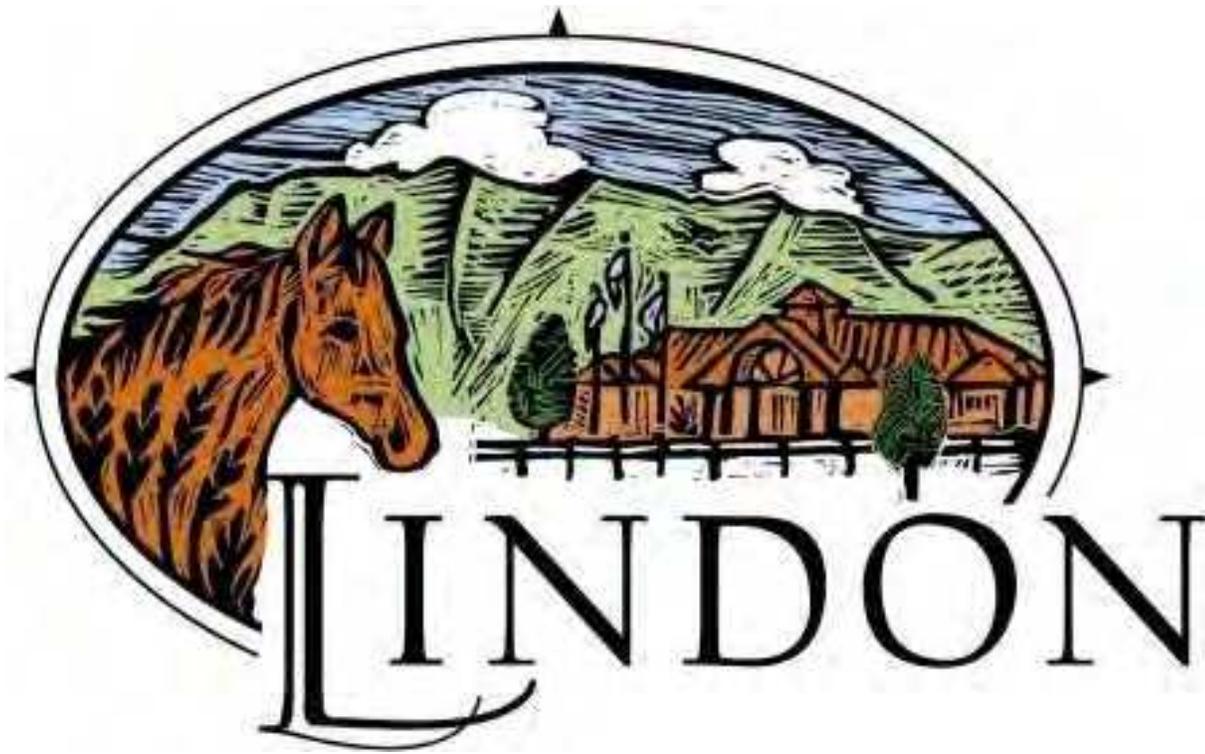


Lindon City Planning Commission Staff Report



June 11, 2019

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, June 11, 2019**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following 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 5/28/2019

3. Public Comment

4. Continuing Business - The Wild Oak Site Plan Approval - Lee Johnson

Application for site plan approval for a new reception center located at 450 W. Gillman Lane. (Utah County Parcel # 14-067-0051), in the Lindon City General Commercial Storage (CG-S) zone.

(30 minutes)

5. Public Hearing - Recommendation to the Lindon City Council to amend Lindon City Code Chapter 17.32.120 regarding subdivisions conforming to the City's General Plan and Lindon City Street Master Plan Map. Application is made by Lindon City.

(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: 6/6/2019

Time: 10:00 am

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

Item 1 – Call to Order

Sharon Call – Chair

Mike Marchbanks

Steve Johnson

Rob Kallas

Scott Thompson

Jared Schauers

Item 2 – Approval of Minutes

Planning Commission 05/28/2019

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **May 28, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

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

12 **PRESENT** **EXCUSED**

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

22

Special Attendee:

24 Matt Bean, Councilmember

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

28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
29 Planning Commission meeting of May 14, 2019 were reviewed.

30

31 COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE
32 REGULAR MEETING OF MAY 14, 2019 AS AMENDED. COMMISSIONER
33 MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
34 THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

42 4. **Continued Public Hearing** - Public Hearing for a recommendation to the Lindon
43 City Council to amend Lindon City Code Chapter 17.51.130 to reduce
44 landscaping requirements between parking lots and the street in the Commercial
45 Farm zone. Application is made by Mike Jorgensen.

46

2 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Michael Florence, Lindon City Planning Director, gave a brief overview of this
7 item explaining the applicant, Mr. Mike Jorgensen made application to amend Title
8 17.51.130(4) pertaining to the proximity of parking to the street right-of-way in the
9 Commercial Farm zone. He noted the Planning Commission held a public meeting on this
10 item on May 14, 2019. At that time the Planning Commission requested that staff
11 research whether the change could be made without modifying the ordinance. Mr.
12 Florence stated after further review, staff recommends that the Commercial Farm
13 ordinance needs to be amended and that there is not another ordinance that would allow
14 the change without a code amendment.

15 Mr. Florence then referenced the proposed ordinance language explaining no
16 required parking spaces shall be within thirty feet (30') of a front property line or street
17 side property line unless approved by the Land Use Authority. He indicated the Land Use
18 Authority may reduce this requirement where an alternative plan is proposed that meets
19 the design intent of the Commercial Farm Zone while also maintaining the appropriate
20 setbacks and buffers compatible with the surrounding properties; there shall be no overall
21 net loss of landscape percentage for the site.

22 Mr. Florence went on to say at the May 14, 2019 meeting the planning
23 commission had some reservations about the proposed ordinance being too specific to the
24 property owned by Mr. Jorgensen. He stated staff has proposed ordinance language that
25 will hopefully accomplish the same intent to allow Mr. Jorgensen to reduce the
26 landscaping along 500 East while also making the ordinance less specific to one property.
27 He noted the ordinance does however require the applicant to provide an alternative plan
28 for reducing the landscaping and the land use authority must consider whether the
29 changes would be compatible with the surrounding properties. Finally, the ordinance
30 requires that there be no net loss of the overall landscape percentage, so if landscaping is
31 reduced in one area, the same percentage needs to be relocated to another.

