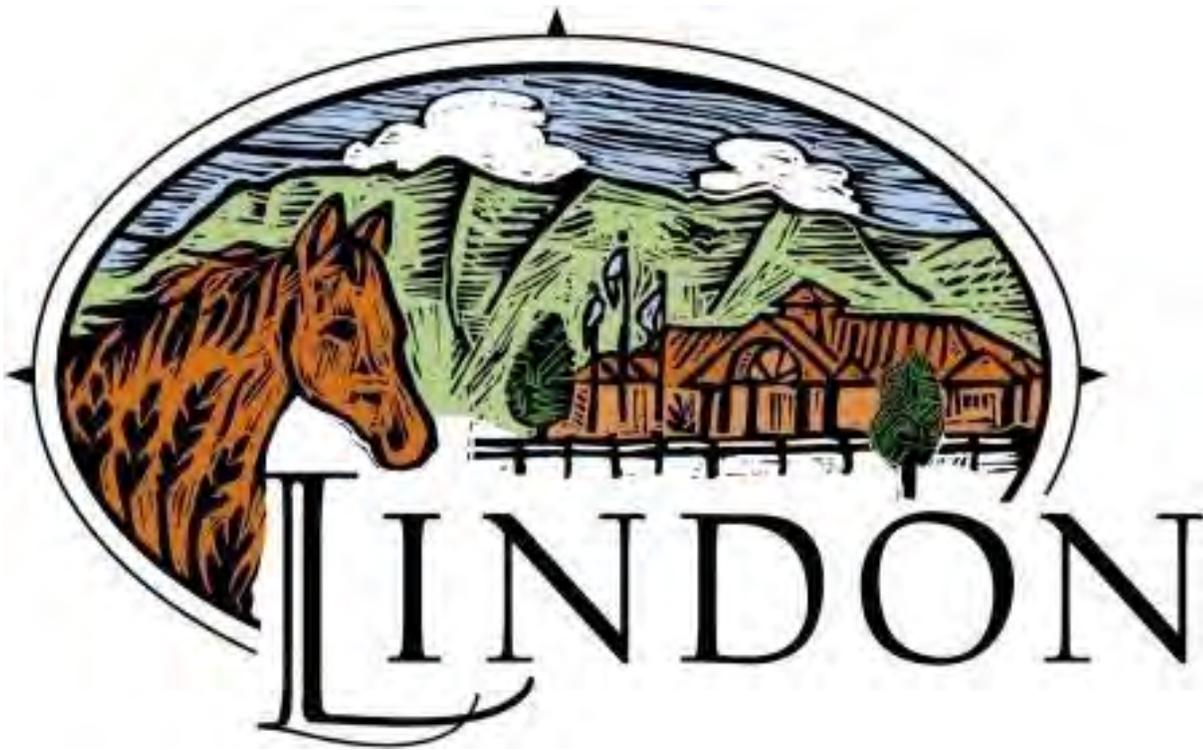


# **Lindon City Planning Commission Staff Report**



May 14, 2019

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, May 14, 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 4/09/2019
3. Public Comment
4. Public Hearing for a recommendation to the Lindon City Council to amend Lindon City Code Chapter 17.51.130 to reduce landscaping requirements between parking lots and the street in the Commercial Farm zone. Application is made by Mike Jorgensen (20 minutes)
5. Public Hearing for a recommendation to the Lindon City Council to amend Lindon City Sign Code Chapter 18.03 to modify the allowable square footage for directional signs. Application is made by Phil Haderlie on behalf of doTerra. (20 minutes)
- 6.- Murdock Minor Subdivision approval – Murdock Auto Group  
Application for two-lot minor subdivision approval at 452 S. Lindon Park Drive. (Utah County Parcel # 46-871-0101), in the Lindon City Planned Commercial – 1 (PC-1) and Planned Commercial – 2 (PC-2) zones. (15 minutes)
7. 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. (20 minutes)
8. Maxfield Hollow Major Subdivision Approval – Jake Davis  
Request for major subdivision approval of a seven-lot single family residential subdivision located at approximately 800 W and Lakeview Road. (Utah County Parcel #s 14:067:0162; 14:067:0164; 14:067:0178; 14:067:0181; 14:067:0177), in the Lindon City R1-20 zone. (20 minutes)
9. Maxfield Meadows Minor Subdivision Approval – Patti Maxfield  
Request for minor subdivision approval of a two-lot single family residential subdivision located at approximately 200 N. 800 W. (Utah County Parcel # 14-064-0140), in the Lindon City R1-20 zone. (15 minutes)
10. New Business from Commissioners
11. Planning Director Report
  - Discussion on Commercial Design Standards
  - Discussion on the Lindon Village Landscape requirements
  - General City updates

# **Notice of Meeting**

## ***Lindon City Planning Commission***



### 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](http://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](http://www.lindoncity.org) websites.

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

Posted By: Kathryn Moosman, City Recorder

Date: 5/10/2019

Time: 5:00 pm

Place: Lindon City Center, Lindon Police Station, 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 04/09/2019**

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **April 9, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers,  
100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson  
Invocation: Scott Thompson, Commissioner  
10 Pledge of Allegiance: Jared Schauers, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
Sharon Call, Chairperson	Steven Johnson, Commissioner
14 Mike Marchbanks, Commissioner	
Rob Kallas, Commissioner	
16 Scott Thompson, Commissioner	
Jared Schauers, Commissioner	
18 Mike Florence, Planning Director	
Anders Bake, Associate Planner	
20 Kathryn Moosman, Recorder	

- 22 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 24 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
26 Planning Commission meeting of March 26, 2019 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
OF THE REGULAR MEETING OF MARCH 26, 2019 AS PRESENTED.  
30 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

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

36 **CURRENT BUSINESS** –

- 38 4. **Site Plan and One Lot Minor Subdivision Approval for Mountain Tech**  
40 **South Lot 4. Approximately 400 N. 2800 W.** Mark Weldon, on behalf of WICP  
West Mountain Tech South, requests site plan and one lot subdivision approval  
42 for a 100,000 square foot office/warehouse building in the Regional Commercial  
zone. (Parcel#14:059:0040)

46 Michael Florence, Planning Director, led this discussion by giving a brief  
overview explaining the applicant, Mr. Mark Weldon (who is in attendance), is seeking  
48 site plan and minor subdivision approval for Mountain Tech South Lot 4 located at  
approximately 400 North 2800 West. Mr. Florence mentioned at the February 12<sup>th</sup>  
Planning Commission meeting Mr. Weldon presented a concept for Lot #4. The purpose

2 of the concept plan was to review the building orientation and site improvements. He  
4 noted Mr. Weldon proposed to orient the building towards the interior of the development  
6 instead of the street. The purpose of the change was to not have the building oriented to  
the sewer plant and instead create a “campus” design for the project (DoTerra was  
approved for a similar design).

8 Mr. Florence explained that Mr. Weldon is also proposing additional landscaping  
and a masonry or concrete screening wall along 400 North (Lot 4 is 7.3 acres). The  
10 proposal is to add a one story, 99,000 square foot office/warehouse building on the site.  
The Lindon City Street Master Plan map shows both Vineyard Connector and local  
12 streets 600 North and 2800 West bisecting the southwest corner of the property. He noted  
Mr. Weldon is working with UDOT and Lindon City on the feasibility of preserving the  
appropriate right-of-way for both of these roads.

14 Mr. Florence pointed out the proposed office warehouse building is very similar  
to the buildings that have previously been approved on lots one and two which are tilt-up  
16 concrete buildings. He indicated the planning commission seemed supportive at the  
concept meeting of allowing the building to be oriented towards the interior of the  
18 development. He noted because of this Mr. Weldon has provided greater architectural  
detail in the form of additional windows along the side of the building that faces 2800  
20 West. Also, similar to the other approved buildings, there will be metal awnings that  
overhang each window and entryway as well as wall articulation on each façade. The  
22 building height of the office building is 40’. The proposed building meets the minimum  
setback of 30’ from each property line. He noted Mr. Weldon will also be installing the  
24 Washington Postlite at 100’ spacing along 400 North and 2800 West.

26 Mr. Florence stated the City Engineer is working through any technical issues  
related to the plat and civil engineering plans and will ensure all engineering related  
issues are resolved before final approval is granted. Mr. Florence added for lots 1-3 Mr.  
28 Weldon provided a traffic study and circulation analysis. The study particularly looked at  
the intersection of 2800 West 600 North, future levels of service, and UDOT  
30 improvements.

32 Mr. Florence commented that the Planning Commission approved the previous  
phase with the following traffic related conditions:

- 34 1. Proposed and future access roads in and out of the site will be constructed as  
proposed in the traffic study;
- 36 2. The applicant will continue to work with Lindon City and UDOT on designing  
and dedicating the appropriate right-of-way on the Mountain Tech South property  
to accommodate the intersection signal;
- 38 3. Property will be dedicated on the Mountain Tech South plat to accommodate the  
40 66’ right-of-way on 2800 West and 400 North and improvements installed on the  
Mountain Tech South property;
- 42 4. The developer will continue to work with UDOT to further study the acceleration  
and deceleration lanes on 600 North.

44 Mr. Florence commented Mr. Weldon has agreed to plan for and install  
improvements on their property to accommodate the traffic signal and is currently  
46 working with the City and UDOT on the intersection design (the developer previously  
made the improvements for Mountain Tech 3) and Mr. Weldon and the City have agreed  
48 to work with the other property owners to install the remaining improvements. Mr.

2 Weldon is dedicating 9 feet on 400 North and 14 feet on 2800 West and improving the  
right-of-way on his half of the street. When the remaining properties develop the right-of-  
4 way will be developed to it full 66' width and a center turn lane will be installed. Mr.  
Florence commented Mr. Weldon will need to continue to work with UDOT on studying  
6 the acceleration and deceleration lanes on 600 North.

8 Mr. Florence made note that the Lindon City Street Master Plan map shows both  
Vineyard Connector and local streets 600 North and 2800 West bisecting the southwest  
10 corner of the property. He indicated that Mr. Weldon is also working with UDOT and  
Lindon City on the feasibility of preserving the appropriate right-of-way for both of these  
12 roads. This would require the location of the building to be adjusted. However, if the  
Vineyard Connection alignment changes, then Mr. Weldon will need to file for the  
appropriate applications to amend the street master plan as needed.

14 Mr. Florence then presented for discussion the Lot 4 Site Plan, Subdivision Plat,  
Architectural Renderings, office building and parking structure, Landscaping and  
16 Emergency Vehicle circulation plan.

18 Mr. Florence stated after speaking with Mr. Weldon and Brian Haws, City  
Attorney, they recommend adding some conditions that they would like to change in the  
motion. He then went over the listed conditions included in the staff report noting they  
20 would like to strike condition number three. Mr. Haws spoke on condition number four  
regarding the road alignment noting we need to amend the master plan road. He then  
22 stated the change on condition of approval #4 as follows:

*The applicant will file an application to amend the Lindon street master plan map  
24 and Lindon city staff will recommend that the planning commission and city council  
approve the change application to move the master plan road to accommodate a 66 foot  
26 roadway matching the current road alignment and as set forth in the applicant's  
submitted plats 1, 2, 3, and 4. Mr. Florence then turned the time over to the applicant for  
28 comment.*

30 Mr. Haws explained procedure will need to be followed and to notice the public  
hearing that will go before the city council and suggested adding condition to the motion  
that states no building permit will be issued until the amended street master plan is  
32 completed in order to allow Mr. Weldon to do the prep work and to also include that we  
will work to process the permit as expeditiously as possible and to include that verbiage  
34 as a condition in the motion as well. Mr. Weldon expressed that he would like the  
building permit as soon as possible.

36 At this time, Commissioner Marchbanks made a recommendation and proposed to  
allow Mr. Weldon and Mr. Haws to extend this discussion to the conference room in  
38 order to work out the language details on the motion. The commission was in agreement  
to amend the agenda order to allow Mr. Weldon and Mr. Haws time to have discussion  
40 regarding this matter in the conference room.

42 COMMISSIONER KALLAS MOVED TO AMEND THE AGENDA ORDER  
AND CONTINUE AGENDA ITEM NUMBER FOUR UNTIL AFTER THE NEXT  
44 TWO AGENDA ITEMS. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE  
COMMISSIONER KALLAS AYE  
48 COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER THOMPSON AYE  
COMMISSIONER SCHAUERS AYE  
4 THE MOTION CARRIED UNANIMOUSLY.

6 *The agenda order was resumed at this time (8:00 pm) and the item was continued  
for further discussion.*

8

10 Mr. Haws explained the conditions discussed with Mr. Weldon noting they agreed  
to strike condition #3 and to amend condition #4 (see motion below).

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

14

16 CHAIRPERSON CALL MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR ONE LOT MINOR SUBDIVISION AND SITE PLAN APPROVAL  
WITH THE FOLLOWING CONDITIONS: 1. FINAL DESIGN OF THE  
18 OFFICE/WAREHOUSE BUILDING IS TO COMPLY WITH LINDON CITY DESIGN  
STANDARDS; 2. THE DEVELOPER WILL CONTINUE TO WORK WITH THE  
20 CITY ENGINEER TO MAKE FINAL TECHNICAL CHANGES TO THE PLAT AND  
FOR FINAL ENGINEERING APPROVAL; 3. THE APPLICANT WILL FILE AN  
22 APPLICATION TO AMEND THE LINDON CITY STREET MASTER PLAN MAP  
AND LINDON CITY STAFF WILL RECOMMEND THAT THE PLANNING  
24 COMMISSION AND CITY COUNCIL APPROVE THE CHANGE APPLICATION TO  
MOVE THE MASTER PLAN ROAD TO ACCOMMODATE A 66 FOOT ROADWAY  
26 MATCHING THE CURRENT ROAD ALIGNMENT AND AS SET FORTH IN THE  
APPLICANT'S SUBMITTED PLATS 1, 2, 3, AND 4. LINDON CITY STAFF ALSO  
28 AGREES TO PROCESS THE CHANGE APPLICATION WITH A GOAL OF  
HAVING A FINAL DECISION WITHIN 60 TO 90 DAYS AND TO PROCESS THE  
30 APPLICATION AS EXPEDITIOUSLY AS POSSIBLE; 4. THE APPLICANT WILL  
CONTINUE TO WORK WITH LINDON CITY AND UDOT ON DESIGNING AND  
32 DEDICATING THE APPROPRIATE RIGHT-OF-WAY ON THE MOUNTAIN TECH  
SOUTH PROPERTY TO ACCOMMODATE THE INTERSECTION SIGNAL; 5.  
34 PROPERTY WILL BE DEDICATED ON THE MOUNTAIN TECH SOUTH PLAT TO  
ACCOMMODATE THE 66' RIGHT-OF-WAY ON 2800 WEST AND  
36 IMPROVEMENTS INSTALLED ON THE MOUNTAIN TECH SOUTH PROPERTY.  
COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
38 RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
40 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
42 COMMISSIONER THOMPSON AYE  
COMMISSIONER SCHAUERS AYE  
44 THE MOTION CARRIED UNANIMOUSLY.

46 5. **My Fast P.C. Conditional Use Permit. 350 S 400 W.** The applicant requests  
conditional use permit approval to operate a call center/computer repair business  
48 in the Research and Business zone (Parcel #40:283:0002).

2 Anders Bake, Planning Associate, led this discussion by stating the applicant,  
Colleen Staehli, (My Fast PC Controller), is in attendance as representative of this item.  
4 He stated to review a conditional use permit and conditions to mitigate the impacts of a  
proposed use. He noted the applicant requests approval to use Suite 101 of the office  
6 building located at 350 S 400 West for a call center/computer repair business. Mr. Bake  
explained the Lindon City Standard Land Use Table states that Direct Selling  
8 Organizations (Call Centers are a conditional use in the Research and Business zone). He  
noted the subdivision plat was recorded in 1999.

10 Mr. Bake further explained the existing building was constructed in 2001 and no  
changes are proposed to the site or building at this time. He added that notices were  
12 mailed on March 26, 2019 to adjoining property owners in accordance with Lindon City  
Code and staff has received no public comments back at this time. Mr. Bake indicated  
14 there is an existing concrete tilt-up office building on the site. He noted the existing  
parking lot is sufficient for the required 13 parking stalls. He then turned the time over to  
16 the applicant for comment. Ms. Staehli explained their business plan noting there will be  
shift work so there should be sufficient parking at the location.

18 There was then some general discussion with the applicant regarding parking,  
number of employees, and a description of their business plan. Following discussion, the  
20 commission was in agreement to have the applicant check their lease to ensure that an  
adequate parking allowance is provided and to work with staff on that issue.

22 Mr. Bake then presented the description of the business plan, site plan, and an  
aerial photo of the site and surrounding area followed by discussion.

