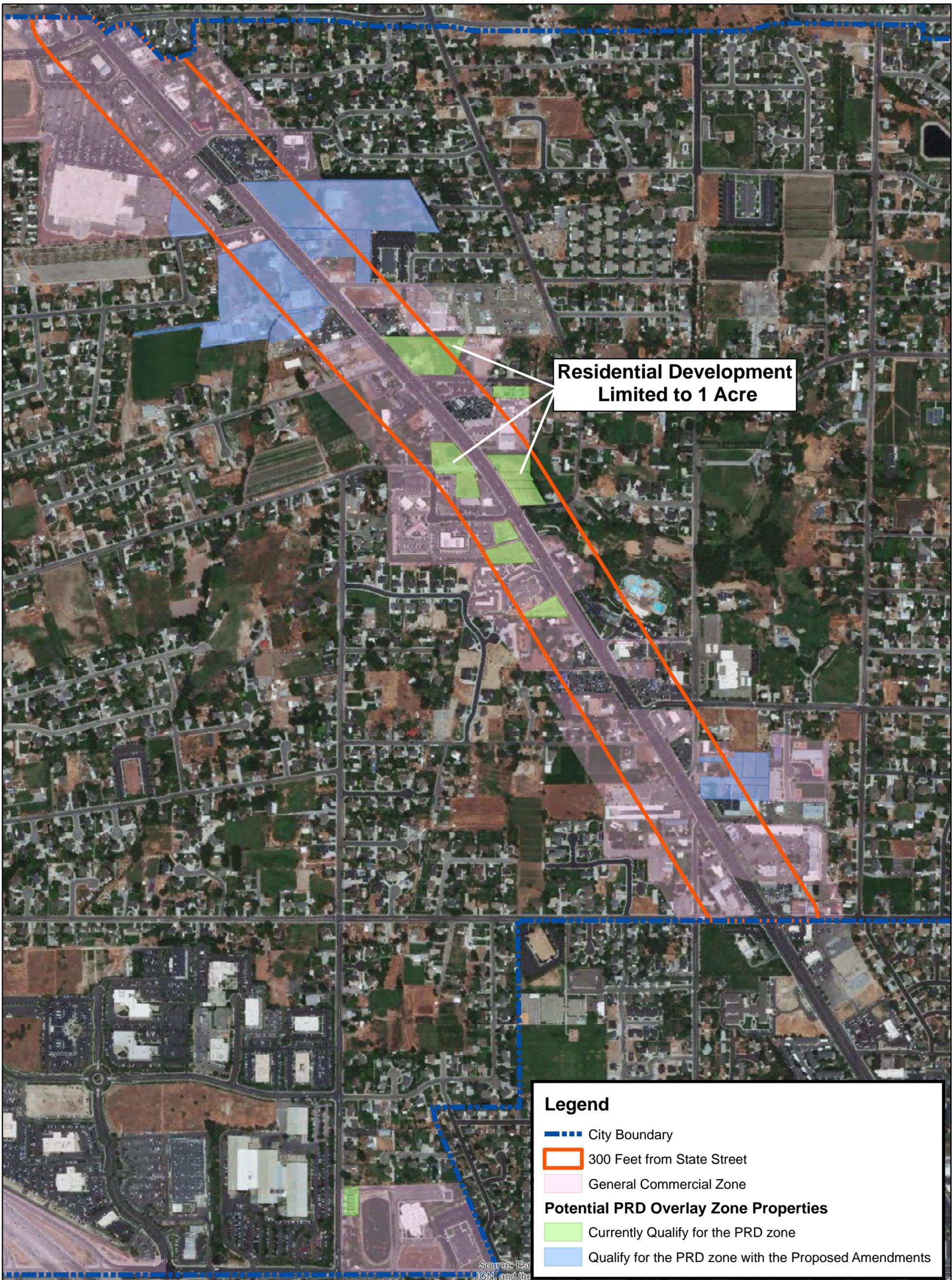
- e. Identical buildings with only alternating color schemes shall be minimized. Buildings shall incorporate a variety of materials and architectural elements to provide variation among the building types.
 - f. Eaves and rooflines are encouraged to emphasize vertical proportions. They shall be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
 - g. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and, color to be coordinated with the architectural style. Garages shall be recessed from wall plane. Where garage doors are flush with facades, the facade shall feature upper level building projections and decorative building elements such as trellises to provide interest and relief. For buildings with front loading garages, garage doors shall include windows to add variety to the door.
 - h. Stucco-textured foam trim molding shall not be used as the only application to enhance building facades
 - i. All windows along the front façade shall incorporate at least one of the following:
 - i. mullions and/or transoms;
 - ii. trim or molding at least four inches in width;
 - iii. canopies, shutters, or awnings, proportional to window size;
 - iv. recessed inset from the front façade by at least two (2) inches.
 - j. the front façade of any residential building shall not face or front the rear yard or side yard of a single-family home
16. *Roof Pitch.* All structures shall have a minimum roof pitch of five (5) rise to twelve (12) run.
17. *Homeowner's Association.* The applicant shall establish a home owners association for every Planned Residential Development containing common or limited common property, with more than one owner for the purpose of maintaining the Planned Residential Development. The homeowner's association, the individual property owners, and tenants shall maintain the ~~PRD~~ Planned Residential Development in accordance with the approved site plan.
18. *Existing Homes.* No Planned Residential Development shall include an existing single-family dwelling. If a single-family dwelling exists on the property where a Planned Residential Development is proposed, the applicant shall plat separately a lot containing the home. The plat shall comply with the requirements of the Lindon City Development Manual.
19. Each attached unit must contain enhanced sound attenuation and sound mitigation construction;
20. Pedestrian Connections.
- a. The project site plan and development must connect each separate building with internal concrete walkways to provide safe and convenient pedestrian access to common areas and amenities. The width of internal walkways that are adjacent to parking stalls shall be no less than five feet. The width of internal walkways that are not adjacent to parking stalls shall be no less than four feet.