32 Mr. Florence then presented the proposed ordinance, site plan, and landscape
33 renderings provided by the applicant and the currently approved landscape plan followed
34 by discussion.

35 Following discussion, the Commission agreed Mr. Florence did a great job and
36 the ordinance language meets their intent and accomplished what they were asking for.

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

40 COMMISSIONER THOMPSON MOVED TO CLOSE THE PUBLIC HEARING.
41 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
42 VOTED IN FAVOR. THE MOTION CARRIED.

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

46 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
47 TO THE CITY COUNCIL ORDINANCE AMENDMENT 2019-9-O AS PRESENTED.
48

2 COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
6 COMMISSIONER MARCHBANKS AYE
COMMISSIONER JOHNSON AYE
8 COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE

10 THE MOTION CARRIED UNANIMOUSLY.

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

14

16 There was some discussion on letters received from residents regarding concerns
on the proposed reception center. Mr. Florence gave an update on the process of the
project stating staff asked for an updated site plan with more parking stalls and renderings
18 of the building so staff didn't bring it forward on the agenda tonight. He also noted they
issued a stop work order to the applicant on this project.

20 There was also some discussion on how much public input can be allowed and yet
convey the need to be clear on what the message is and if it meets the code it should be
22 approved. Mr. Florence indicated there will be more information presented from the city
engineer and Chief of Police. Chairperson Call mentioned she would like to have some
24 additional training on the Commercial Design Standards. She also pointed out there is
still a vacancy on the commission. She also mentioned there is an old abandoned trailer in
26 her neighborhood that is an eyesore and also poses a safety hazard. She also mentioned
the Dance Studio on 200 South. Mr. Florence stated he is checking into the non-
28 compliance issue.

30 5. **Planning Director Report** – Mr. Florence had nothing further to report.

32

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

36 **ADJOURN** –

38 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE
MEETING AT 8:20 PM. COMMISSIONER SCHAUERS SECONDED THE MOTION.
40 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

42

Approved – June 11, 2019

44

Sharon Call, Chairperson

46

48 _____
Michael Florence, Planning Director

Item: 4 Site Plan — The Wild Oak Reception Center 450 W Gillman Ln.

Date: June 11, 2019

Project Address: 450 W Gillman Ln.

Applicant: Lee Johnson

Property Owner: Lee Johnson

General Plan:

Commercial/Residential Low

Current Zone: General Commercial
Storage (CG-S)

Parcel ID: 14:067:0051

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Michael Florence



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and Commercial Design Standards.

Overview

1. The applicant proposes to remodel an existing storage building at 450 W Gillman Ln. for use as a Reception Center.
2. The building currently does not have any water or sewer utilities to the building. Utilities will be added to the building and property along with a fire hydrant at the entrance of the property.
3. The Planning Commission continued this item from the May 21, 2019 meeting for the applicant to update site and building design requirements as well as for city staff to evaluate safety concerns on Gillman Lane and the intersection at Gillman Lane and State Street

Motion

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

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The applicant will work with the City on providing the appropriate width for a storm drain/irrigation access and maintenance easement;
3. The plans will meet relevant specifications as found in the Lindon City Development Manual;
4. The applicant will comply with all bonding requirements;
5. Final design will meet the Commercial Design Standards;
6. Due to the narrow width of Gillman Lane and the potential for overflow parking on the street the applicant will pay for no parking signs for a distance to be determined by the Planning Director and City Engineer;
7. If lighting is found to cause an impact on adjoining properties it will be redirected or measures taken to minimize impacts;
8. Applicant will work with staff to install appropriate signs directing vehicles to State Street when leaving the reception center;
9. All items of the staff report

Surrounding Zoning and Land Use

North: General Commercial – Dastrup Auto

South: R1-20 – Residential

East: R1-20/General Commercial – residential and commercial

West: R1-20 – Residential

Site Development Standards

Parking – The applicant’s site plan meets vehicle parking requirements of one stall per 3½ person capacity in the building of facility, based on maximum use of all facilities at the same time. See 17.18.070. In receiving updated square footage calculations from the applicant’s architect, the parking was increased from 61 on-site stalls to 68.

Traffic Circulation

The site plan provides adequate site circulation for the proposed use. All drive isles meet parking lot specifications. A hammerhead turn-around is proposed and has been approved by the fire marshal.

Lighting

The applicant has removed all perimeter light poles from the site plan and will mainly be using building lighting. The only lighting not attached to the building are entry lights mounted on the entry gate and some ground level lighting pointed up to the oak tree near the building entrance. All building door entry lighting will be low level light. Lights for the parking lot and outdoor space will be directed at a 45-degree angle to limit light trespass onto adjoining properties. Since the exterior perimeter light poles were removed staff did not find it necessary to require a photometric study. The planning commission may still make this a requirement if found to be necessary. Staff could review the photometric study with the building plans. If it is found that lighting is causing an impact then staff has recommended a condition that the applicant will redirect lighting or find other means of shielding the lighting from adjoining properties.

Fencing and Landscaping Standards

The proposed reception center shares a west, south and portions of an east property line with a residential use and zone. The applicant is proposing a 7’ masonry fence along all property lines shared with residential properties. The applicant will also be providing 10’ of landscaping behind the masonry fence where adjacent to residential. Due to the ditch being near the property line, the fence may need to be moved back slightly so that the City has the appropriate width to maintain the ditch and in the future pipe the ditch. Staff will finalize with the applicant the final details of the location of the fence. The site and landscape plans have been updated from the previous plans reviewed by the planning commission.

The applicant will be providing a minimum of 20 feet of landscaping along Gillman Lane as well as curb, gutter and sidewalk improvements. The landscape plan meets the final site landscape percentages. A final review of all required trees and vegetation will be completed with the final plan review.