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

26  
28 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR A CONDITIONAL USE PERMIT FOR A CALL CENTER/  
COMPUTER REPAIR BUSINESS TO BE LOCATED AT 350 SOUTH 400 WEST  
30 SUITE 101, WITH THE FOLLOWING CONDITION: 1. BECAUSE OF THE  
POTENTIAL HIGH PARKING USE FOR THIS TENANT AND TO ENSURE THERE  
32 BE NO STREET PARKING ALLOWED TO HAVE STAFF REVIEW THE PARKING  
SITUATION AFTER 6 MONTHS TO ENSURE THE PARKING STALLS PROVIDE  
34 THE ADEQUATE PARKING ALLOWANCE. COMMISSIONER MARCHBANKS  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

36 CHAIRPERSON CALL AYE  
COMMISSIONER KALLAS AYE  
38 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER THOMPSON AYE  
40 COMMISSIONER SCHAUERS AYE  
THE MOTION CARRIED UNANIMOUSLY.

42  
44 *At this time (8:00 pm) the agenda order was resumed to continue agenda item  
number four.*

- 46 **6. Public Hearing: Continuing Business.** A recommendation to the Lindon City  
Council to amend ordinance 14.64.100 to increase the allowable height and  
48 square footage for detached accessory apartments. – Paul Johnson

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

6 Mr. Florence explained from the feedback obtained from the March 26, 2019  
7 planning commission meeting staff made the following changes to the proposed  
8 ordinance amendment as follows:

- 9 1. If a deck is constructed on the second story, the building setback will be measured  
10 from the deck.
- 11 2. The maximum livable floor area is fifteen hundred (1,500) square feet or forty  
12 (40) percent of the primary residence, whichever is less.
- 13 3. If an accessory apartment is connected to or constructed above a garage, the  
14 apartment shall have a separate entrance from the garage area. This is an existing  
15 building code requirement that is required in case there is a hazard such as a fire  
16 in the garage that a tenant can safely get out of the apartment.

18 Mr. Florence indicated from the last meeting the planning commission  
19 recommended changing the allowable square footage of a total 1,500 square feet or 40%  
20 of the primary residence whichever is less. One item that staff thinks that the planning  
21 commission should at least consider is a similar discussion on accessory apartment  
22 heights. The question is would it be out of scale for a residential neighborhood to allow  
23 two-story single-family accessory apartments when the primary residence is one story.  
24 Detached accessory apartments are currently allowed to be 20 feet in height.

26 Mr. Florence noted Ordinance language could be inserted as follows:

- 28 • Detached accessory apartments are limited to the height ratio of the primary  
29 residence. A one-story primary residence may have a single story detached  
30 accessory apartment with a maximum height of twenty (20) feet. A two-story  
31 primary residence may have a two-story detached accessory apartment with a  
32 maximum height of thirty (30) feet.

34 Following some general discussion, the commission was in agreement to  
35 recommend to the city council approval of the ordinance amendment as presented.  
36 Chairperson Call asked if there were any public comments or discussion. Hearing none  
37 she called for a motion to close the public hearing.

38 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
39 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED  
40 IN FAVOR. THE MOTION CARRIED.

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

46 COMMISSIONER THOMPSON MOVED TO RECOMMEND APPROVAL TO  
THE CITY COUNCIL ORDINANCE AMENDMENT 2019-6-O AS PRESENTED.

2 COMMISSIONER SCHAUERS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:  
4 COMMISSIONER KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
6 COMMISSIONER THOMPSON AYE  
COMMISSIONER SCHAUERS AYE  
8 THE MOTION CARRIED UNANIMOUSLY.

10 7. **New Business: Reports by Commissioners** – Chairperson Call called for any  
new business or reports from the Commissioners. There were no comments or  
12 reports from the commission.

14 8. **Planning Director Report** –  
• Discussion on the noise ordinance next meeting.

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

20 **ADJOURN** –

22 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE  
MEETING AT 8:45 PM. COMMISSIONER MARCHBANKS SECONDED THE  
24 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26 Approved – May 14, 2019

28

30 

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Sharon Call, Chairperson

32

34 

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Michael Florence, Planning Director

## Item: 4 - Ordinance Amendment Lindon City Code 17.51.130

Date: May 14, 2019  
Applicant: Mike Jorgensen  
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 2019-8-O (or *as presented, with changes*).

### **Overview:**

Mike Jorgensen made application to amend Title 17.51.130(4) pertaining to proximity of parking to the street right-of-way in the Commercial Farm zone.

- 17.51.130(4) currently prohibits parking spaces from being located closer than thirty feet from a front property line or street side property line.
- It was assumed by staff that the thirty-foot area was meant to be landscaped. Staff clarified this requirement in the proposed ordinance language.
- The proposed ordinance would allow a reduction in the thirty-foot requirement where a non-residential use either abuts the property or is directly across the street. However, no net loss of landscaping will be allowed. The reduced landscaping must be relocated to either add additional interior parking lot landscaping or overall site landscaping.

### **Proposed Ordinance Language**

~~4. No required parking spaces shall be within thirty feet (30') of a front property line or street side property line.~~  
A minimum thirty (30) foot landscape buffer shall be required between parking areas and the front property line or street right-of-way. A reduction in the thirty-foot landscape buffer may be approved where a non-residential use either abuts the property or is directly across the street and the non-residential use has less than the thirty-feet of landscaping between the parking area and front property line or street right-of-way. Where approved, the applicant will replace the reduced thirty-foot landscaping buffer with additional interior parking lot or site landscaping.

### **Analysis**

The thirty-foot setback for parking was probably adopted because the minimum setback for a single-family residence in the R1 zone is thirty feet. The applicant is proposing the change for two reasons:

First, Rocky Mountain Elementary has 9 ½ feet of landscaping between their parking and the street right-of-way. The applicant's proposal shows reducing the landscaping from 30 feet to 19 feet. The property is unique in that it sits well below grade. There is approximately 9 ½ feet of landscaping between the rail fence and the sidewalk, with another two feet behind the fence. The remaining landscaping will be below grade at the parking lot.



Second, the applicant would like to relocate the reduced landscaping to the interior of the parking lot. The site plan shows an interior sidewalk. If the reduction in landscaping is approved, the applicant is proposing to relocate it to install landscaping on both side of the interior parking lot sidewalk. See attached site plan and renderings.

The general plan has a land use goal to carefully limit any negative impact of commercial facilities on neighboring land use areas, particularly residential development.

#### **Exhibits**

- Proposed Ordinance
- Planning Commission Minutes October 9, 2018
- City Council meeting minutes October 16, 2018
- Site Plan
- Landscape renderings provided by the applicant
- Currently approved landscape plan

ORDINANCE NO. 2019-8-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.51.130 AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the proposed amendment is consistent with the Lindon City General Plan goal carefully limit any negative impact of commercial facilities on neighboring land use areas, particularly residential development; and

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

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

WHEREAS, the Council held a public hearing on \_\_\_\_\_, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

**SECTION I: Amendment.** Amend Lindon City Code Section 17.51.130 as follows:

17.51.130 Parking.

1. Each use in the CF zone shall have, on the same lot or conglomeration of parcels as defined in Section [17.51.020](#), off-street parking sufficient to comply with the number of spaces required by Chapter [17.18](#).
2. Parking spaces in a CF zone are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter [17.18](#), but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public street.
3. Notwithstanding Subsection [\(2\)](#) of this section, any off-street parking lot adjacent to a residential use or residential zone shall provide a minimum ten-foot (10') landscaped buffer from the parking lot to the adjacent residential use or zone. Trees shall be planted at least every ten feet (10') along the landscaped strip. Trees must be a minimum of two-inch (2") caliper measured one foot (1') off the ground and at least six feet (6') tall when planted. Trees shall be of a variety that will mature to a height of at least twenty feet (20') tall in order to provide a visual barrier between the parking lot and the residential use/zone.
4. ~~No required parking spaces shall be within thirty feet (30') of a front property line or street side property line.~~ A minimum thirty (30) foot landscape buffer shall be required between parking areas and the front property line or street right-of-way. A reduction in the thirty-foot landscape buffer may be approved where a non-residential use either abuts the property or is directly across the street and the non-residential use has less than the thirty-feet of landscaping between the parking area and front property line or street right-of-way. Where approved, the applicant will replace the reduced thirty-foot landscaping buffer with additional interior parking lot or site

landscaping.

5. All required ADA parking stalls shall be provided with smooth, hard surface asphalt or concrete paving with a similar surface provided as an ADA accessible pedestrian route between the parking spaces and any public buildings being accessed from the spaces. (Ord. 2017-16 §1, amended, 2017)

**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

**SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Acerson, Mayor

ATTEST:

\_\_\_\_\_  
Kathryn A. Moosman,  
Lindon City Recorder

SEAL





2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 9, 2018 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: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

13 Sharon Call, Chairperson  
14 Rob Kallas, Commissioner  
15 Mike Marchbanks, Commissioner  
16 Charlie Keller, Commissioner  
17 Steven Johnson, Commissioner  
18 Mike Vanchiere, Commissioner  
19 Brandon Snyder, Associate Planner  
20 Kathy Moosman, Recorder

22 **Special Attendee**  
23 Matt Bean, Councilmember

24

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

26

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

28

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

34

3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
36 audience member who wished to address any issue not listed as an agenda item.

36

38 Ann Johnson, Lindon resident addressed the Commission at this time. Ms.  
39 Johnson states she lives on 200 East 40 North in an HOA development. She stated they  
40 would like permission to put a sign out on their private street that states “no  
41 parking/private street and unauthorized vehicles will be towed.” She asked if a permit is  
42 required being that it is private property. Mr. Snyder stated it would not need a permit  
43 but the planning department would need to verify the restrictions with height placement  
44 and vision. Ms. Johnson also mentioned the “Dowdle” home located on 400 East is used  
45 for community events and questioned what the policy is as the parking overflows into  
46 their private street and she feels this could be a potential liability issue for their HOA.  
47 Chairperson Call stated if there is a problem with a large event it should be brought to the  
48 city’s attention. Ms. Johnson feels Mr. Dowdle should take responsibility for notifying

2 that have met the percentages; he likes the look of it noting they are using this product all  
over the world.

4 Chairperson Call asked if there were any public comments at this time. Mr.  
Leonard Lee commented his business is adjacent to this proposed development. He  
6 believes this is the best use and proposal for this property. He also thinks, as he has  
considered this proposal, as long as he can maintain his property line he doesn't object to  
8 them landscaping against his building if they willing to maintain it. Ann Johnson,  
resident in attendance, asked if the Fire Department will be able to gain access to the area  
10 and if it would pose any safety issues. She also pointed out there may be associated  
traffic issues by the Lindon Elementary school.

12 Chairperson Call stated her biggest concern is not how the building looks but how  
the ordinance is applied. Commissioner Kallas stated he feels good about the project, but  
14 would like to recommend continuation to give the commission time to visit the sites to  
view the other projects and products. Commissioner Vanchiere pointed out its clear in the  
16 ordinance (overlay zone), and if it comes before this body, that the Commission has the  
option of choosing other materials and it will be specified by staff in the Commission  
18 staff report.

20 Chairperson Call asked if there were any further comments or discussion.  
Hearing none she called for a motion.

22 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANT'S  
REQUEST FOR SITE PLAN APPROVAL FOR SENIOR HOUSING APARTMENTS  
24 AT A DENSITY OF 30 UNITS/ACRE IN ORDER TO ALLOW TIME FOR THE  
COMMISSION TO VIEW SIMILAR PROPERTIES AND PRODUCTS.  
26 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
32 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	NAY

34 THE MOTION CARRIED FIVE TO ONE.

36 9. **Site Plan/Conditional Use Permit — Walker Farms, 26 South 500 East.** Mike  
Jorgensen requests preliminary site plan approval for a reception center as a  
38 conditional use on the property located at approximately 26 South 500 East, in the  
Commercial Farm (CF) zone. Recommendations will be forwarded to the City  
40 Council for final approval.

42 Mr. Snyder stated the applicant, Mike Jorgensen is in attendance to request  
preliminary site plan approval for a reception center as a conditional use on the property  
44 located at approximately 26 South 500 East, in the Commercial Farm zone. He noted  
recommendations will be forwarded to the City Council for final approval.

46 Mr. Snyder explained that Mr. Jorgensen is proposing to construct an events barn  
(reception center) on the property. He is also proposing to utilize the existing home, on  
48 the corner of Center St. and 500 East, as a caretaker or farm-help accessory dwelling.

2 Both of these uses require a conditional use permit in the CF zone per Lindon City Code.  
He pointed out the applicant's existing residence and detached garage/workshop are  
4 included in the Walker Farms project.

6 Mr. Snyder stated that Lindon City Code 17.09 Table #1 indicates that for projects  
in the CF zone, the Planning Commission will complete a preliminary review of the site  
8 plan and conditional use prior to a final review and decision by the City Council and  
recommendations from the Planning Commission review will be forwarded to the City  
10 Council. He commented that a large portion of the project area was initially rezoned by  
the City Council on October 3, 2017 (Ordinance 2017-14-O) from the R1-20 zone to the  
12 CF zone. The City Council rezoned additional property to the CF zone on September 4,  
2018 (Ordinance 2018-16-O).

14 Mr. Snyder stated the Planning Staff, City Engineer and the applicant are working  
through technical issues related to the site and City Staff will ensure all issues are  
resolved before final Engineering approval is granted. He noted third party notices were  
16 mailed on September 28, 2018, to the adjoining property owners in accordance with  
Lindon City Code and no comments have been received to date.

18 Mr. Snyder then referenced for discussion Table 1, Property Information (LCC  
Commercial Farm 17.51). Mr. Snyder indicated that at least forty percent (40%) of the  
20 property must be maintained in active agricultural production and be managed in such a  
way that there is a reasonable expectation of profit. He added that land used in connection  
22 with a farmhouse, such as landscaping, driveways, etc., cannot be included in the area  
calculation for agricultural production eligibility. He added the applicant raises and  
24 breeds alpacas and intends to sell the alpaca wool and the event center can be an  
additional revenue source for the alpaca operation.

26 Mr. Snyder stated the minimum area of any lot or parcel of land in the CF zone  
shall be five acres. Multiple parcels that total five acres or more may qualify as meeting  
28 the minimum lot area without combining the parcels only when they are under identical  
legal ownership and are contiguous. A deed restriction prohibiting the separation of  
30 parcels may be required in order to maintain the minimum five contiguous acres.

32 Mr. Snyder pointed out that not more than one single-family dwelling with an  
accessory apartment, and one caretaker's or farm-help dwelling, may be placed on a lot  
or parcel of land in the CF zone (or conglomeration of parcels necessary to meet  
34 minimum acreage requirements). In no case may the caretaker's or farm-help dwelling be  
sold as a separate, subdivided lot unless it meets all requirements of the underlying zone.  
36 Owner occupancy of a primary residence on the property is required to maintain a  
caretaker's or farm-help dwelling unit. Project area contains applicant (owner) existing  
38 residence and another residence to be used as a caretaker's or farm-help dwelling (corner  
of 500 East and Center Street). He noted that Mr. Jorgensen recently bought two other  
40 existing residences that are adjacent to but not part of the project area.

42 Mr. Snyder stated in a CF zone, all buildings, including accessory buildings and  
structures, shall not cover more than forty percent (40%) of the area of the lot or parcel of  
land, or the conglomeration of parcels as defined in city code; this site is currently less  
44 than 10%. At least forty percent (40%) of the front yard setback area of any lot shall be  
landscaped. On any lot, concrete, asphaltic, gravel, or other driveway surfaces shall not  
46 cover more than fifty percent (50%) of a front yard. This requirement has not been met as  
landscaping details are needed for the frontages along Center Street and 500 East.

2 Mr. Snyder stated parking spaces in a CF zone are exempted from the surfacing,  
3 striping, and interior landscaping requirements and must provide a dustless, hard surface  
4 material such as compacted gravel, asphalt, or concrete and shall be provided with a  
similar hard surfaced access from a public street; these parking lots are asphalt.

6 Mr. Snyder noted any off-street parking lot adjacent to a residential use or  
7 residential zone shall provide a minimum ten-foot landscaped buffer from the parking lot  
8 to the adjacent residential use or zone. Trees shall be planted at least every ten feet along  
the landscaped strip and must be a minimum of two-inch caliper measured one foot off  
10 the ground and at least six feet tall when planted. Trees shall also be of a variety that will  
mature to a height of at least twenty feet tall in order to provide a visual barrier between  
12 the parking lot and the residential use/zone. He noted this requirement has not been met  
as yet as the detailed landscaping plans are still needed.

14 Mr. Snyder indicated no required parking spaces shall be within thirty feet of a  
front property line or street side property line. All required ADA parking stalls shall be  
16 provided with smooth, hard surface asphalt or concrete paving with a similar surface  
provided as an ADA accessible pedestrian route between the parking spaces and any  
18 public buildings being accessed from the spaces.

20 Mr. Snyder indicated there are no architectural design standards for the  
Commercial Farm zone. Mr. Snyder then presented photos (2017 conditions), Location,  
Site Plan (Overall Project Concept), Layout (Reception Center Concept) and Elevations  
22 followed by discussion. He then turned the time over to Mr. Jorgensen for comment.

24 Mr. Jorgensen explained the parking and the landscape plan that he emailed to  
Mr. Snyder showing setback adjustments on the parking lot/landscaping. Mr. Snyder  
stated Mr. Jorgensen could consider an ordinance amendment that would go through the  
26 planning commission who would then forward their recommendations on to the City  
Council for review and approval. Mr. Snyder pointed out that the change would only  
28 apply to the commercial farm zone.