- b. To the extent possible, developments shall make at least one pedestrian access connections to a public street right-of-way.
21. Frontage, Orientation and Entrances.
- a. Building entrances shall, to the extent feasible, front onto streets, private driveways designed as streets or common open spaces. Where an end unit fronts onto a street or private driveway designed as a street, center block residences may front onto a common open space, courtyard, paseos or landscaped pedestrian way;
- b. In order to create neighborhood connections, all residential buildings shall have expansive windows, entryways, balconies, terraces or other architectural design features which are oriented to the street, pedestrian way or common open spaces.
- c. Building entrances shall be the primary feature of the front façade and identify access to individual units;
- d. Stoops or front porches, raised a minimum of one foot above the adjacent grade, shall be provided at entrances that face a street, paseo, common open space area, or other public space.
22. Access. Development access shall be identified on the site plan and subdivision plans. New public streets shall follow the Lindon City Streets Master Plan Map. Projects may be accessed through existing or new commercial developments when appropriate easements or land is secured for access. Proposed developments shall not remove existing single-family homes for access connections to adjacent neighborhoods.

Lindon City State Street Commercial Depths



Planned Residential Development Overlay Zone Proposed Amendments



Name: Angie Neuwirth

Email:

From what was presented tonight, what would you add to the ordinance? lighting shined down

Commercial strips in the 300' not allow 1 acre developments.

What are your major concerns about this ordinance being adopted? Higher density, Fencing, Canal strip (unusable) counted

towards acreage for higher density, height of building,

Other Comments: lighting, keeping us a little bit of country.

Most Planned developments have nice fencing - cinder block walls in the 80's but big dividers.
Joe Walker can't make it but fencing has been a huge issue for him.

Name: Marcie Clark

Email:

From what was presented tonight, what would you add to the ordinance? fewer units per acre & per acre

What are your major concerns about this ordinance being adopted? strip of land on west side open space?

please consider selling to residents.

Other Comments: ① Density, # of units, 10 per acre?

② height, prefer single, no more than 2 story, low rooflines.

③ location of buildings, parking between residential. cement fence

④ traffic, turning left onto 550 N.

⑤ strip of land on west side, sell to residents?

⑥ Traffic in subdivision, 425 N., to park

⑦ Only allow so many units to

be rental. NO airbnb.

⑧ # of parking, need more.

⑨ lighting shining on private property

Name: Carrie Burke

Email:

From what was presented tonight, what would you add to the ordinance? _____

What are your major concerns about this ordinance being adopted? _____

neighbors looking down into my backyard, have two sides that will affected, noise from parking, etc.

Other Comments: would like copy of presentation
Have Virginia Creeper on both sides of fence.