Building Design and Architectural Standards

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

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

Design Element	Design Standard Requirement	Compliance
Massing and Form	Large plate-glass display windows shall be used to distinguish the front façade or storefront. Bays should range from one to five. The façade should be symmetrical.	Compliant. The front façade contains a large Glass and Aluminum door with surrounding windows. There are no bays on this building.
Height and Scale/Size	Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.	Compliant. From the last plan the applicant was required to provide additional architectural detail to break up blank façade areas. The applicant is providing architectural characteristics which include metal rings to attach decorative flower pots on the east façade and a decorative tile and planter box on the south elevation.
Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building.	Compliant
Exterior Walls and Surfacing (building Materials)	Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades.	Compliant. The existing cinder block material will remain on a majority of the building. The West side and a portion of the South side of the building will be covered in stucco.
Fenestration (windows and doors)	Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone.	Compliant
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail	Compliant

Development Size and Setbacks

<i>Required</i>	<i>Provided</i>
Development lot size: 20,000 sq. ft	~ 70,000 sq. ft.
Front: 20'	113'
Rear when adjacent to residential: 40'	125'
Side when adjacent to residential: 40'	55'
Side adjacent to commercial: 0'	59'

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants site plan approval.

Staff Analysis

The Wild Oak Reception Center is a permitted use in the General Commercial Storage Zone. The updated site and landscape plans appear to meet all City regulations. A final review will be completed prior to issuance of a building permit.

Staff requested that the applicant work with Dastrup Auto to see if they could work out an agreement for additional parking. According to the applicant, they were unable to come to an agreement. The applicant however does meet the parking standard of providing 68 stalls for the reception center use. If parking becomes a problem, according to City Code 17.18.010, Lindon City has the ability to require additional parking for uses that have regularly over-flowed their minimum required parking spaces and such over-flow has created a nuisance or safety hazard within the community. Such over-flow parking issues shall be considered a nuisance by the City, and if left uncorrected, may result in the revocation of an active business license.

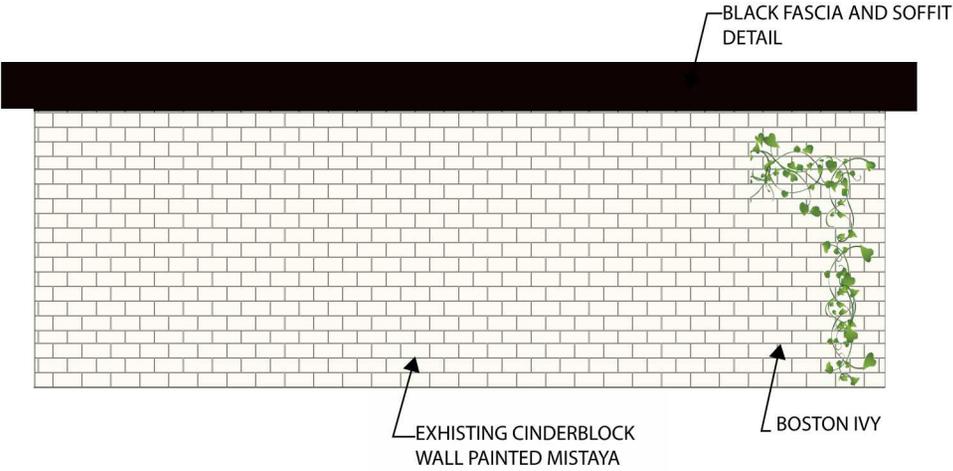
The planning commission requested that the city engineer and police department conduct a review of Gillman Lane to determine what safety improvements could be made to improve the street. The recommendation for Gillman Lane is to add “no parking – tow away zone” signs along the street so if vehicles park along Gillman Lane then the police department will have authority to tow vehicles. It will be the responsibility of the applicant to pay for these signs and will need to work with the planning director and city engineer to determine distance to install the signs. Staff also recommends that a sign(s) be installed either on the reception center property or across the street directing vehicles to exit to State Street.

Regarding the intersection of State Street and Gillman Lane, city staff have been discussing options with UDOT on possible design improvements to this area. UDOT has provided feedback to the City on the proposals and has asked that the city now put an engineering design together for UDOT to evaluate. This item will continue to be worked out as the City and UDOT come up with a final plan.