30 Chairperson Call stated it is her understanding that Mr. Jorgensen could start  
construction while applying for the ordinance change but would have to follow the  
approved plans. She pointed out it would be up to the applicant to go forward with the  
32 ordinance amendment process. Following discussion, the Commission agreed this may  
be an extenuating circumstance (as there is a school adjacent to the property) where an  
34 ordinance change may be accommodated. Chairperson Call commented as she reviewed  
this it appears to meet all requirements and guidelines and looks to be a really nice  
36 project.

38 Chairperson Call asked if there were any further comments or discussion.  
Hearing none she called for a motion.

40 COMMISSIONER KALLAS MOVED TO RECOMMEND TO THE CITY  
COUNCIL APPROVAL OF THE SITE PLAN AND CONDITIONAL USE PERMIT  
42 FOR WALKER FARMS TO BE LOCATED AT 26 SOUTH 500 EAST IN THE  
COMMERCIAL FARM (CF) ZONE APPROVAL WITH THE FOLLOWING  
44 CONDITIONS: 1. THAT THE OWNER OCCUPIES ONE OF THE LEGAL ON-SITE  
RESIDENCES IN ACCORDANCE WITH LINDON CITY CODE 17.51.014 AND 70,  
46 AND 2. THAT A DEED RESTRICTION PROHIBITING THE SEPARATION OF THE  
PARCELS BE RECORDED IN ORDER TO MAINTAIN THE MINIMUM FIVE (5)  
48 CONTIGUOUS ACRES (LINDON CITY CODE 17.51.020 AND 70) AND 3. THAT

2 THE PROJECT COMPLIES WITH NOISE LIMITS, SIGNAGE REGULATIONS,  
AND ANIMAL REGULATIONS AS REQUIRED IN LINDON CITY CODE AND  
4 SPECIFICALLY SECTIONS 17.51.145 AND 150 AND 4. PRIOR TO FINAL  
APPROVAL THAT THE APPLICANT WORKS WITH CITY STAFF TO ADDRESS  
6 AND CORRECT THE SETBACK CONCERNS AND LOT ISSUES RAISED BY  
RECENT UNAPPROVED DIVISIONS OF LAND (CONDITION FROM REZONING  
8 09/04/2018 CC) AND 5. PROVIDE A LANDSCAPING PLAN TO MEET  
APPLICABLE REQUIREMENTS OF LCC 17.51.120(2) AND 17.51.130(3).

10 COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

12 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
14 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
16 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

18 THE MOTION CARRIED UNANIMOUSLY.

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

22  
Chairperson Call mentioned Scott Thompson has been selected as a new Planning  
24 Commissioner and the Council will take action to appoint him next week. She also asked  
for an update on the snake farm. Mr. Snyder said he spoke with Mr. Stone today and he  
26 has scheduled to have the required inspections take place.

28 10. **Planning Director Report** –

- Hiring in process for Planning Director position
- Report from APA Utah Planning Conference in Sandy

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

34 **ADJOURN** –

36  
COMMISSIONER CALLMADE A MOTION TO ADJOURN THE MEETING  
38 AT 9:50 PM. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

40  
42 Approved – October 23, 2018

44  
\_\_\_\_\_  
Sharon Call, Chairperson

46  
48  
\_\_\_\_\_  
Brandon Snyder, Associate Planner

2 The Lindon City Council held a regularly scheduled meeting on **Tuesday, October 16,**  
4 **2018, beginning at 7:00 p.m.** in the Lindon City Center, City Council Chambers, 100  
North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Matt Bean, Mayor Pro Tem  
Pledge of Allegiance: Devin, Boy Scout  
10 Invocation: Daril Magleby, Councilmember

12 **PRESENT**

Matt Bean, Councilmember  
14 Carolyn Lundberg, Councilmember  
Van Broderick, Councilmember  
16 Daril Magleby, Councilmember  
Adam Cowie, City Administrator  
18 Brandon Snyder, Planning Director  
Kathryn Moosman, City Recorder

**EXCUSED**

Jeff Acerson, Mayor  
Jacob Hoyt, Councilmember

- 20
1. **Call to Order/Roll Call** – The meeting was called to order at 7:00 p.m.
  - 22
  2. **Presentations/Announcements** –
    - 24 a) **Comments/Announcements from Mayor and Council** – There were no  
26 announcements at this time.
  3. **Approval of Minutes** – The minutes of the regular meeting of the City Council  
28 meeting of September 18, 2018 were reviewed.

30 COUNCILMEMBER BRODERICK MOVED TO APPROVE THE MINUTES  
OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 18, 2018 AS  
32 PRESENTED. COUNCILMEMBER LUNDBERG SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

34 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
36 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER MAGLEBY AYE

38 THE MOTION CARRIED UNANIMOUSLY.

- 40 4. **Open Session for Public Comment** – Mayor Pro Tem Bean called for any public  
comment not listed as an agenda item.

42

44 David Shaw, Lindon resident, approached the Council at this time and introduced  
his son Adam who is working on a merit badge. Mr. Shaw stated he has previously been  
before the Council in a professional capacity. He also expressed his appreciation for the  
46 Council and the time and effort they put into the community. He realizes this is a

2 significant commitment and he just wanted to convey his message of gratitude. The  
Council thanked Mr. Shaw for his nice comments.

4  
6 **5. Consent Agenda Items –**

- 8 1. Appointment of Scott A. Thompson to a three-year term as a Lindon City  
Planning Commissioner.
- 10 2. Approval of Resolution #2018-19-R declaring certain city equipment and  
supplies as surplus to be sold and disposed of per city policies.
- 12 3. Approval of two updated agreements with Central Utah Water Conservancy  
District and the United States Department of the Interior regarding Olmstead  
Hydroelectric Plant power loss charges and water carriage charges.
- 14 4. Extension of Final Plat and Improvement Plans Approval — Lindon Self-  
Storage, 860 West 200 South. Susan Palmer, Ridgpoint Management Group  
16 LLC, on behalf of Lindon Self-Storage LLC, seeks a 12- month extension of  
the final plat and plan(s) approval for the Lindon Self-Storage Subdivision,  
18 Plat A, a forty-six (46) unit self-storage major condominium project, to be  
located at approximately 860 West 200 South in the Light Industrial (LI)  
20 zone. LCC 17.12.210 allows for an applicant to request up to a 12-month  
extension of the final approval. The current approval expires in November  
22 2018. No changes to the previously approved final plat and plan(s) are being  
proposed. The Planning Commission recommends approval of the requested  
24 extensions.

26 COUNCILMEMBER MAGLEBY MOVED TO APPROVE THE CONSENT  
AGENDA ITEMS AS PRESENTED. COUNCILMEMBER BRODERICK  
28 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
COUNCILMEMBER BRODERICK AYE  
32 COUNCILMEMBER MAGLEBY AYE  
THE MOTION CARRIED UNANIMOUSLY.

34  
36 **CURRENT BUSINESS**

- 38 6. **Site Plan/Conditional Use Permit — Walker Farms, 26 South 500 East.** Mike  
Jorgensen requests preliminary site plan approval for a reception center as a  
conditional use on the property located at approximately 26 South 500 East, in the  
40 Commercial Farm (CF) zone. The Planning Commission recommended approval  
with conditions.

42  
44 Brandon Snyder, Associate Planner, noted the applicant, Mike Jorgensen is in  
attendance for this agenda item. He explained Mr. Jorgensen is requesting approval of a  
preliminary site plan approval for a reception center as a conditional use on the property  
46 located at approximately 26 South 500 East, in the Commercial Farm zone. He noted the  
Planning Commission recommended approval with conditions.

2 Mr. Snyder stated Mr. Jorgensen is proposing to construct an event barn  
(reception center) on the property. He also proposes to utilize the existing home, on the  
4 corner of Center Street and 500 East, as a caretaker or farm-help accessory dwelling. Mr.  
Snyder stated both of these uses require a conditional use permit in the CF zone per  
6 Lindon City Code. He noted the applicant’s existing residence (400 East) and detached  
garage/workshop are included in the Walker Farms project. Mr. Snyder reminded the  
8 Council that the intent of the commercial farm zone is to provide encouragement of  
agricultural production and associated commercial activities that are compatible with  
10 and/or promote agricultural uses within the city. Mr. Snyder indicated objectives of the  
zone include promoting and preserving agricultural production, promoting agricultural  
12 open space throughout the city, and allowing associated commercial activities which  
could be used as additional revenue sources to help sustain and support agricultural  
14 industry within Lindon.

Mr. Snyder explained that a large portion of the project area was initially rezoned  
16 by the City Council on October 3, 2017 from the R1-20 zone to the CF zone. The City  
Council also rezoned additional property to the CF zone on September 4, 2018. He noted  
18 the Planning Staff, City Engineer and Mr. Jorgensen are working through any technical  
issues related to the site and Staff will ensure all issues are resolved before final  
20 Engineering approval is granted. He noted third party notices were mailed on September  
28, 2018, to the adjoining property owners in accordance with Lindon City Code and no  
22 comments have been received to date.

Mr. Snyder then referenced Table 1 Property Information (LCC Commercial  
24 Farm 17.51) including Lot area, Lot width, Lot depth, Building height, Onsite parking  
stalls, Building setbacks and Agricultural Production Area followed by discussion. Mr.  
26 Snyder noted all requirements are met.

Mr. Snyder pointed out that at least forty percent of the property must be  
28 maintained in active agricultural production and be managed in such a way that there is a  
reasonable expectation of profit. Also, land used in connection with a farmhouse, such as  
30 landscaping, driveways, etc., cannot be included in the area calculation for agricultural  
production eligibility. Mr. Snyder pointed out the 40% requirement is met. Even though  
32 the combined parcels (total project area 6.29 acres) exceeds the minimum 5 acres as  
required by city code, currently the agricultural production area is at the minimum 40%.  
34 He indicated that no parcels that are currently in the project area could be removed or  
sold separately at a future date without modifications to the site plan.

Mr. Snyder further explained “agricultural production” is defined (per city code)  
36 as the production of food for human or animal consumption through the raising of crops  
and/or breeding and raising of domestic animals and fowl (except household pets) in such  
38 a manner that there is a reasonable expectation of profit. He noted this was previously  
discussed during the rezoning of the property. Mr. Jorgensen raises and breeds alpacas  
40 and intends to sell the alpaca wool; the reception/event center can be an additional  
42 revenue source for the alpaca operation.

Mr. Snyder stated the minimum area of any lot or parcel of land in the CF zone  
44 shall be five acres. He noted that multiple parcels that total five acres or more may  
qualify as meeting the minimum lot area without combining the parcels only when they  
46 are under identical legal ownership and are contiguous. He indicated that a deed

2 restriction prohibiting the separation of parcels may be required in order to maintain the  
minimum five contiguous acres.

4 Mr. Snyder went on to say that not more than one single-family dwelling with an  
accessory apartment, and one caretaker's or farm-help dwelling, may be placed on a lot  
6 or parcel of land in the CF zone (or conglomeration of parcels necessary to meet  
minimum acreage requirements). He pointed out that in no case may the caretaker's or  
8 farm-help dwelling be sold as a separate, subdivided lot unless it meets all requirements  
of the underlying zone. He added that owner occupancy of a primary residence on the  
10 property is required to maintain a caretaker's or farm help dwelling unit.

12 Mr. Snyder re-iterated that the project area contains Mr. Jorgensen's existing  
residence, at 400 East, and another residence to be used as a caretaker's or farm-help  
dwelling at the corner of 500 East and Center Street. Mr. Jorgensen has also recently  
14 bought two other existing residences that are adjacent to but not part of the project area.

16 Mr. Snyder went on to say in a CF zone, all buildings, including accessory  
buildings and structures, shall not cover more than forty percent (40%) of the area of the  
lot or parcel of land, or the conglomeration of parcels as defined in city code (currently  
18 less than 10%). At least forty percent (40%) of the front yard setback area of any lot shall  
be landscaped. On any lot, concrete, asphaltic, gravel, or other driveway surfaces shall  
20 not cover more than fifty percent (50%) of a front yard (this requirement has not been  
met. He noted that landscaping details are needed for the frontages along Center Street  
and 500 East).

22 Mr. Snyder pointed out that parking spaces in a CF zone are exempted from the  
24 surfacing, striping, and interior landscaping requirements, but shall be provided with a  
dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be  
26 provided with a similar hard surfaced access from a public street (parking lots are  
asphalt). He noted that any off-street parking lot adjacent to a residential use or  
28 residential zone shall provide a minimum ten-foot (10') landscaped buffer from the  
parking lot to the adjacent residential use or zone. Trees shall be planted at least every ten  
30 feet (10') along the landscaped strip and must be a minimum of two-inch (2") caliper  
measured one foot (1') off the ground and at least six feet (6') tall when planted. Trees  
32 shall be of a variety that will mature to a height of at least twenty feet (20') tall in order to  
provide a visual barrier between the parking lot and the residential use/zone (this  
34 requirement has not been met).

36 Mr. Snyder noted no required parking spaces shall be within thirty feet (30') of a  
front property line or street side property line. He indicated Mr. Jorgensen would like to  
discuss a potential ordinance amendment to allow for the parking to be closer to the street  
38 and the landscaping to be added within the parking area. All required ADA parking stalls  
shall be provided with smooth, hard surface asphalt or concrete paving with a similar  
40 surface provided as an ADA accessible pedestrian route between the parking spaces and  
any public buildings being accessed from the spaces. He pointed out there are no  
42 architectural design standards for the Commercial Farm (CF) zone.

44 Mr. Snyder then presented photos (2017 & 2018), Location, Site Plan (Overall  
Project Concept), Layout (Reception Center Concept), Elevations, Example Parking Lot  
and Landscaping Placement (not for approval at this time) followed by discussion. He  
46 then turned the time over to Mr. Jorgensen for comment.

2 Mr. Jorgensen addressed the Council at this time. He indicated he is considering a  
4 potential ordinance amendment to allow for the parking to be closer to the street and the  
landscaping to be added within the parking area as the elementary school is the adjacent  
neighbor.

6 Councilmember Lundberg commented she likes this trade off as it spreads some of  
the beautification into the interior parking lot so its not just asphalt and concrete. She likes  
8 the trade off and it seems like a reasonable concept. Councilmember Broderick agreed  
adding it looks very sharp.

10 Mayor Pro Tem Bean pointed out this item came before the Planning Commission a  
week ago and they agreed to keep the five conditions in the motion to ensure they are  
12 followed up with. Mr. Jorgensen stated he is comfortable with the five listed conditions.

14 Mayor Pro Tem Bean called for any further comments or discussion from the  
Council. Hearing none he called for a motion.

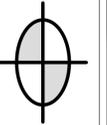
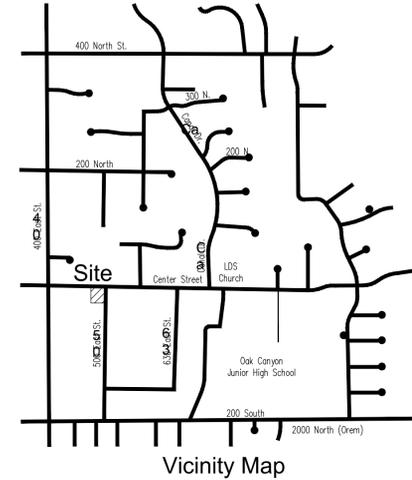
16 COUNCILMEMBER LUNDBERG MOVED TO APPROVE THE SITE PLAN  
AND CONDITIONAL USE PERMIT FOR WALKER FARMS TO BE LOCATED AT  
18 26 SOUTH 500 EAST IN THE COMMERCIAL FARM (CF) ZONE, WITH THE  
FOLLOWING CONDITIONS: 1. THAT THE OWNER OCCUPIES ONE OF THE  
20 LEGAL ON-SITE RESIDENCES IN ACCORDANCE WITH LINDON CITY CODE  
17.51.014 AND 70, AND 2. THAT A DEED RESTRICTION PROHIBITING THE  
22 SEPARATION OF THE PARCELS BE RECORDED IN ORDER TO MAINTAIN THE  
MINIMUM FIVE (5) CONTIGUOUS ACRES (LINDON CITY CODE 17.51.020 AND  
24 70), AND 3. THAT THE PROJECT COMPLIES WITH NOISE LIMITS, SIGNAGE  
REGULATIONS, AND ANIMAL REGULATIONS AS REQUIRED IN LINDON CITY  
26 CODE AND SPECIFICALLY SECTIONS 17.51.145 AND 150, AND 4. PRIOR TO  
FINAL APPROVAL THAT THE APPLICANT WORKS WITH CITY STAFF TO  
28 ADDRESS AND CORRECT THE SETBACK CONCERNS AND LOT ISSUES  
RAISED BY RECENT UNAPPROVED DIVISIONS OF LAND (CONDITION FROM  
30 REZONING 09/04/2018 CC), AND 5. PROVIDE A LANDSCAPING PLAN TO MEET  
APPLICABLE REQUIREMENTS OF LCC 17.51.120(2) AND 17.51.130(3).