Name: Austin Johnson

Email:

From what was presented tonight, what would you add to the ordinance? _____

What are your major concerns about this ordinance being adopted? _____

NOT Letting 570 N Go To STATE STs

Other Comments: _____

Name: Shawni Keith

Email:

From what was presented tonight, what would you add to the ordinance? _____

What are your major concerns about this ordinance being adopted? _____

Other Comments: I live on 400 N.

My concern is what backs up against our property!
ie: RV's.

Name: Amy Alvord

Email:

From what was presented tonight, what would you add to the ordinance? _____

What are your major concerns about this ordinance being adopted? _____

Other Comments: we live at the end of 570 N -
our biggest concern and request is to
dead end the street with a culdesac!!

Name: Brad James

Email:

From what was presented tonight, what would you add to the ordinance? ~~nothing~~ swift clean up of lot.

What are your major concerns about this ordinance being adopted? Added traffic

Other Comments: 10 to 12 foot fence & mature tree's please
thank you.

My husband and I did not attend the meeting due to COVID concerns. I am actually wondering why such an important decision is being made during a pandemic?

I do not support this. We live in the Pheasant Brook subdivision. Our traffic is horrible as it is, thanks to Walmart traffic. Sometimes there is so many cars I can't even cross the street or get out of my driveway. And so many of them go so fast. They hit 425 N and hit the gas. Why would we want to add traffic to this congestion? Our streets can't support more traffic or congestion. A lot of us don't even let our kids play out front anymore because of the busy traffic. This neighborhood is already so noisy due to State St and Geneva. We add high density housing and there will hardly ever be quiet. Lindon's theme is a "little bit country". How will high density housing support this? We will have to change the city's slogan because we will definitely not be country with more houses and people crammed into tiny spaces. People move to Lindon so they can enjoy larger lots and more spaces.

James and Rebekah Mecham

Mike,

Thank you for the informative meeting tonight. We appreciate all the time and effort that has gone into drafting this new zoning ordinance. We felt like a lot of our concerns were addressed with the new proposal, and we are very much in favor with moving forward. We're appreciative that the city has listened to us as citizens as well as the buyer and developer. We recognize it's a tough position to be in to please all sides. From all the proposals we've heard, this by far feels like the perfect fit for our city and neighborhood. As we live on 600 N, we would look down at the property so aesthetics is more of a concern for us than traffic.

If at all possible we would love a copy of the presentation.

Thanks again,

Scott & Cheryl Gurney

Michael,

Thank you for providing the citizens an opportunity to be heard and hopefully respected when final decisions are being made.

Many of the community was very concerned when Jeff started trying to back out from placing a masonry fence, suggesting we create new neighborly bonds with the people who become our new neighbors. If it was a single-family residence that would be acceptable but IT IS NOT, because it is high density residential, not interested in the high volume of new neighbors next to my backyard, it is an HOA and a business enterprise in every way. I have the liability of a pool and my neighbors have the liability of horses, although no trespassing signs are posted on our lots, having high density housing behind our lots places us longtime residence of Lindon at risk from their new high-density plans.

I care about nothing more than having a high fence in place and building height limits! If the developer tries to manipulate the fence out or the 35 foot height and story limit out of the plans and is successful, then I would question highly the conflict of interest of his involvement on the commission and being a developer in our community. What he is proposing to the community needs to remain consistent and be enforced for the credibility of this development, and our community commission to remain honorable.

I would caution about allowing any exception to the fence, and the higher the better. I would ask the fence height be in relation to the housing density. I would be okay with higher density of 12 to 1 if they would increase the pre-cast fence height in relation to the density conceded. A decorative 10-foot pre-cast fence would be a desired minimum height if density of 12 to 1 is conceded. **I would also like to ask that the fence be put in place for privacy and security of existing residents before construction commences.**