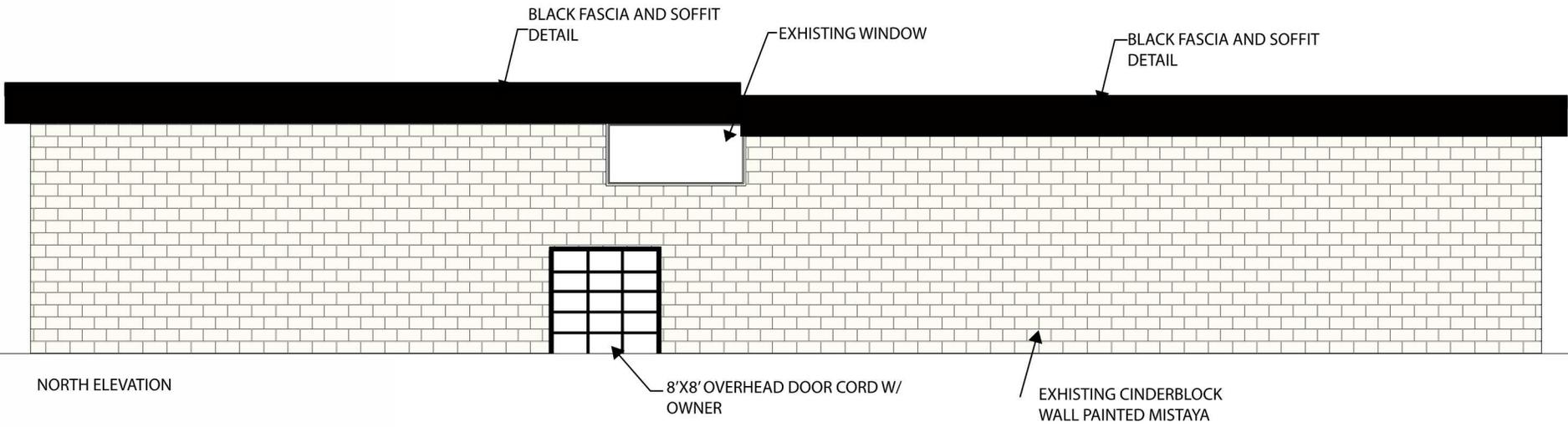
Exhibits

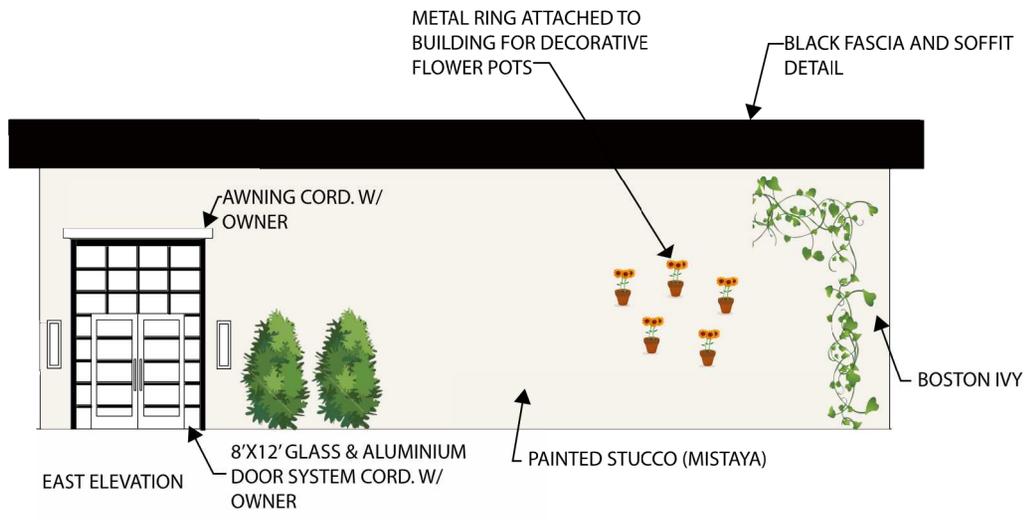
1. Aerial photo
2. Updated Building elevations
3. Updated Site Plan
4. Updated Landscaping Plan
5. 1st and second level floor plans
6. Parking calculations
7. Lighting plan