32 COUNCILMEMBER MAGLEBY SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

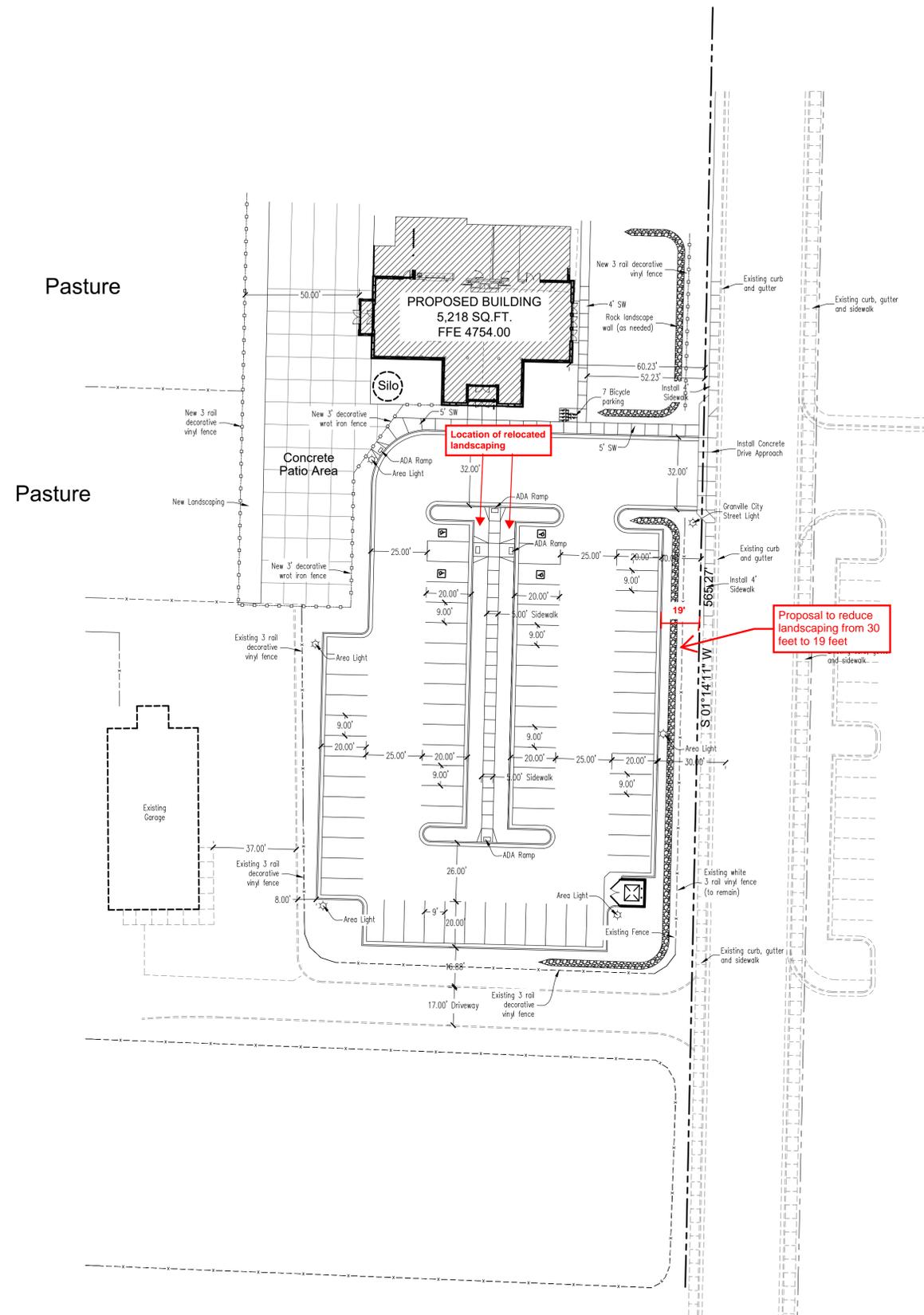
34 COUNCILMEMBER BEAN AYE  
COUNCILMEMBER LUNDBERG AYE  
36 COUNCILMEMBER BRODERICK AYE  
COUNCILMEMBER MAGLEBY AYE

38 THE MOTION CARRIED UNANIMOUSLY.

- 40 7. **Discussion Item — Urban Deer Hunt / Urban Deer Removal Programs.** Chief  
42 Josh Adams and a representative from the State of Utah Division of Wildlife  
Resources (DWR) will review urban deer hunt program rules and processes. The  
44 Council will provide direction to staff on whether or not to proceed with gathering  
additional public input and/or begin efforts with the DWR to establish an urban  
46 deer hunt or urban deer removal program within Lindon. If an urban hunting  
program is desired a future public hearing and budget amendment hearing will be  
necessary.



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



Walker Farm Reception Center (Events Barn)  
26 South 500 East  
**Site Plan - Alternate**

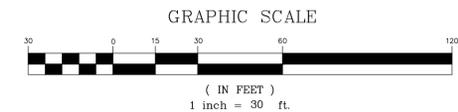
Utah

Lindon

	Square Footage	Acreage	Percent of total
<b>Total Area</b>	<b>276,654</b>	<b>6.35</b>	<b>100</b>
Reception Center Area	84,900	1.95	32
Existing House	1,958	0.04	2
NEW Building / Pad Area	5,667	0.13	7
<b>Total Hard Surface Area</b>	<b>47,044</b>	<b>1.08</b>	<b>16</b>
<b>Total Impervious Area</b>	<b>52,711</b>	<b>1.21</b>	<b>62</b>
<b>Total Landscaped Area</b>	<b>32,136</b>	<b>0.74</b>	<b>38</b>

Tabulation Table

Hatched area notes area used for parking lot landscaping calculations.  
84 Parking Spaces x 40 sq.ft. per stall  
= 3,360 sq.ft. required  
Provided Landscaping = 3,918 sq.ft.



Revisions

Date  
8-28-2018  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L -

Sheet No.  
**C - 2.0A**





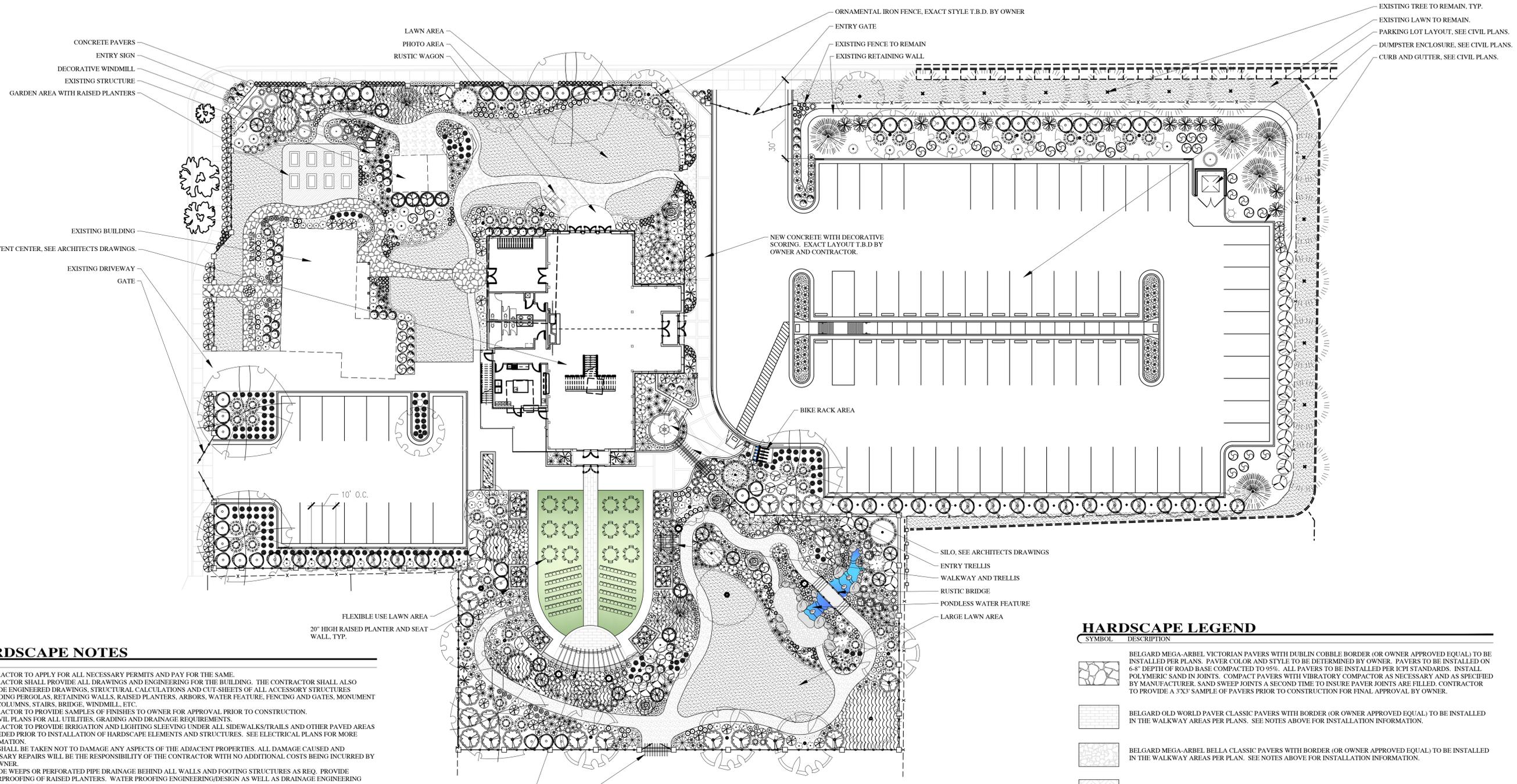


**WALKER FARM/ BARN**  
 484 E Center Street  
 LINDON- Utah- 84042

**LANDSCAPE PLAN**

DRAWN BY: JEV  
 CHECKED: CBW  
 DATE: 11-2-2018  
 REVISIONS:  
 JOB NO. 18-122  
 SHEET:

LS1.1



**HARDSCAPE NOTES**

1. CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS AND PAY FOR THE SAME.
2. CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND ENGINEERING FOR THE BUILDING. THE CONTRACTOR SHALL ALSO PROVIDE ENGINEERED DRAWINGS, STRUCTURAL CALCULATIONS AND CUT-SHEETS OF ALL ACCESSORY STRUCTURES INCLUDING PERGOLAS, RETAINING WALLS, RAISED PLANTERS, ARBORS, WATER FEATURE, FENCING AND GATES, MONUMENT SIGN, COLUMNS, STAIRS, BRIDGE, WINDMILL, ETC.
3. CONTRACTOR TO PROVIDE SAMPLES OF FINISHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. SEE CIVIL PLANS FOR ALL UTILITIES, GRADING AND DRAINAGE REQUIREMENTS.
5. CONTRACTOR TO PROVIDE IRRIGATION AND LIGHTING SLEEVING UNDER ALL SIDEWALKS/TRAILS AND OTHER PAVED AREAS AS NEEDED PRIOR TO INSTALLATION OF HARDSCAPE ELEMENTS AND STRUCTURES. SEE ELECTRICAL PLANS FOR MORE INFORMATION.
6. CARE SHALL BE TAKEN NOT TO DAMAGE ANY ASPECTS OF THE ADJACENT PROPERTIES. ALL DAMAGE CAUSED AND NECESSARY REPAIRS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS BEING INCURRED BY THE OWNER.
7. PROVIDE WEEDS OR PERFORATED PIPE DRAINAGE BEHIND ALL WALLS AND FOOTING STRUCTURES AS REQ. PROVIDE WATERPROOFING OF RAISED PLANTERS. WATER PROOFING ENGINEERING/DESIGN AS WELL AS DRAINAGE ENGINEERING SHALL BE PROVIDED BY OTHERS.

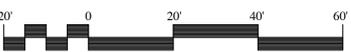
**GENERAL NOTES**

1. THESE PLANS ARE NOT COMPLETE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED AS SUCH. THE PURPOSE OF THESE PLANS IS TO DEMONSTRATE OVERALL DESIGN INTENT TO THE OWNER. ADDITIONAL ENGINEERING IS REQUIRED PRIOR TO CONSTRUCTION OF WALLS, BRIDGE, PERGOLA, RAISED PLANTERS, FENCING/GATES, MONUMENT SIGN, WATER FEATURE, ETC.
2. ALL BASE AND SITE INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY DUDLEY AND ASSOCIATES AND IS THEREFORE ASSUMED TO BE ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, PROPERTY LINES ETC. ON-SITE PRIOR TO CONSTRUCTION AND WILL NEED TO MAKE ON-SITE ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS TO PLAN AS NECESSARY. IN ADDITION, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING UTILITIES, EASEMENTS AND THE PROPOSED LANDSCAPE PLAN.
4. ISDG OFFERS NO GUARANTEE, WRITTEN OR OTHERWISE, AS TO THE ACCURACY OF THESE DRAWINGS. THE OWNER AND CONTRACTOR ARE ULTIMATELY RESPONSIBLE FOR ENSURING LANDSCAPE IS CONSTRUCTED IN A SAFE MANNER THAT WILL NOT CAUSE HARM TO ANY PERSON, STRUCTURE OR OTHER ELEMENTS ON THE SAID PROPERTY OR ADJACENT PROPERTIES.
5. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.

**HARDSCAPE LEGEND**

SYMBOL	DESCRIPTION
	BELGARD MEGA-ARBEL VICTORIAN PAVERS WITH DUBLIN COBBLE BORDER (OR OWNER APPROVED EQUAL) TO BE INSTALLED PER PLANS. PAVES COLOR AND STYLE TO BE DETERMINED BY OWNER. PAVERS TO BE INSTALLED ON 6" DEPTH OF ROAD BASE COMPACTED TO 95%. ALL PAVERS TO BE INSTALLED PER ICP STANDARDS. INSTALL POLYMERIC SAND IN JOINTS. COMPACT PAVERS WITH VIBRATORY COMPACTOR AS NECESSARY AND AS SPECIFIED BY MANUFACTURER. SAND SWEEP JOINTS A SECOND TIME TO INSURE PAVES JOINTS ARE FILLED. CONTRACTOR TO PROVIDE A 3'X3' SAMPLE OF PAVERS PRIOR TO CONSTRUCTION FOR FINAL APPROVAL BY OWNER.
	BELGARD OLD WORLD PAVER CLASSIC PAVERS WITH BORDER (OR OWNER APPROVED EQUAL) TO BE INSTALLED IN THE WALKWAY AREAS PER PLANS. SEE NOTES ABOVE FOR INSTALLATION INFORMATION.
	BELGARD MEGA-ARBEL BELLA CLASSIC PAVERS WITH BORDER (OR OWNER APPROVED EQUAL) TO BE INSTALLED IN THE WALKWAY AREAS PER PLAN. SEE NOTES ABOVE FOR INSTALLATION INFORMATION.
	3" DEPTH OF 1/4"-MINUS DECOMPOSED GRANITE CRUSHER FINES. COLOR TO BE DIFFERENT THAN OTHER CRUSHER FINES. COLOR TO BE DETERMINED BY OWNER.
	3" DEPTH OF 1/4"-MINUS DECOMPOSED GRANITE CRUSHER FINES. COLOR TO BE DETERMINED BY OWNER.
	6"X4" EXTRUDED CONCRETE MOWCURB.
	BOULDER RETAINING WALL AND DECORATIVE LANDSCAPE BOULDERS. EXACT BOULDER TYPE AND COLOR TO BE DETERMINED BY OWNER. ENGINEERING TO BE PROVIDED BY OTHERS.
	DRY STACKED STONE WALL, EXACT STONE TYPE AND COLOR T.B.D BY OWNER.

PLANTER BOX, PAVER OR TIMBER PER OWNER. IF PAVERS ARE SELECTED, MATCH OTHER BELGARD HARDSCAPES PAVERS AND WALLS. IF TIMBER IS SELECTED, THE TIMBER GROW BOX SHALL BE CONSTRUCTED OF 6"X6"X8' LONG PRESSURE TREATED REDWOOD TIMBERS STACKED 4 HIGH. BURY 1/2 OF THE FIRST TIMBER BELOW GRADE. USE LONG TIMBER NAILS TO SECURE THE TIMBERS TOGETHER AND PAINT ALL CUT ENDS OF THE TIMBERS WITH A PENETRATING SEALER TO PRESERVE THE WOOD. FILL RAISED PLANTERS WITH A MIN. 12" DEPTH OF BLENDED SOIL CONSISTING OF 50% SANDY LOAM TOPSOIL, 25% UTELITE SOIL CONDITIONER AND 25% SOIL PREP FROM MILLER COMPANIES (CALL FLOYD AT 435-787-2416) OR BARK FINES FROM THOMPSON LOGGING LOCATED IN HEBER CITY (CALL TERRY THOMPSON AT 435-640-3694). INSTALL 3" DEPTH OF DECOMPOSED GRANITE AROUND GARDEN PLANTER BOXES. THE DECOMPOSED GRANITE SHALL BE COMPACTED PER MANUFACTURERS SPECS AFTER INSTALLATION.