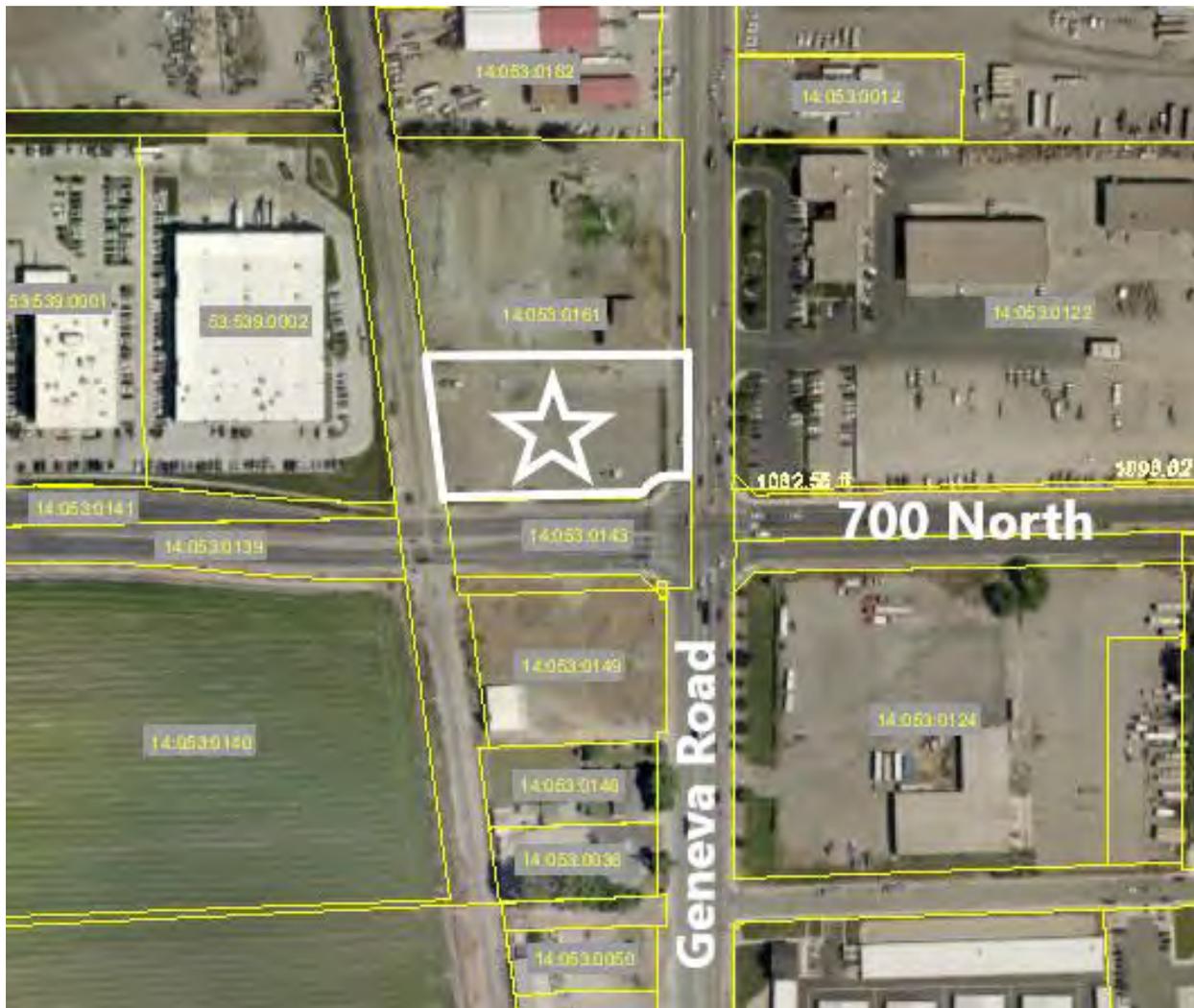
Thank you for your consideration,

Brad James and Lizette Rusche

- 5.2.1 Architectural Character
 - 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.
 - Give the greatest consideration in terms of design emphasis and detailing to the street facing façade (or facades if a corner site).
 - Buildings on corner sites shall orient to both streets. These buildings are encouraged to have an entrance situated at or near the corner.
- 5.2.6 Windows and Doors/Fenestration
 - Facades that front on to public ways should contain functional windows and doors, with a balance of solids and voids.