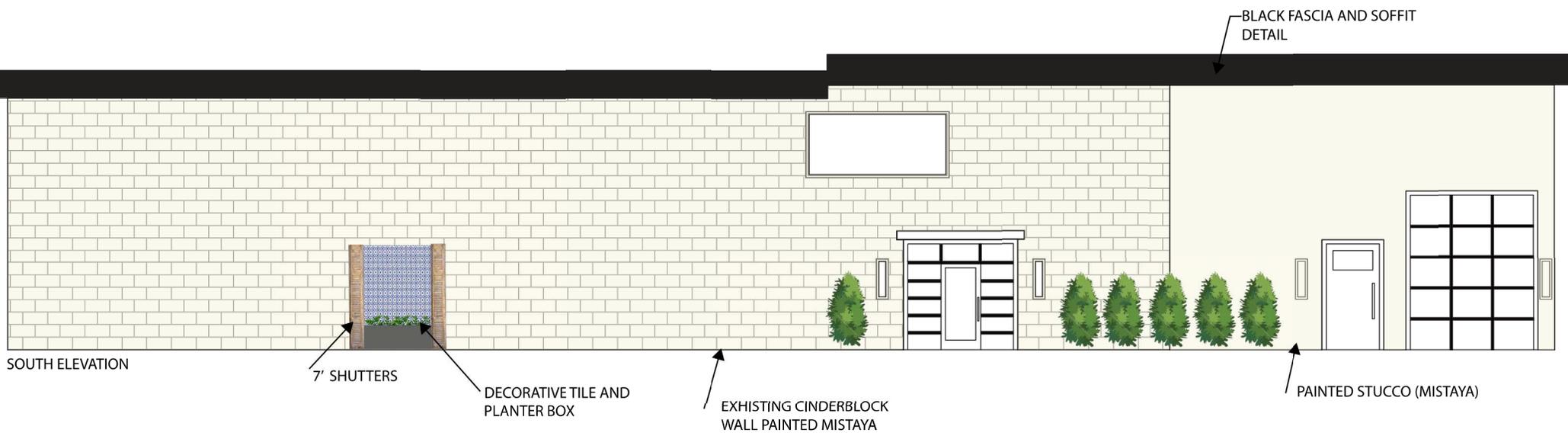




WEST ELEVATION







SOUTH ELEVATION

7' SHUTTERS

DECORATIVE TILE AND
PLANTER BOX

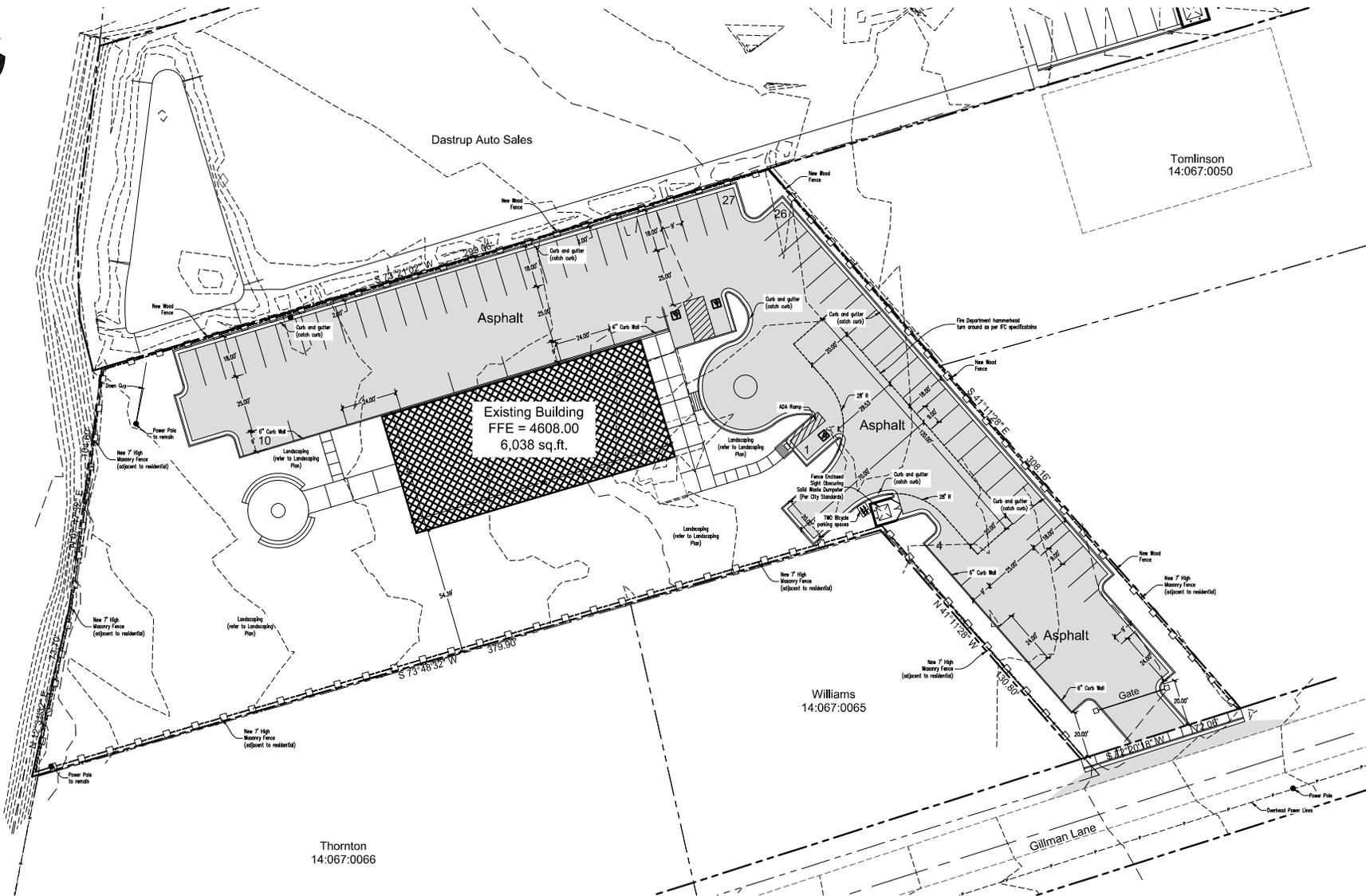
EXISTING CINDERBLOCK
WALL PAINTED MISTAYA

PAINTED STUCCO (MISTAYA)

BLACK FASCIA AND SOFFIT
DETAIL



NORTH
1" = 20'

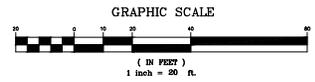


Know what's below.  **Call 811 before you dig.**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION! Notice to contractor

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate any existing utilities which conflict with the proposed improvements shown on the plan.



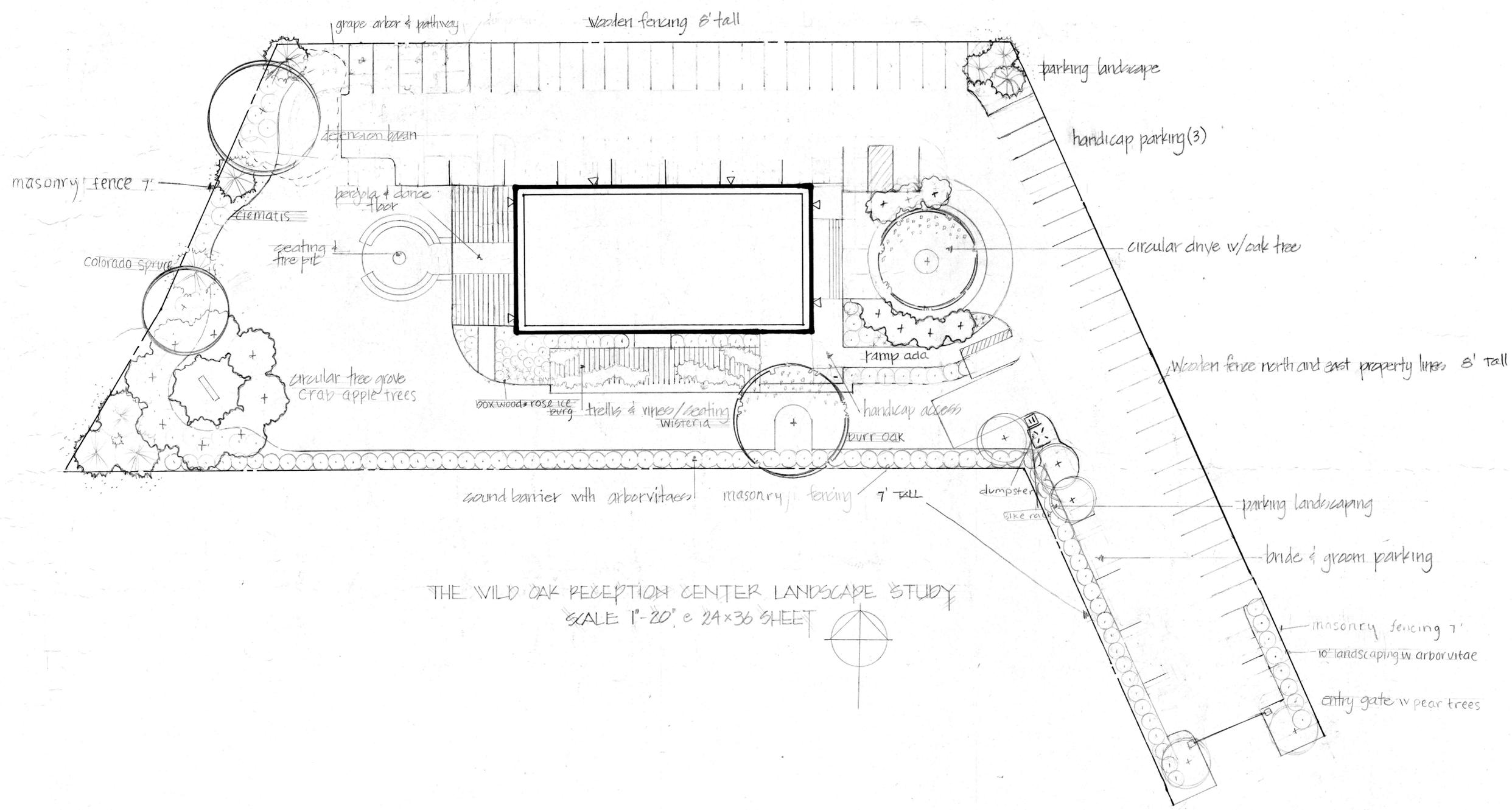
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Wild Oak Reception Center
Site Plan