SCALE: 1"=20'-0" ON 24X36 SHEET



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# Item: 5 - Ordinance Amendment

## Lindon City Code 18.03.030

<p>Date: May 14, 2019          Applicant: Phil Haderlie, on behalf of doTerra          Presenting Staff: Michael Florence</p> <p>Type of Decision: Legislative</p> <p>Council Action Required: Yes, the planning commission is the recommending body on this application.</p>	<p><u>MOTION</u>          I move to (<i>approve, deny, continue</i>) ordinance amendment 2019-9-O (or <i>as presented, with changes</i>).</p>
---	---

**Overview:**

Phil Haderlie made application on behalf of doTerra to amend Title 18.03.030 to allow for increased directional signage in the Regional Commercial Zone. The ordinance amendment application was filed to allow increased signage for the Regional Commercial zone only. Staff feels that if the City decides to amend the sign code to allow for increased sign area for directional signs then the City should consider, as well, allowing increased signage for the Heavy and Light Industrial zones due to site visibility for delivery trucks.

- The representative for doTerra explains that the purpose of the request for increased directional sign area is to allow larger font size for ease of readability for large delivery vehicles;
- A Directional Sign, as defined in Lindon City Code 18.03.020 means: any sign used to direct traffic flow into or out of a parking lot through a City approved drive approach;
- The sign code currently allows a maximum height of three feet and a maximum sign area of 6 feet;
- The applicants request is to allow a maximum height of 3 feet and a maximum sign area of 12 square feet. These dimensions would allow for a 3’ x 4’ directional sign.

**Proposed Ordinance Language**

*Directional Signs.*

1. Directional signs require a sign permit from the City
2. Only one (1) Directional sign is allowed for each City approved drive approach.
3. Directional signs shall meet the following requirements:
  - ~~a. Not exceed three feet (3') in height; and b. Not exceed six (6) square feet in area.~~
  - a. In the Regional Commercial, Heavy Industrial and Light Industrial zones, a maximum of three feet in height and twelve (12) square feet in area;
  - b. In all other commercial land use districts, a maximum of three feet (3') in height and six (6) square feet in area.
4. Directional signs are permitted in all zones.

**Analysis**

Staff reviewed a number of codes from different municipalities to analyze how other communities address allowable square footage for directional signs. Below is a list of the findings.

City	Allowable Square Footage	City	Allowable Square Footage
Provo	6	American Fork	As per development
Orem	4	Salt Lake City	8
Pleasant Grove	4	West Valley	16
Lehi	6	Sandy	4

The applicant provided some detailed information on their site plan from the United States Sign Council Foundation (USSCF) and the Federal Highway Administration sign manual. Staff reviewed USSCF material and it appears that the 360 foot visibility recommendation provided by the applicant is consistent with USSCF data calculations. USSCF recommends that with any signage the viewer reaction time, viewer reaction distance, letter height, copy area and negative space be considered. One thing that staff did notice was that while USSCF did recommend a 360' distance for readability for a road like 400 N. and speeds at 30 MPH, their model sign code had a recommended directional sign area of six square feet. The applicant also provided information from the Federal Highway Administration (FHA) sign manual. FHA recommend "a minimum specific ratio of 1 inch of letter height per 30 feet of legibility distance." While the FHA standards are designed for such signs as "railroad crossing", "road closed," and "stop" signs to name a few, they act a good reference for determining appropriate sign. Staff measured a number of "public" warning and information signs around Lindon, and for example, a "stop" sign has 9" lettering, a "dead-end" sign has 5" lettering and an "address street sign" has 6" lettering.

Staff also evaluated a few existing directional signs at different businesses in the area. The below Comcast sign is 4'10" tall by 3' wide sign (12 sq ft) with 2.5" lettering. The lettering could not be seen visibly from 360 feet but an adjacent "dead end" sign with 5" letter could be seen just fine. Along with the size of the letter, as per USSCF, the copy area and negative space have a lot to do with the visibility of the sign. "Dead end" and "stop" signs work well because of the contrasting colors and dark lettering. Staff also evaluated the existing delivery sign at doTerra in Pleasant Grove. That sign is 4.5' tall and 3' wide with 4-inch lettering. The doTerra sign was somewhat easier to see at a distance under 300 feet but the lettering was difficult to read.

### Comcast Sign - Lindon





**Existing doTerra Sign in Pleasant Grove**



An additional item for the planning commission to consider is that directional signs are allowed for each drive approach and in addition to other allowable monument signs. Monument signs, at a minimum, are allowed to be at least 36 square feet and 6 feet in height. As staff evaluated different directional signs, they were difficult to find and there was generally a lack of such signs installed by businesses, at least in Lindon. The purpose in providing the above measurements is that the square footage may need to be increased for business areas with large delivery trucks so drivers can see the signs at a distance of at approximately 360'. The main increase that the applicant is requesting would be increasing the width from approximately two feet to four feet to allow a 3'x4' directional sign.

DoTerra has provided some examples of the types of signage they are looking to install. While the sign measurements are not compliant with their proposals, the commission can evaluate the type of sign they are considering.

The General Plan has a land use goal to “build upon existing commercial site design and development standards, including architectural design guidelines and guidelines for landscaping and signage, to express the desired overall image and identity as outlined in the Community Vision Statement.

### **Exhibits**

- Proposed Ordinance
- Typical directional type signs
- Site Plan
- doTerra sign examples

ORDINANCE NO. 2019-9-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 18.03.030 AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the proposed amendment is consistent with the goals of the Lindon City General Plan; and

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

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

WHEREAS, the Council held a public hearing on \_\_\_\_\_, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

**SECTION I:** Amendment. Amend Lindon City Code Section 18.03.030 as follows:

**18.03.030 Specific regulations by sign type.**

*Directional Signs.*

1. Directional signs require a sign permit from the City
2. Only one (1) Directional sign is allowed for each City approved drive approach.
3. Directional signs shall meet the following requirements:
  - ~~a. Not exceed three feet (3') in height; and b. Not exceed six (6) square feet in area.~~
  - a. In the Regional Commercial, Heavy Industrial and Light Industrial zones, a maximum of three feet in height and twelve (12) square feet in area;
  - b. In all other commercial land use districts, a maximum of three feet (3') in height and six (6) square feet in area.
4. Directional signs are permitted in all zones.

**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

**SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Acerson, Mayor

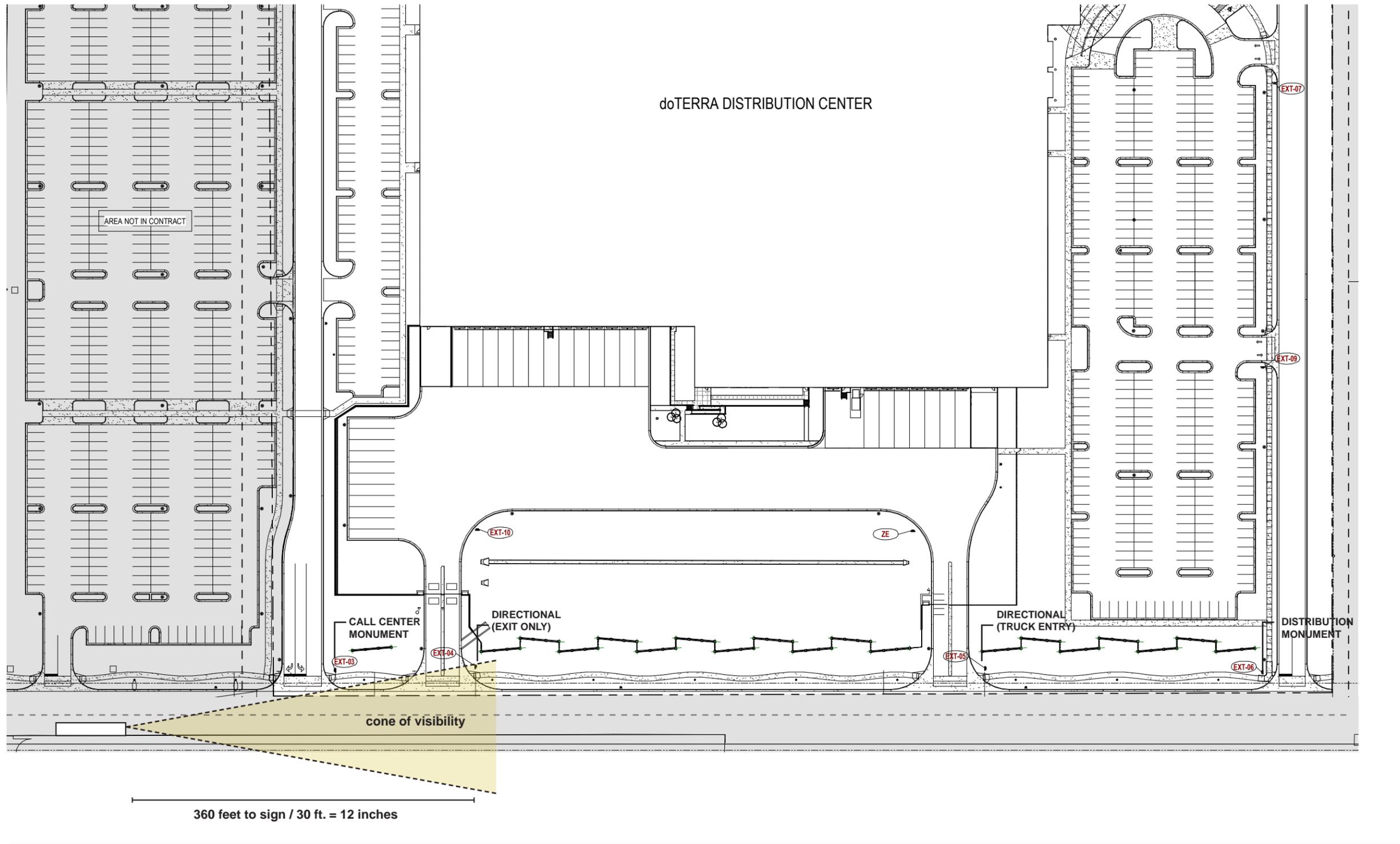
ATTEST:

\_\_\_\_\_  
Kathryn A. Moosman,  
Lindon City Recorder

SEAL

# Typical Directional Type Signs



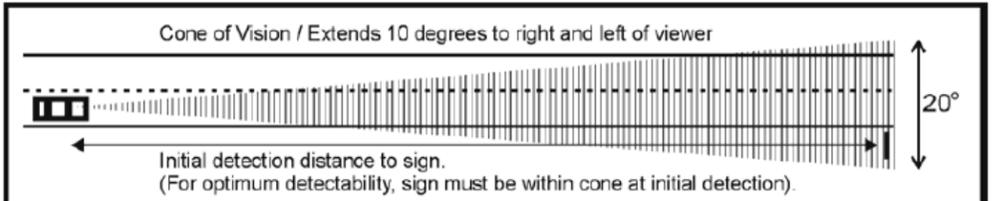


**Narrative**

Map shows sign visibility and distance for typical 16 wheel truck with trailer.

Below are references used in the calculation of lettering height and distances.

Exhibit 1



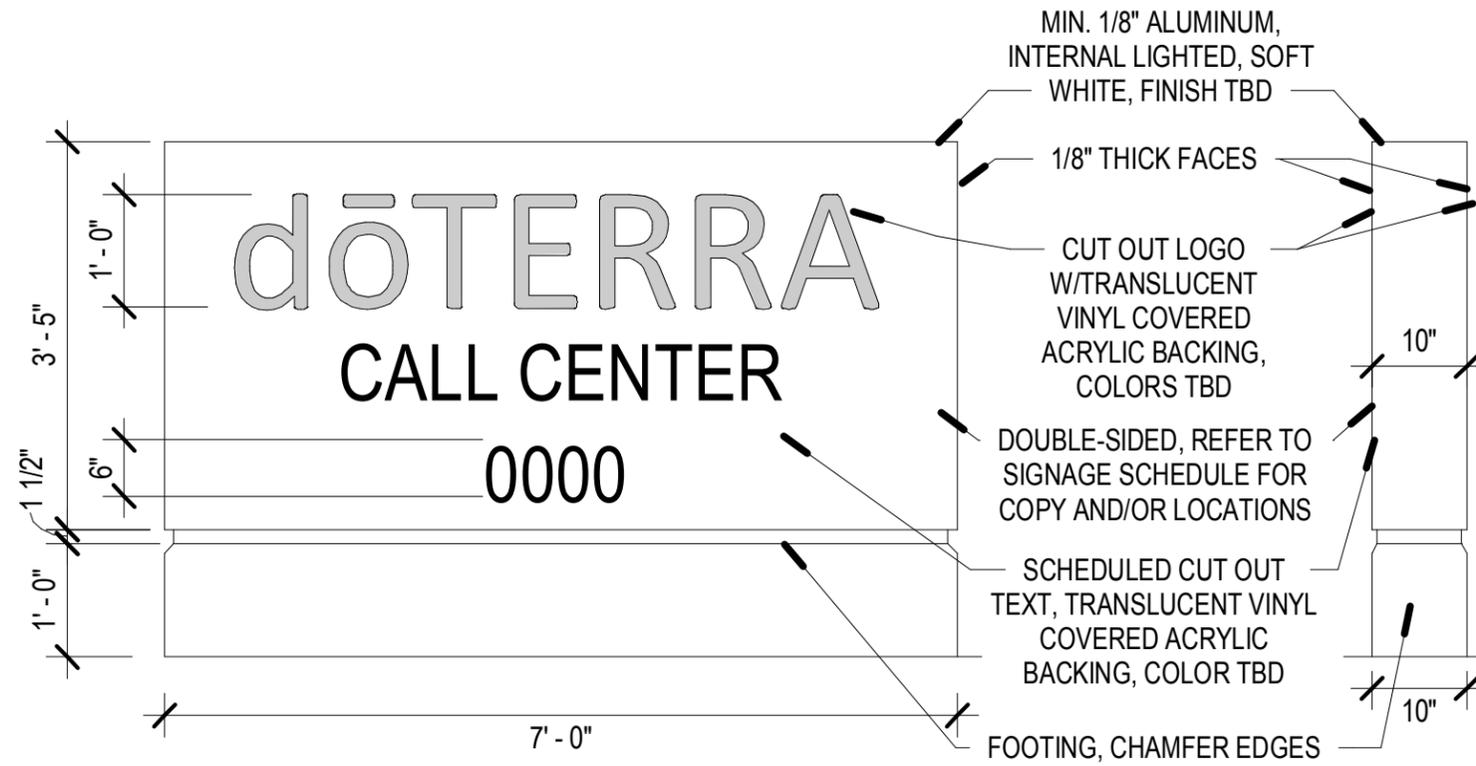
United States Signage Council 2018 Guidelines

Exhibit 2

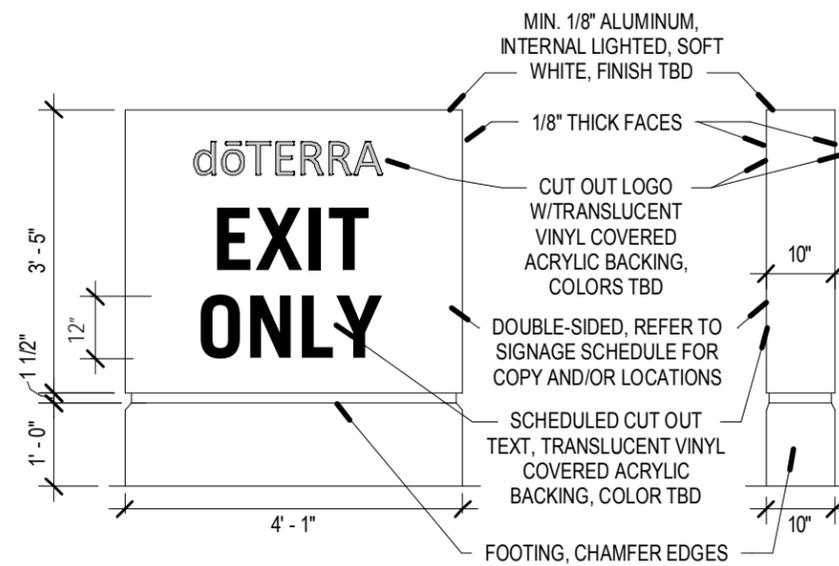
Federal Highway Administration Design Guidelines:

*"... A minimum specific ratio of 1 inch of letter height per 30 feet of legibility distance should be used."*

Manual Uniform Traffic Code 2009 Edition  
Section 2A.13 Word Messages



MONUMENT SIGNAGE



TRUCK DIRECTIONAL SIGNAGE

## Item: 6 Minor Subdivision Approval – Murdock Auto Group 452 S Lindon Park Dr.

Date: May 14, 2019

Project Address: 452 S Lindon Park dr.  
Applicant: Murdock Auto Group  
Property Owner: Murdock Auto Group

General Plan: Commercial  
Current Zone: Planned Commercial – 1/  
Planned Commercial – 2

Parcel ID: 67:031:0301  
Size: 9.29 Acres

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



### Summary of Key Issues

1. The applicant is seeking minor subdivision approval to split one lot into two

### Overview

1. At the June 12, 2018 Planning Commission Meeting, Murdock Auto Group received Plat Amendment approval to combine their two parcels into one. Now they would like to subdivide their property back to its original two lots.
2. The Murdock Auto Group was originally going to turn the existing building into a repair facility however another dealership will be taking the existing building.