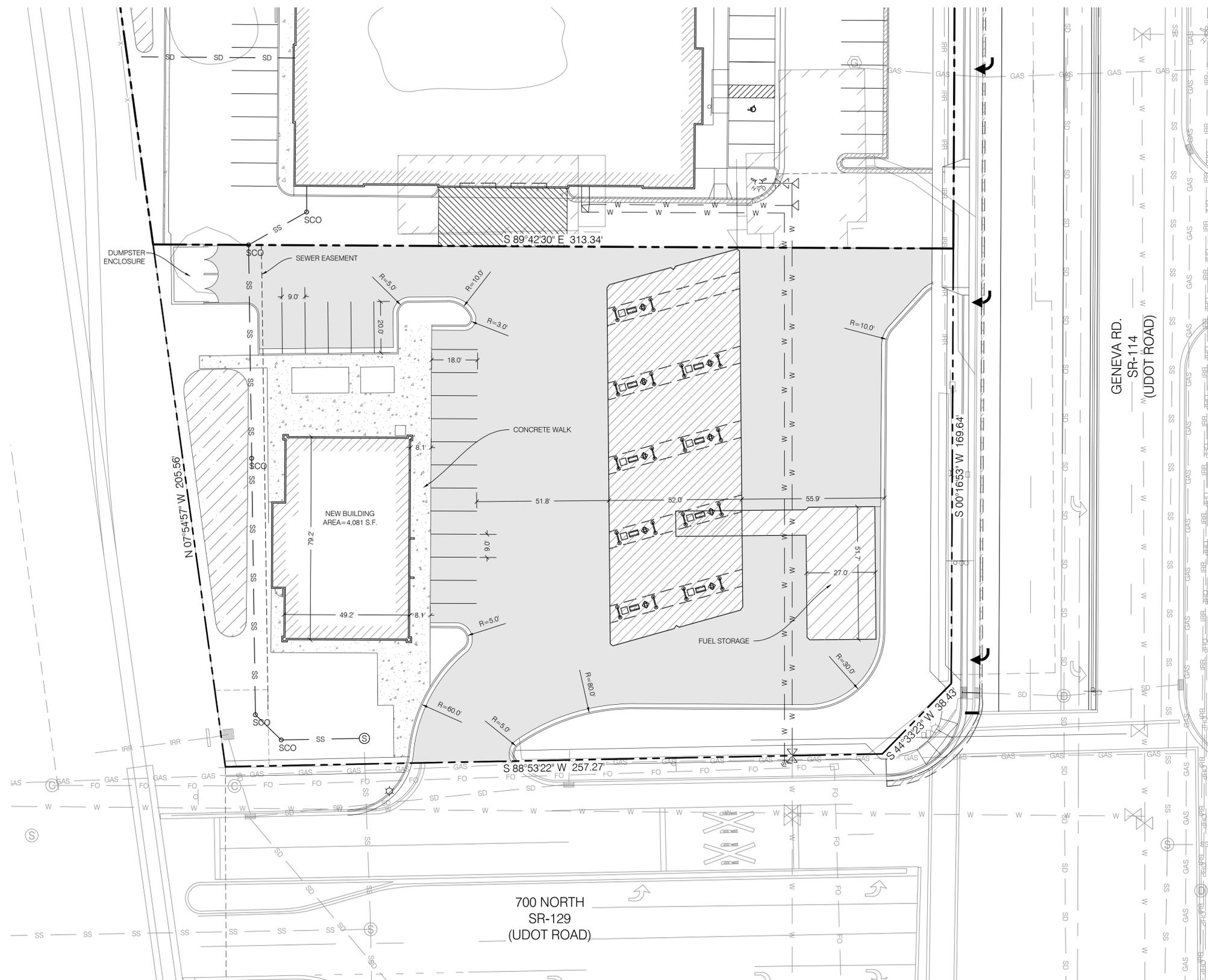
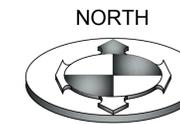
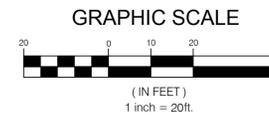
Exhibits

1. Aerial Image
2. Concept Site Plan
3. Building Photographs



CONCEPT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH



LOT 100 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	4,081	6.9
HARDSCAPE	40,397	68.0
LANDSCAPE	14,944	25.1
TOTAL	59,422	100

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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SANDY, UTAH 84070 (801) 542-1192
www.benchmarkcivil.com



HOLIDAY OIL
755 NORTH
LINDON CITY, UTAH

PROJECT NO. 1906155
CONCEPT PLAN
SHEET 1 OF 1

SCALE MEASURES 1/4" ON FULL SIZE SHEET'S
ADJUST ACCORDANCE FOR REDUCED SIZE SHEETS



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2155

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20 PACK BOTTLES
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