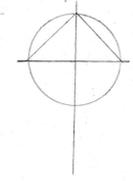
Revisions

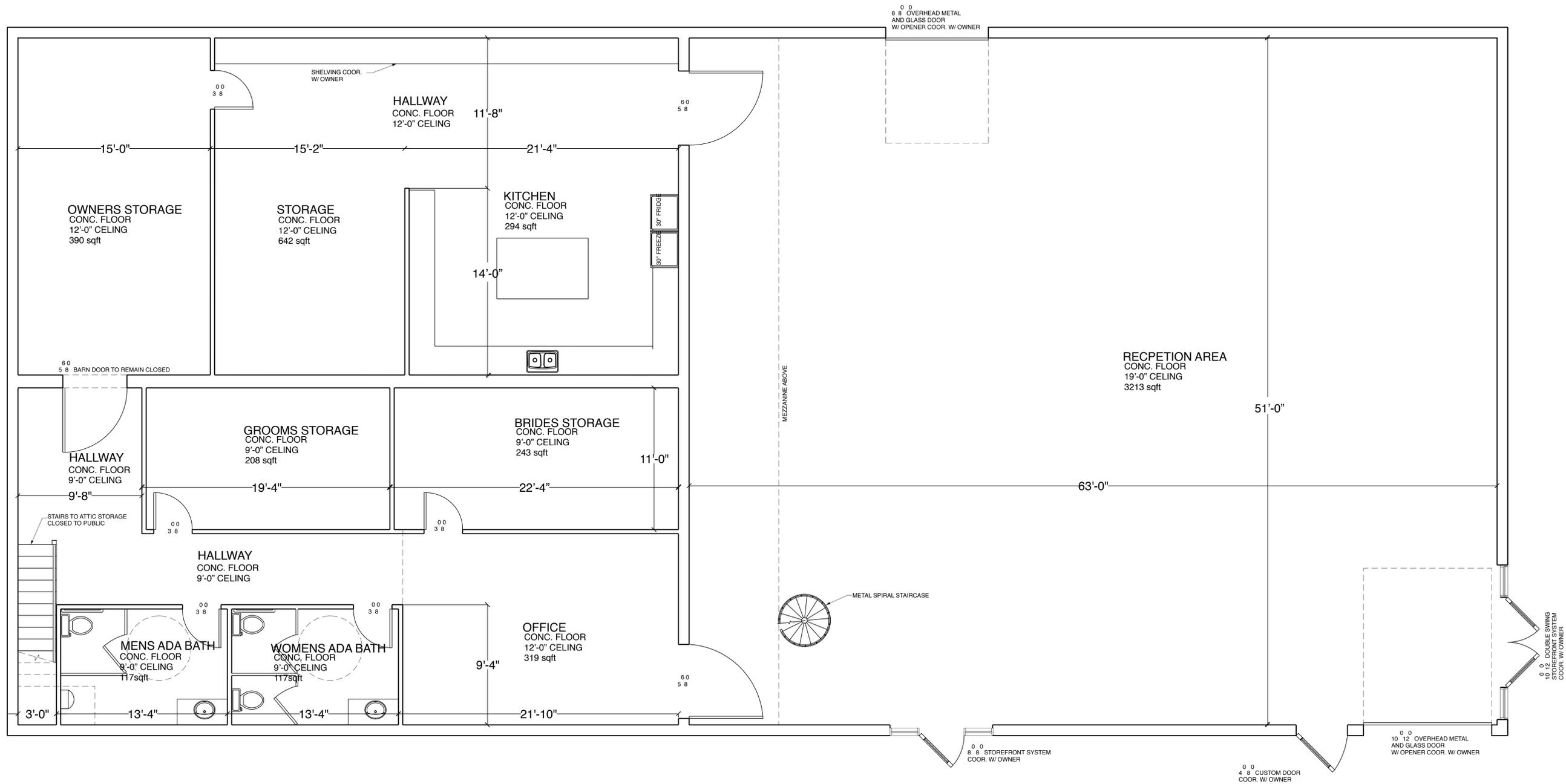
Date: 6-5-2019
Scale: 1" = 20'
By: TD
Trading No.: L-14090