### Motion

I move to (*approve, deny, continue*) **the applicant's request for** two lot minor subdivision approval with the following condition:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. The plans and plat will meet relevant specifications as found in the Lindon City Development Manual;
3. All items of the staff report

### Surrounding Zoning and Land Use

North: Research and Business (RB) – Office Buildings

South: General Commercial (CG)/Planned Commercial-1 (PC-1) – I-15/ Lexus of Lindon

East: Planned Commercial-1 (PC-1) – The Home Depot

West: Light Industrial (LI) – Sunroc Building Materials

Lot Requirements (Planned Commercial 1 & 2)

Required	Lot 401	Lot 402	Compliant with City Standards
Minimum Lot Size: 1 acre	5.431 acres	3.859 acres	Yes
Minimum public street frontage: 200 feet	~1000 feet	~830 feet	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – No new streets are proposed as part of this subdivision. All streets shown are existing.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes –the city engineer has determined that the easements are sufficient for these lots and match the locations of existing utilities.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – There are no proposed changes to <b>the site's utilities</b> .

Other Requirements

1. Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining subdivision and land use standards.
2. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

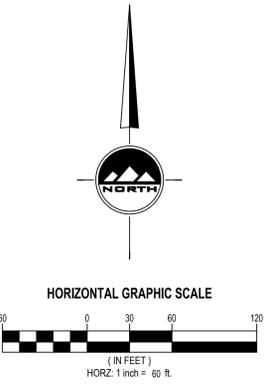
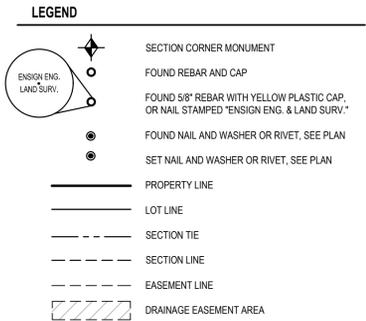
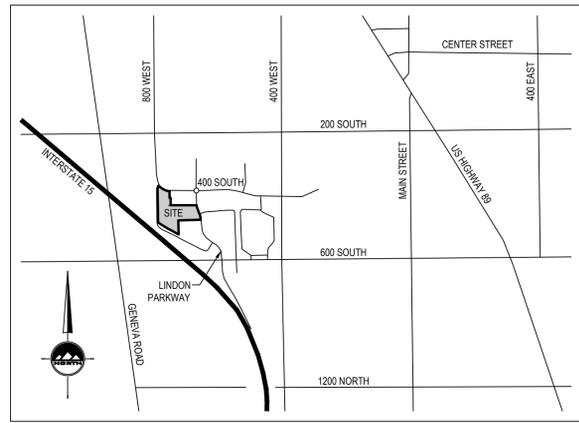
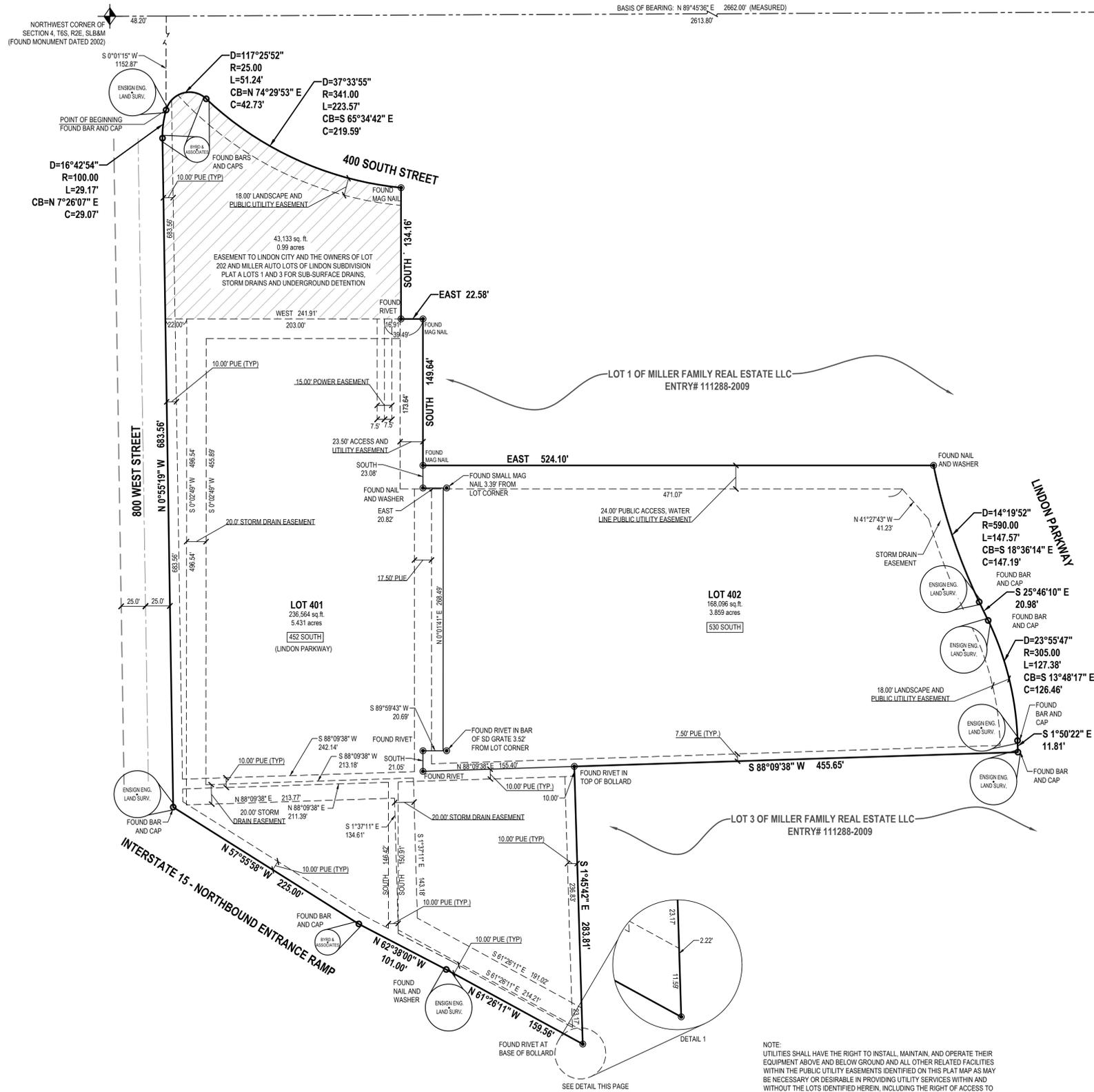
Exhibits

1. Aerial Photo
2. Zoning Map
3. Subdivision Plat





**MURDOCK CARS OF LINDON SUBDIVISION PLAT D**  
 (AMENDING LOT 301 OF MURDOCK CARS OF LINDON SUBDIVISION PLAT C)  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6  
 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN LINDON CITY, UTAH  
 COUNTY, UTAH



**ACCEPTANCE BY LEGISLATIVE BODY**

The city council of Lindon City, county of Utah, approves this subdivision subject to the conditions and restrictions stated hereon and hereby accepts the dedication of all streets, easements and other parcels of land intended for the public purpose of the perpetual use of the public. Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, by the City Council of Lindon City.

MAYOR \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_  
 PLANNING COMMISSION CHAIR \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_  
 CLERK/RECORDER \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

**CONDITIONS OF APPROVAL**

CITY ENGINEER SEAL: \_\_\_\_\_  
 CLERK-RECORDER SEAL: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Dusty L. Bishop, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938720 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as MURDOCK CARS OF LINDON SUBDIVISION PLAT D, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

A parcel of land, situated in the Northwest Quarter and the Southwest Quarter of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at point on the east line of 8 West Street Which point is North 8 45 East 48 feet along the section line and South 115 West 115.8 feet from the North east Corner of Section 4 Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah, and running:

thence Easterly 51.24 feet along the arc of a 25.00-foot radius curve to the right (center bears South 41 East and the on chord bearing North 4 5 East 4 feet through a center angle of 11 55 to a point on the arc of a 41.00-foot radius curve to the right (center bears South 11 55 to a point on the arc of said curve with a radius of 341.00 feet to the left; thence Southwesterly 223.57 feet along the arc of said curve to the left; thence Southwesterly 223.57 feet along the arc of said curve to the left (center bears North 4 1 1 East and the on chord bears South 5 44 East 1.5 feet through a center angle of 55

thence along the boundary of lot 1, Miller Used Cars of Lindon, Plat A, the following 4 courses and distances: thence South 134.16 feet, thence East 22.58 feet, thence South 149.64 feet, thence East 524.10 feet to a point on a 590.00-foot radius curve to the left;

thence Southwesterly 147.57 feet along the arc of said 590 foot curve to the left (center bears North 8 4 East and the on chord bears South 18 14 East 14.1 feet through a center angle of 14 1 5 along the eastern line of Lindon Parkway Drive

thence South 5 4 1 East 8 feet to a point on the arc of a 5.00-foot radius curve to the right thence Southwesterly 127.38 feet along the arc of said 305.00 foot radius curve to the right (center bears South 4 1 5 West and the on chord bears South 11 48 1 East 1.4 feet through a center angle of 55 4 along said Lindon Parkway Drive

thence South 1 5 East 11.81 feet

thence South 88 8 West 455.5 feet

thence South 1 45 4 East 8.81 feet to the north line of the Interstate - 15 Corridor to the opening courses and distances thence North 1 11 West 15.5 feet thence North 8 West 1.1 feet thence North 5 55 West 5 feet to the east line of 8 West Street

thence North 55 1 West 8.5 feet along said east line to a point on the arc of a 1.00-foot radius curve to the right;

thence Northerly 29.17 feet along the arc of said 100.00 foot curve to the right (center bears North 8 44 East and the on chord bears North East feet through a center angle of 1 4 54 to the point of beginning.

Parcel contains: 404,660 square feet or 9.29 acres.

April 25, 2019  
 Date  
 Dusty L. Bishop  
 License no. 4938720

Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

**MURDOCK CARS OF LINDON SUBDIVISION PLAT D**  
 (AMENDING LOT 301 OF MURDOCK CARS OF LINDON SUBDIVISION PLAT C)

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I/we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

By: Managing Member  
 Murdock Hyundai - Real Estate LLC

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH J.S.  
 County of Utah

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**MURDOCK CARS OF LINDON SUBDIVISION PLAT D**  
 (AMENDING LOT 301 OF MURDOCK CARS OF LINDON SUBDIVISION PLAT C)  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN LINDON CITY, UTAH COUNTY, UTAH

**ENSGN**  
 THE STANDARD IN ENGINEERING

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 Fax: 435.578.0108  
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 Phone: 801.256.0929  
 LAYTON  
 Phone: 801.547.1100  
 CEDAR CITY  
 Phone: 435.965.4653  
 RICHFIELD  
 Phone: 435.959.2983

**DEVELOPER**  
 NEW CONCEPTS CONSTRUCTION  
 31 WEST GREGSON AVENUE  
 SOUTH SALT LAKE CITY, UT. 84115  
 801-450-5666  
 REPRESENTATIVE: KEVIN HUNT

**SHEET 1 OF 1**

PROJECT NUMBER: 6383  
 MANAGER: D. KINSMAN  
 DRAWN BY: C. CHILD  
 CHECKED BY: D. KINSMAN  
 DATE: 4/25/2019

NOTE:  
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS SHOWN ON PREVIOUS PLATS. EXCEPT FOR A NEW EASEMENT SHOWN IN THE NORTHWEST CORNER FOR UNDERGROUND DETENTION.

A GEOTECHNICAL STUDY WAS NOT PERFORMED ON THIS SUBDIVISION

**OCCUPANCY RESTRICTION NOTICE:**

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

## Item: 7 Site Plan — The Wild Oak Reception Center 450 W Gillman Ln.

Date: May 14, 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: Anders Bake



### 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.

### 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 plans will meet relevant specifications as found in the Lindon City Development Manual;
3. The applicant will comply with all bonding requirements;
4. Final design will meet the Commercial Design Standards;
5. All items of the staff report

### Surrounding Zoning and Land Use

North: General Commercial – Dastrup Auto

South: R1-20 – Residential

East: General Commercial – commercial uses

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. 61 Stalls are provided with 3 ADA approved stalls.

### Traffic Circulation

The site plan provides adequate site circulation for the proposed use. A hammerhead turn-around is proposed and has been approved by the fire marshal.

### Fencing and Landscaping Standards

The proposed reception center shares a west and south property line with a residential uses and zone. The applicant is requesting Planning Commission approval to use an eight-foot-high wooden fence and a row of trees along the South residential boundary line in lieu of a masonry or concrete fence that is required. They also propose using a landscaping screen in Lieu of this requirement on the West residential boundary line as shown in the attached landscaping plan.

Lindon City Code 17.48.040 requires that a masonry or concrete fence seven feet (7') high shall be constructed and maintained along any property line between a nonresidential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the nonresidential development. In all commercial zones the planning commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence or approve a fence height greater than eight feet (8') if it makes the following findings:

- a. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use.
- b. The appearance of the fence/landscape screen will not detract from the residential use and/or nonresidential use of the property.
- c. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the nonresidential use that is incompatible with residential uses. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

**The planning commission will need to determine if they are ok with an 8' wood fence and trees on the south property line and just trees on the west property line as per the applicants request. The planning commission did require Dastrup Auto to the north to install a 7' concrete masonry fence on their west property line.**

The applicant will be providing a minimum of 20 feet of landscaping along Gillman Lane and the landscape plan meets all other landscaping and open space percentage requirements

### 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.	Not Compliant. Current elevation plans for the building do not show any bays to break up the building facades. The South Elevation has about 50' without variation. The <b>building has a width of 52' and a length of 116'</b> .
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: <b>20'</b>	113'
Rear when adjacent to residential: <b>40'</b>	<b>125'</b>
Side when adjacent to residential: <b>40'</b>	55'
Side adjacent to commercial: <b>0'</b>	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 final site plan approval.

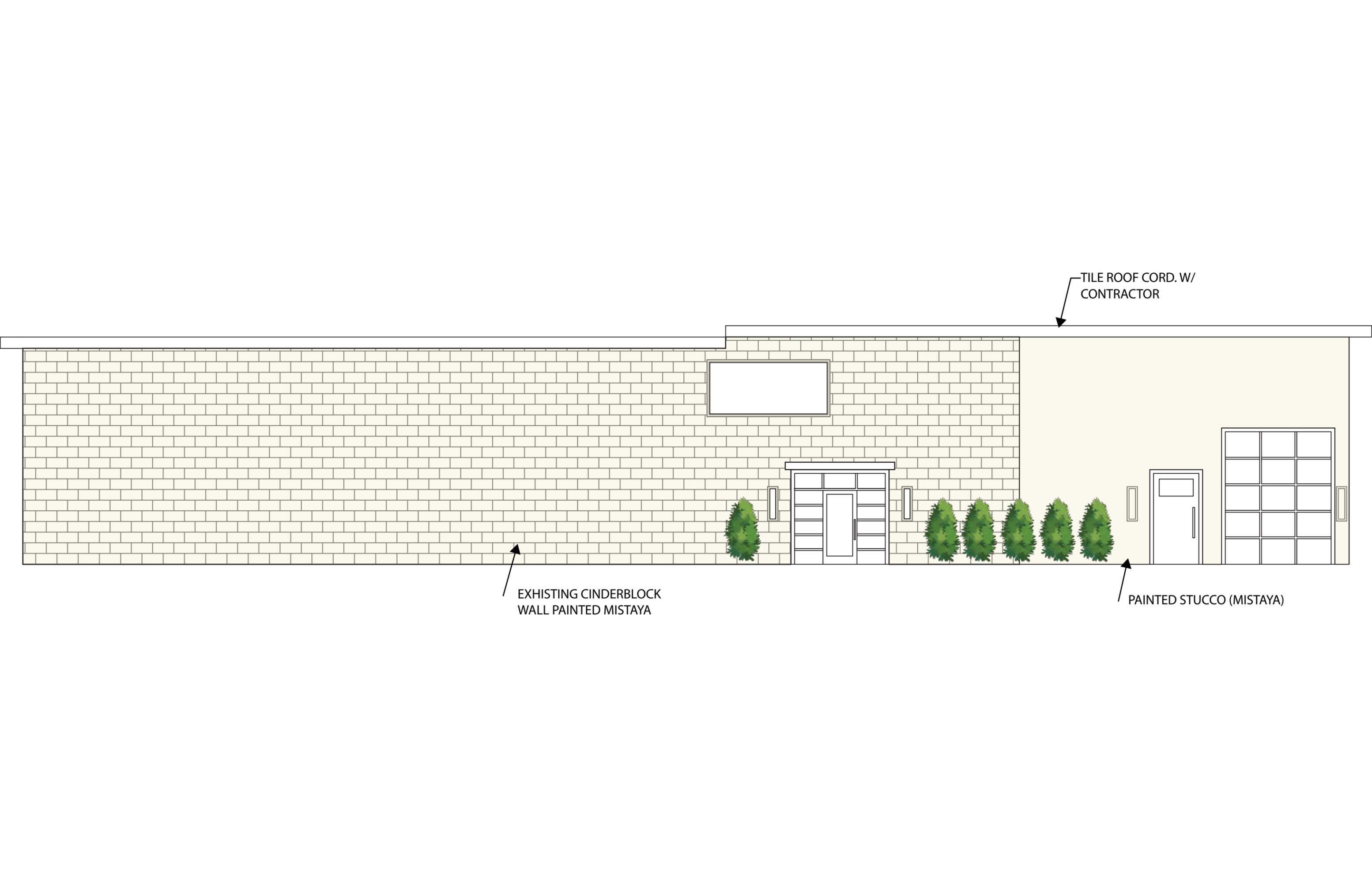
### Staff Analysis

The Wild Oak Reception Center is a permitted use in the General Commercial Storage Zone. The main concern that staff has is appropriate buffers between the reception center use and the existing residential uses. Staff feels that the number of trees will help to reduce some noise levels and impacts on surrounding neighbors.

### Exhibits

1. Aerial photo
2. Building elevations
3. Site Plan
4. Landscaping Plan

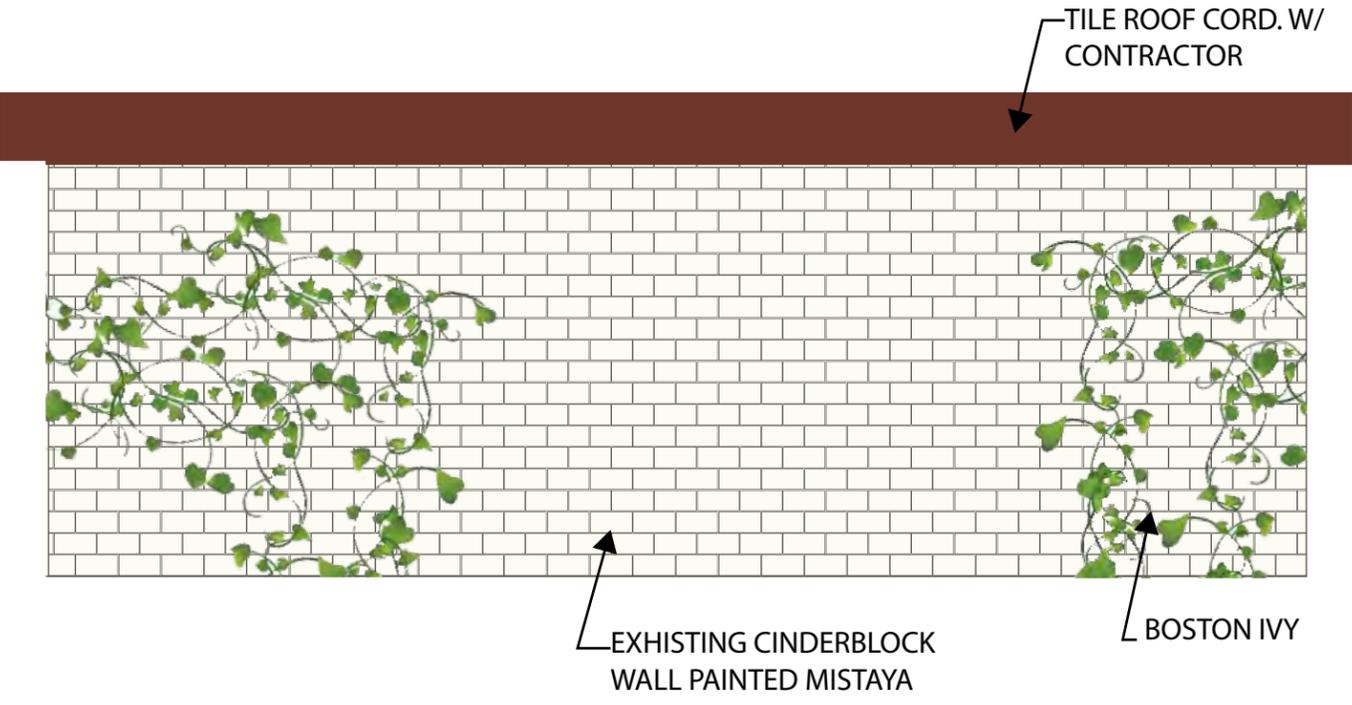




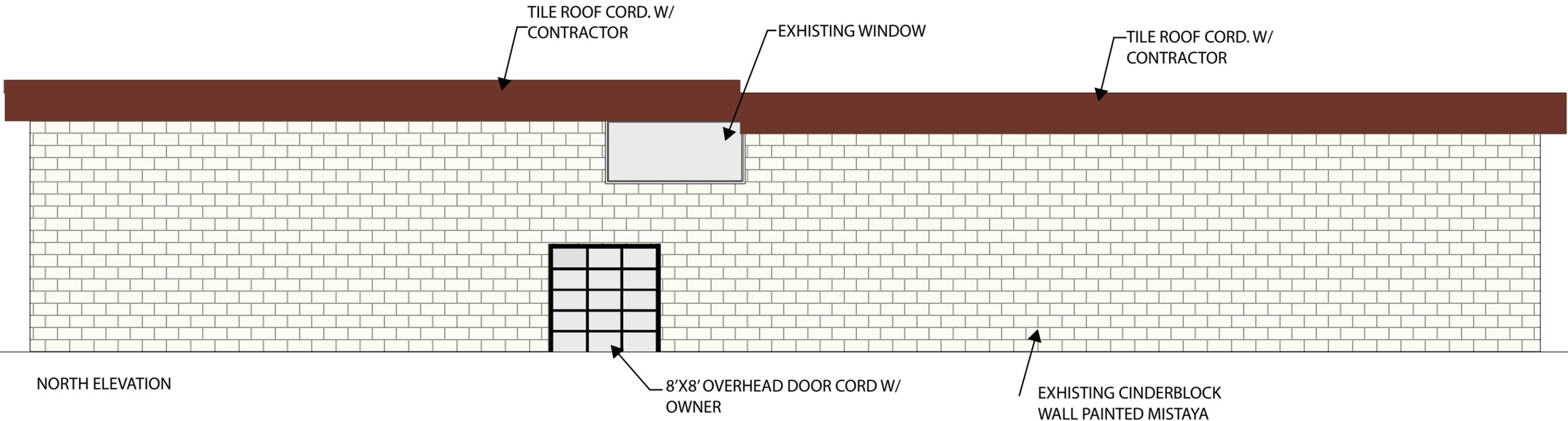
TILE ROOF CORD. W/  
CONTRACTOR

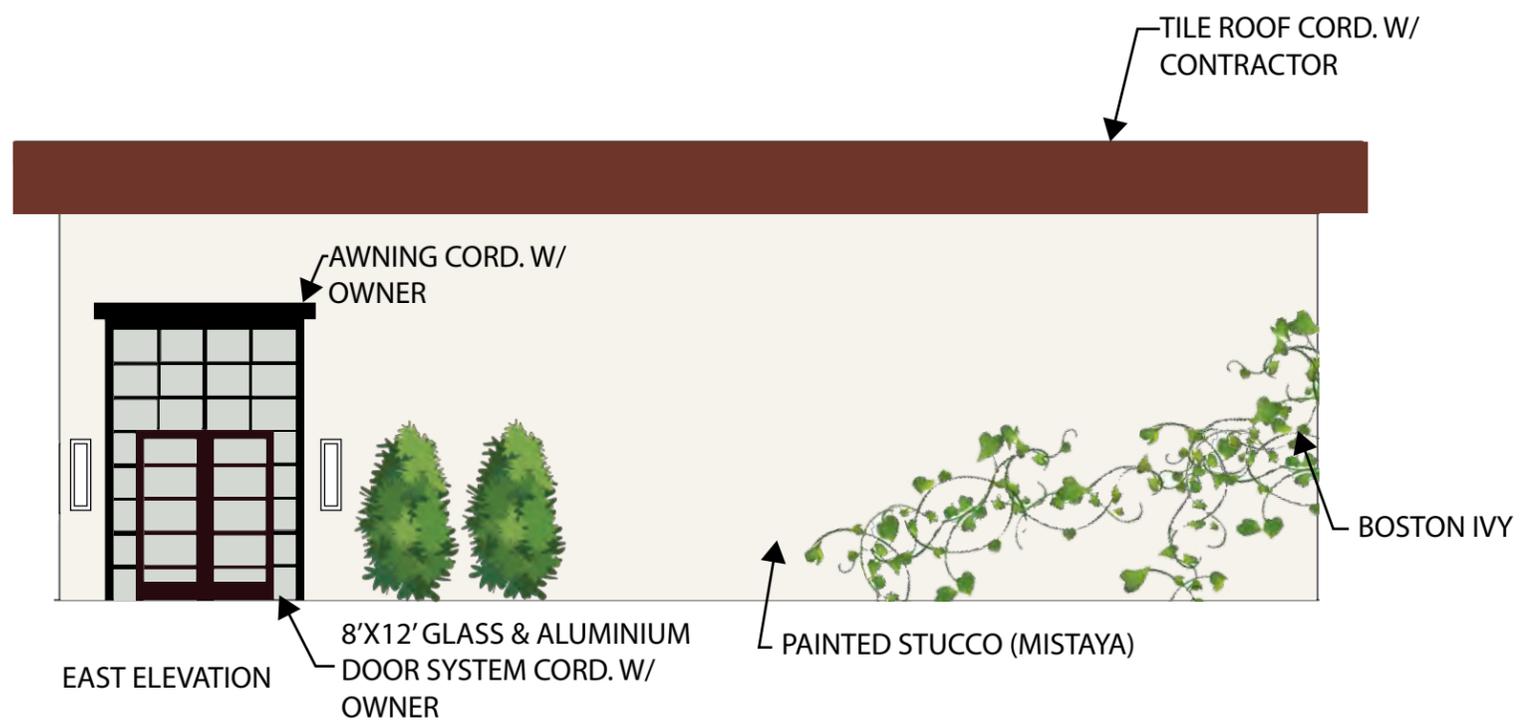
EXISTING CINDERBLOCK  
WALL PAINTED MISTAYA

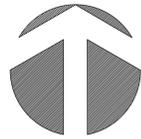
PAINTED STUCCO (MISTAYA)



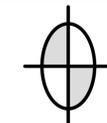
WEST ELEVATION







NORTH  
1" = 20'



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

Wild Oak Reception Center

# Site Plan

Utah  
Lindon

Revisions

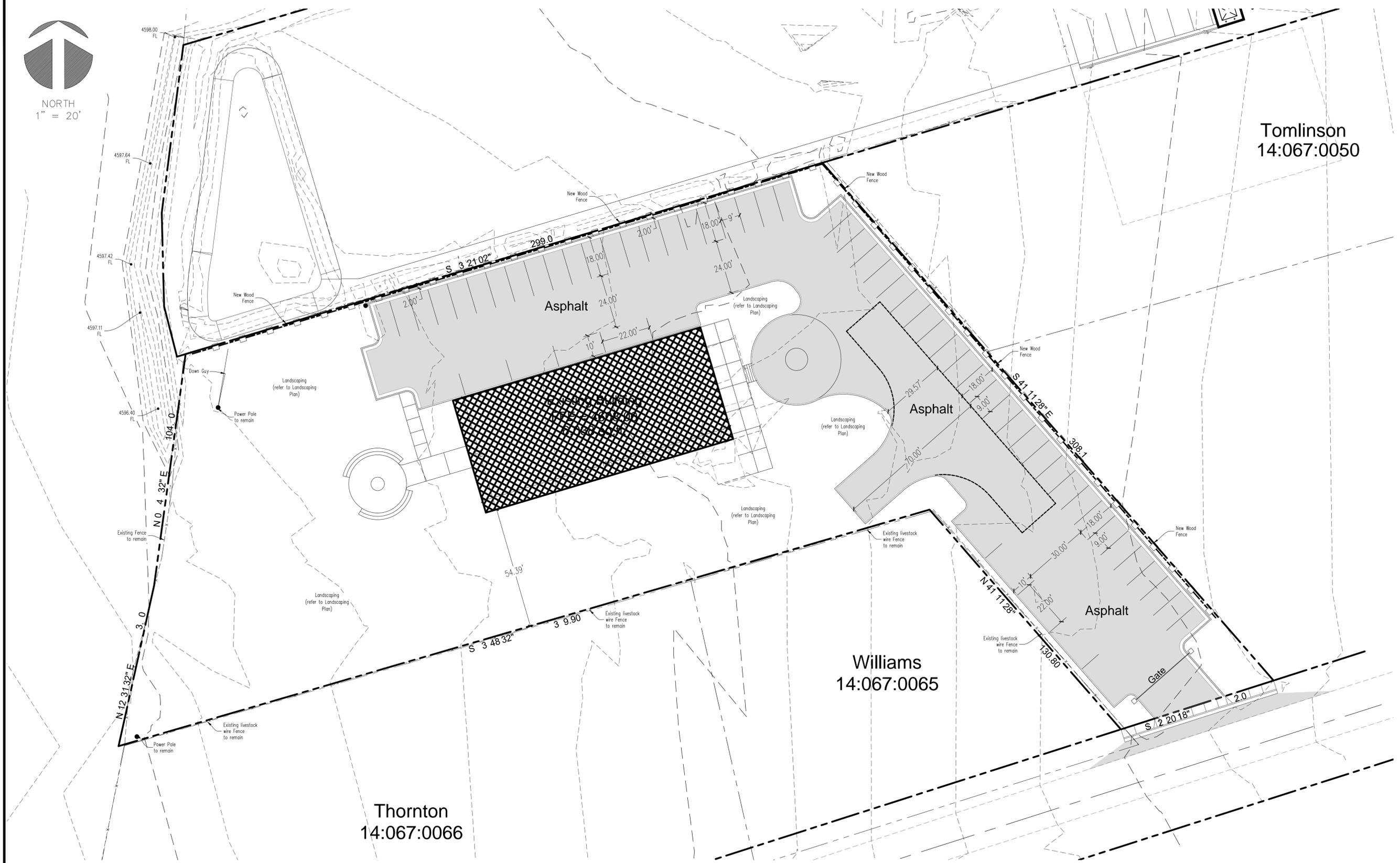
Date  
3-31-2016  
Scale  
1" = 20'  
By  
TD  
Tracing No.  
L - 14090

Sheet No.  
C - 2.0

Tomlinson  
14:067:0050

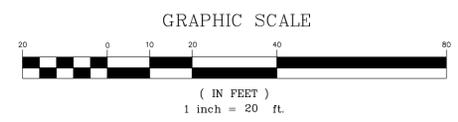
Williams  
14:067:0065

Thornton  
14:067:0066



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Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

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





## Item: 8 Major Subdivision Approval – Maxfield Hollow Approximately 800 W and Lakeview rd.

Date: May 14, 2019

Project Address: ~ 800 W &  
Lakeview rd.

Applicant: Jake Davis

Property Owner: Patti & Thomas  
Maxfield

General Plan: Residential Low

Current Zone: R1-20

Parcel IDs: 14:067:0162;

14:067:0164; 14:067:0178;

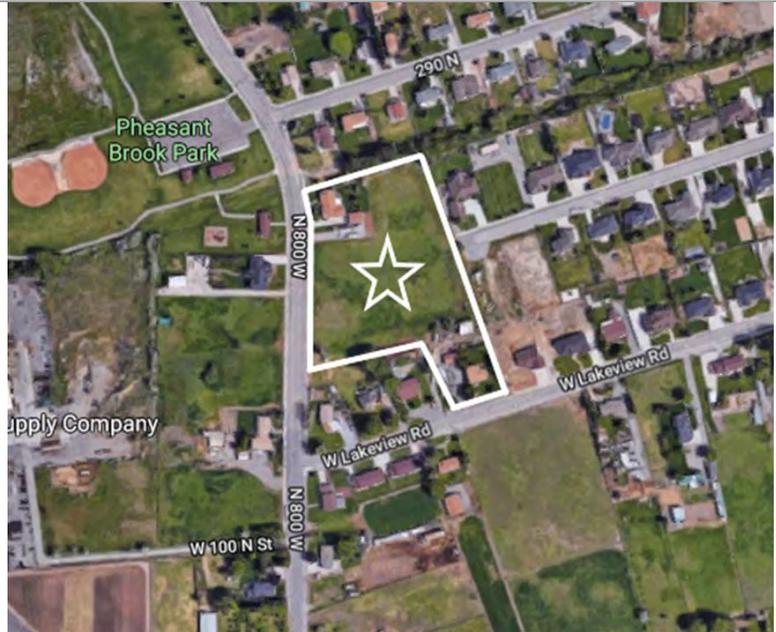
14:067:0181; 14:067:0177

Size: 4.51 acres

Type of Decision: Administrative

Council Action Required: Yes

Presenting Staff: Anders Bake



### Summary of Key Issues

1. The applicant is seeking Major subdivision approval for a seven-lot residential subdivision.

### Overview

1. Maxfield Hollow Subdivision will reconfigure five existing lots into seven. The subdivision plan also includes the extension of 250 N to 800 W., which will be a public street.