Sheet No.
C - 2.0



THE WILD OAK RECEPTION CENTER LANDSCAPE STUDY
 SCALE 1" = 20' on 24x36 SHEET





MAIN FLOOR PLAN

WILD OAK RECEPTION CENTER

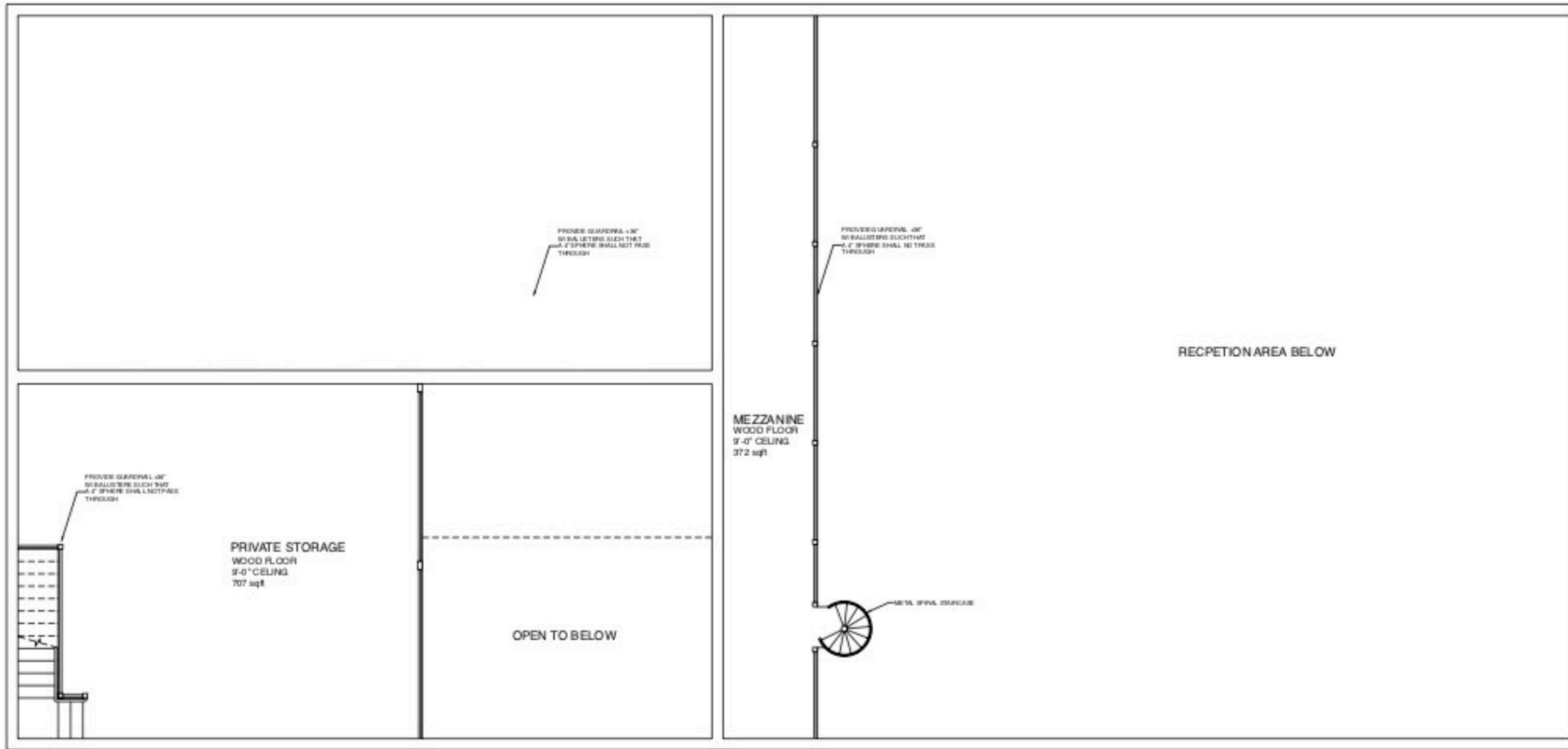
REVISION	DATE

CAD TECH
RELEASE DATE

MAIN FLOOR PLAN

SCALE 1/4"=1'-0"
6151 SQFT

A1



UPPER FLOOR PLAN

WILD OAK RECEPTION CENTER

REVISION	DATE

CAD TECH
RELEASE DATE

UPPER FLOOR PLAN

SCALE 1/4"=1'-0"
707 SQFT STORAGE
372 SQFT MEZZANINE

OCCUPANCY LOAD

OCCUPIABLE SQFT	LOAD FACTOR FROM IBC TABLE 1004.1.2 2015	OCCUPANCT LOAD
3213	ASSEMBLY W/ TABLES AND CHAIRS = 15	215

PARKING REQ.

OCCUPANCY	LINDON PARKING REQS	REQUIRED SPACES
215 PEOPLE	1 SPACE PER 3.5 PEOPLE IN RECEPTION AREA	61
2547 SQFT	1 PER 500 SQFT OF STORAGE	5
294 SQFT	1 PER 350 SQFT OF KITCHEN SPACE	1
319 SQFT	1 PER 350 SQFT OF OFFICE	1
TOTAL REQUIRED PARKING SPACES		68

Outdoor lighting plan

PICTURE	DETAILS	LOCATION	QUANTITY
<p>DEVAUX GRAND SCONCE</p> 	<p>40W, E26 base bulb 11½"W x 10½"D x 23"H</p>	<p>both sides of garages doors and man doors</p>	<p>8</p>
	<p>Voltage:120 V Number of Bulbs:3 Bulb Type:B Torpedo Bulb Base:Candelabra Maximum Wattage:60.00 W 10.63"W x 22.63"H</p>	<p>Entry gate</p>	<p>2</p>
	<p>*see spec sheet attached in different email</p>	<p>3/4ths height of building mounting; north, east. & west side aimed at 45° below horizon</p>	<p>6</p>
	<p>Ground level landscape lighting</p>	<p>Parking lot, north/east/south/west sides of property. 3 lights in the middle of circular drive pointing at oak tree</p>	



Color: Bronze

Weight: 27.2 lbs

Project: <input type="text"/>	Type: <input type="text"/>
Prepared By: <input type="text"/>	Date: <input type="text"/>

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	3000K (Warm)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	20,639
Input Watts	161.1W	Efficacy	128.1 LPW
Efficiency	93%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.

DLC Product Code: P0000173O

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Note:

All values are typical (tolerance +/- 10%)

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Effective Projected Area:

EPA = 2

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing and door frame

Mounting:

Heavy-duty Trunnion mount with stainless steel hardware

Reflector:

Specular, vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Optical

NEMA Type:

NEMA Beam Spread of 6H x 6V

Sensor Characteristics

Field & Beam Angles:

Horizontal Beam Angle (50%): 91.8°, Vertical Beam Angle (50%): 73.5° Horizontal Field Angle (10%): 121.0°, Vertical Field Angle (10%): 108.0°

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of FXLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Equivalency:

Equivalent to 750W-1000W Pulse Start Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

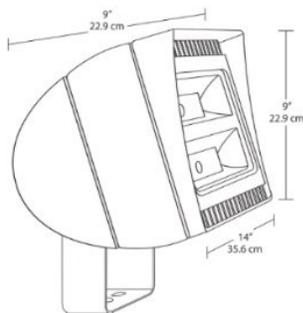
THD:

6.4% at 120V, 10.6% at 277V

Power Factor:

99.5% at 120V, 89.9% at 277V

Dimensions



Features

66% energy cost savings vs. HID NEMA Type - 6H x 6V
 "Air-Flow" technology heat dissipation 100,000-hour LED lifespan
 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Mounting	Color Temp	Finish	Driver	Options	Other Option
FXLED	150	T	Y				
	78 = 78W	SF = Slipfitter	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard	Blank = No Option	Blank = Standard
	105 = 105W	T = Trunnion	N = 4000K (Neutral)	W = White	/D10 = 0-10V Dimming	/LC = Lightcloud® Control	USA = BAA Compliant
	125 = 125W		Y = 3000K (Warm)		/BL = Bi-Level	/PCT = 100-277V Twistlock	
	150 = 150W				/480 = 480V	/PCT4 = 480V Twistlock	

Item: 5 - Ordinance Amendment

Lindon City Code 17.32.120

Date: June 11, 2019

Applicant: Lindon City

Presenting Staff: Michael Florence

Type of Decision: Legislative

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

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-10-O (or *as presented, with changes*).

Overview:

- Lindon City is proposing an amendment to the subdivision code to allow arterial and major collectors to remain on the General Plan Street Master Plan Map when property is subdivided;
- 17.32.120 currently requires the street layout of all subdivisions to conform to the City's General Plan and the Lindon City Street Master Plan Map;
- Enforcing this requirement is generally in the best interest of the residents of Lindon City, as it provides predictability and applies sound planning and engineering to the development of City streets;
- However, there may be limited times where the street master plan map calls for an arterial or major collector, but circumstances and conditions related to an application for a development would not require a developer to construct an arterial or major collector roadway at the time of application;
- UDOT has expressed that it is important for when they seek road funding that future streets be on the City's master plan;
- It may still be in the best interest of Lindon City to continue to identify the location and alignment of the right-of-way for the future arterials and/or major collectors;
- it is important to give the Land Use Authority the ability to act in these limited circumstances and to approve a land use applications' street lay out that may vary from the street master plan map, if there is a compelling public purpose to do so.

Proposed Ordinance Amendment

17.32.120 Streets.

1. The Street layout shall conform to the Lindon City General plan and official Lindon City Street Master Plan Map adopted by the planning commission and city council.

a. Upon the finding of a compelling public purpose, the Land Use Authority may approve a subdivision plan with a street layout that varies from the street master plan map, provided that there is an existing roadway which provides adequate traffic flow and street connectivity to and from the proposed subdivision and maintaining the street master plan map's current configuration serves the public purpose of identifying the location and alignment of the right-of-way of future arterials and major collectors.

b. A land use application which do not require a subdivision approval, but which still requires approval of a street design and/or construction as part of the application process under Chapter 17.17 of this Title, shall likewise have a street lay that conforms to the Lindon City General Plan and official Lindon City Street Master Plan Map, subject to the provisions of subsection (1)(a) of this Section.

Ordinance No. 2019-10-O

AN ORDINANCE AMENDING CHAPTER 17.32.120 OF THE LINDON CITY CODE, REGULATING THE LAYOUT OF STREETS IN SUBDIVISIONS

WHEREAS, Chapter 17.32.120 currently requires the street layout of all subdivisions to conform to the City's General Plan and the Lindon City Street Master Plan Map; and

WHEREAS, enforcing this requirement is generally in the best interest of the residents of Lindon City, as it provides predictability and applies sound planning and engineering to the development of City streets; and

WHEREAS, however, there may be limited times where the street master plan map calls for an arterial or major collector, but circumstances and conditions related to an application for a development would not require a developer to construct an arterial or major collector roadway at the time of application; and

WHEREAS, it may still be in the best interest of Lindon City to continue to identify the location and alignment of the right-of-way for the future arterials and/or major collectors; and

WHEREAS, it is important to give the Land Use Authority the ability to act in these limited circumstances and to approve a land use applications' street lay out that may vary from the street master plan map, if there is a compelling public purpose to do so.

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

PART ONE: Amendment of Chapter 17.32.120 of the Lindon City Code.

Subsection (1) of Section 17.32.120 of the Lindon City Code is amended as follows:

17.32.120 Streets.

1. The Street layout shall conform to the Lindon City General plan and official Lindon City Street Master Plan Map adopted by the planning commission and city council.

a. Upon the finding of a compelling public purpose, the Land Use Authority may approve a subdivision plan with a street layout that varies from the street master plan map, provided that there is an existing roadway which provides adequate traffic flow and street connectivity to and from the proposed subdivision and maintaining the street master plan map's current configuration serves the public purpose of identifying the location and alignment of the right-of-way of future arterials and major collectors.

b. A land use application which do not require a subdivision approval, but which still requires approval of a street design and/or construction as part of the application process under Chapter 17.17 of this Title, shall likewise have a street lay that conforms to the Lindon City General Plan and official Lindon City Street Master Plan Map, subject to the provisions of subsection (1)(a) of this Section.

PART TWO: Severability

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

PART THREE: Effective Date.

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this ____ day of _____ 2019.

_____,
JEFF ACERSON,
Lindon City Mayor

ATTEST:

_____,
Kathy Moosman
City Recorder