### Motion

I move to recommend (*approval, denial, or continue*) of **the applicant's request** for seven lot major subdivision approval with the following condition:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. The plans and plat will meet relevant specifications as found in the Lindon City Development Manual;
3. The applicant will comply with all bonding requirements;
4. 250 W. will be dedicated to the City as a public street;
5. All items of the staff report

### Surrounding Zoning & Land Use

North: R1-20 - Residential

South: R1-20 - Residential

East: R1-20 - Residential

West: R1-20 – Residential

### Lot Size Requirements (Residential)

Lot number	Minimum Lot Size: 20,000 square feet	Minimum public street frontage: 50 feet	Minimum lot width and depth: 100 feet	Compliant with City Standards
Lot 1	32,118 sq. ft.	142 feet	Over 100 feet	Yes
Lot 2	24,708 sq. ft.	394 feet	Over 100 feet	Yes
Lot 3	22,390 sq. ft.	107 feet	Over 100 feet	Yes
Lot 4	20,759 sq. ft.	122 feet	Over 100 feet	Yes
Lot 5	20,676 sq. ft.	138 feet	Over 100 feet	Yes
Lot 6	21,383 sq. ft.	264 feet	Over 100 feet	Yes
Lot 7	35,939 sq. ft.	169 feet	Over 100 feet	Yes

### Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
The street layout shall conform to the master plan	Yes – The proposed street matches the future planned continuation of 250 N as indicated on the Streets Master Plan.
Minimum right-of-way width for Minor streets: fifty feet	Yes – A fifty-foot right-of-way will be dedicated as a public street.
Minor streets maximum grade: 12%	Yes – The maximum proposed slope for 250 N is 5.06%
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – Lot 1 is currently compliant. Sidewalk, curb, and gutter will be installed along the 250 N extension serving lots 2 through 6. Lot 7 is currently not compliant but public works has determined that improvements will not be necessary along existing home that fronts Lakeview dr.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes – 10-foot Public Utility Easements are indicated along all boundary lines.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – provided as shown in engineering plans.
An Esplanade Street light is required at the intersection of 250 N and 800 W because it is the intersection of a collector street in a residential zone. A mid-bloc Granville Street light is required where a street exceeds 650 feet.	No – The plans indicate that a light pole will be installed in the correct location but they propose using a Granville LED Street Light. A mid-bloc Granville Street light is not shown on the plans.

### Other Requirements

1. Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining land use standards.
2. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

Exhibits

- 1. Aerial Image
- 2. Plat Map



# MAXFIELD HOLLOW SUBDIVISION

## PLAT "A"

LOCATED IN NW 1/4 SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M  
LINDON CITY, UT

### SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 800 WEST STREET, SAID POINT BEING LOCATED N00°06'25"W 118.76 FEET ALONG THE SECTION LINE AND EAST 37.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE ALONG EAST LINE OF ROAD N01°07'48"E 271.76 FEET, THENCE 155.28 FEET ALONG THE ARC OF A 684.07 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N04°53'59"W 154.95 FEET), THENCE N84°43'01"E 117.10 FEET, THENCE ALONG THE PHEASANT BROOK PLAT "D" SUBDIVISION N72°51'19"E 193.76 FEET TO THE GILLMAN FARM PLAT "A" SUBDIVISION, THENCE ALONG SUBDIVISION S21°55'20"E 90.30 FEET, THENCE S21°05'21"E 116.18 FEET, THENCE S20°29'12"E 203.70 FEET, THENCE CONTINUE ALONG SUBDIVISION S17°35'48"E 41.75 FEET, THENCE ALONG SUBDIVISION S19°36'34"E 185.95 FEET TO LAKEVIEW ROAD, THENCE ALONG ROAD S72°05'16"W 169.20 FEET, THENCE N20°22'07"W 213.41 FEET, THENCE ALONG A DECADES OLD WIRE FENCE LINE S73°49'00"W 88.54 FEET, THENCE CONTINUE ALONG WIRE FENCE S81°00'00"W 114.91 FEET, THENCE S89°00'00"W 81.92 FEET TO THE POINT OF BEGINNING. AREA OF ABOVE DESCRIBED PARCEL CONTAINS 4.551 ACRES.

BASIS OF BEARINGS IS N00°06'25"W ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 33 TO THE NORTHWEST CORNER OF SECTION 33.

### PRELIMINARY PLAT

SURVEYOR \_\_\_\_\_ DATE FEBRUARY 9, 2019

### OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS NICK'S PLACE PLAT "B" SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018.

### ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_  
COUNTY OF UTAH \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY ENGINEER OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018.

CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ CLERK/RECORDER (SEE SEAL BELOW) \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018 BY THE LINDON CITY PLANNING COMMISSION.

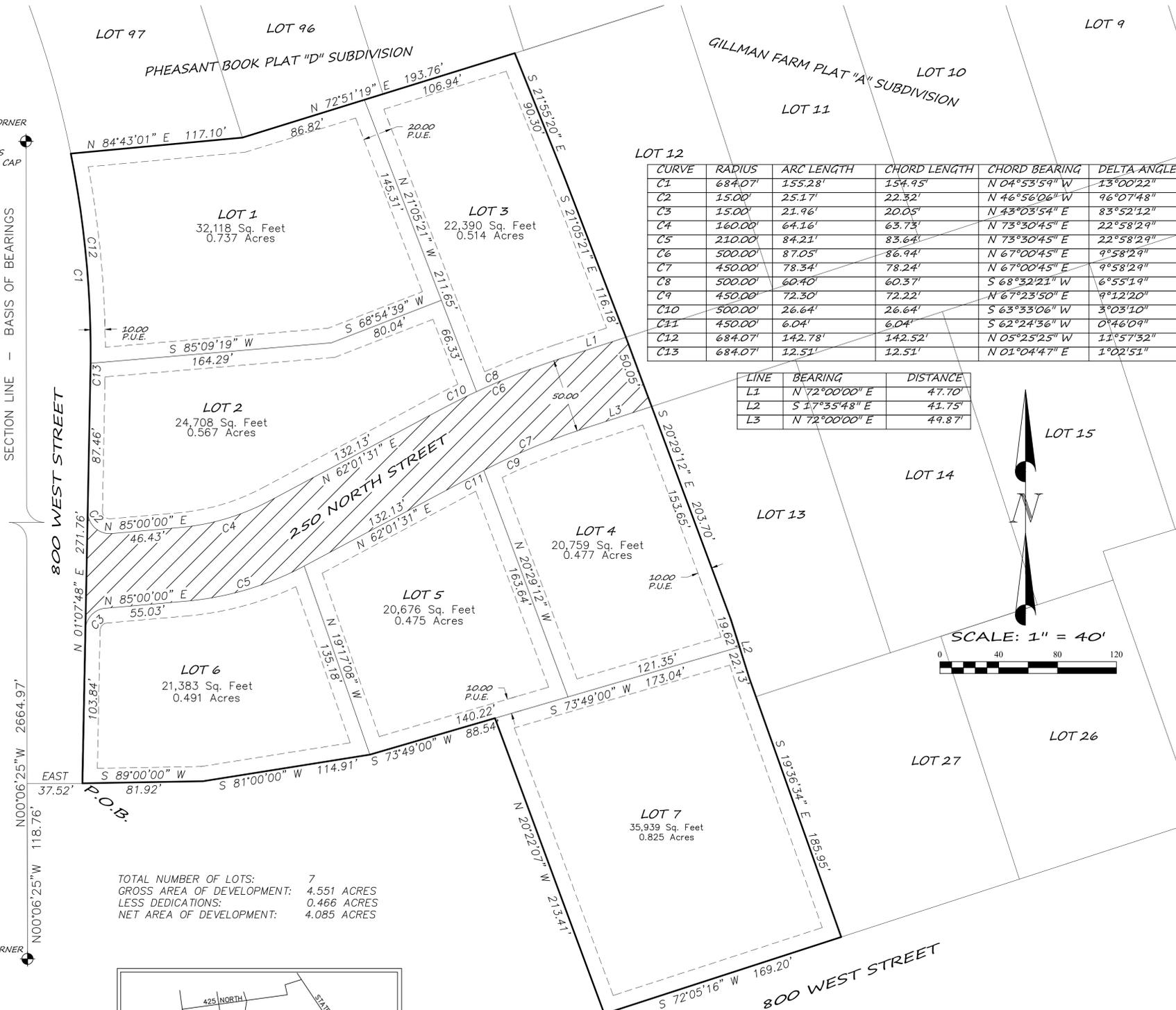
DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

### OCCUPANCY RESTRICTION NOTICE

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

# MAXFIELD HOLLOW SUBDIVISION PLAT "A"

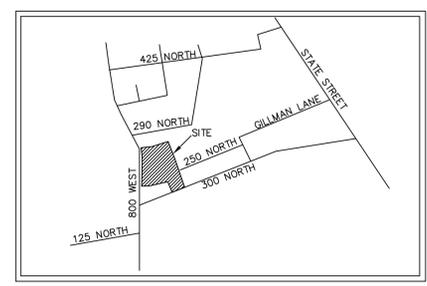
LOCATED IN NW 1/4 SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M  
LINDON CITY, UTAH, COUNTY OF UTAH SCALE: 1" = 40'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	684.07'	155.28'	154.95'	N 04°53'59" W	13°00'22"
C2	15.00'	25.17'	22.32'	N 46°56'06" W	96°07'48"
C3	15.00'	21.96'	20.05'	N 43°03'54" E	83°52'12"
C4	160.00'	64.16'	63.73'	N 73°30'45" E	22°58'29"
C5	210.00'	84.21'	83.64'	N 73°30'45" E	22°58'29"
C6	500.00'	87.05'	86.94'	N 67°00'45" E	9°58'29"
C7	450.00'	78.34'	78.24'	N 67°00'45" E	9°58'29"
C8	500.00'	60.40'	60.37'	S 68°32'21" W	6°55'19"
C9	450.00'	72.30'	72.22'	N 67°23'50" E	9°12'20"
C10	500.00'	26.64'	26.64'	S 63°33'06" W	3°03'10"
C11	450.00'	6.04'	6.04'	S 62°24'36" W	0°46'09"
C12	684.07'	142.78'	142.52'	N 05°25'25" W	11°57'32"
C13	684.07'	12.51'	12.51'	N 01°04'47" E	1°02'51"

LINE	BEARING	DISTANCE
L1	N 72°00'00" E	47.70'
L2	S 17°35'48" E	41.75'
L3	N 72°00'00" E	49.87'

TOTAL NUMBER OF LOTS: 7  
GROSS AREA OF DEVELOPMENT: 4.551 ACRES  
LESS DEDICATIONS: 0.466 ACRES  
NET AREA OF DEVELOPMENT: 4.085 ACRES



VICINITY MAP - NO SCALE

NORTHWEST CORNER SECTION 33  
T5S, R2E  
FOUND WITNESS  
CORNER BRASS CAP

SECTION LINE - BASIS OF BEARINGS

800 WEST STREET

N00°06'25"W 2664.97'

WEST QUARTER CORNER SECTION 33  
T5S, R2E  
FOUND BRASS CAP

- LEGEND**
- UTAH COUNTY SURVEY MONUMENT
  - SET REBAR AND CAP
  - SUBDIVISION MONUMENT
  - AREA DEDICATED TO LINDON CITY FOR ROADWAY PURPOSES

**OAK HILLS SURVEYING**  
Office location: Springville, UT  
American Fork, UT  
PH: (801) 796-8828  
kevin@oakhillsurveying.com  
oakhillsurveying.com  
Member UCLNS/NSPS

PRELIMINARY PLAT

SURVEYOR SEAL 	CLERK / RECORDER SEAL	ENGINEER SEAL	UTAH COUNTY RECORDER
-------------------	-----------------------	---------------	----------------------



Lot Size Requirements (Residential)

Required	Lot 2	Lot 3	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	32,452 sq. ft.	32,321 sq. ft.	Yes
Minimum Lot Width: 100 feet	<b>100'-1"</b>	<b>100'</b>	Yes
Minimum Lot Depth: 100 feet	<b>323'-11"</b>	<b>323'-11"</b>	Yes
Minimum public street frontage: 50 feet	<b>100'</b>	<b>100'</b>	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – Existing sidewalk, curb, and gutter will remain.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes – 10-foot Public Utility Easements are indicated along all boundary lines.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – provided as shown in engineering plans.

Other Requirements

1. Staff has determined that the proposed subdivision complies, or will be able to comply before final plat approval, with all remaining land use standards.
2. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

Exhibits

1. Aerial Photo
2. Subdivision Plat

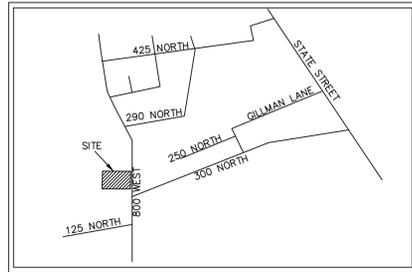


# MAXFIELD MEADOWS SUBDIVISION PLAT "C"

LOCATED IN NE 1/4 SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M  
LINDON CITY, UT

D & L REALTY UTAH  
14:064:0047

TOTAL NUMBER OF LOTS: 2  
GROSS AREA OF DEVELOPMENT: 1.487 ACRES  
LESS DEDICATIONS: 0.00 ACRES  
NET AREA OF DEVELOPMENT: 1.487 ACRES



VICINITY MAP - NO SCALE

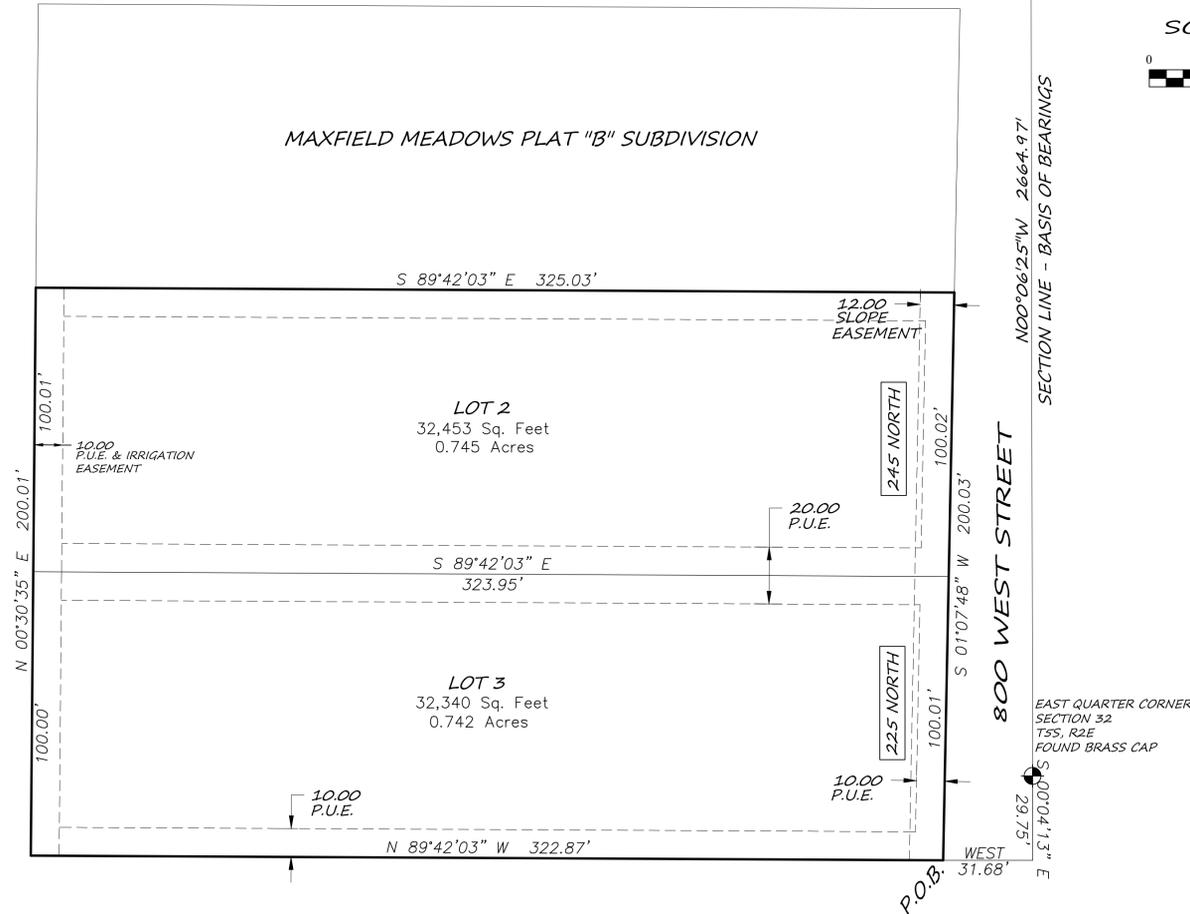
GENERAL NOTES  
1. 12 FOOT SLOPE EASEMENT IS INTENDED TO PROTECT THE RIGHT-OF-WAY OF 800 WEST STREET. THE EXISTING SLOPE CAN NOT BE DECREASED WITHOUT REVIEW AND APPROVAL OF LINDON CITY.  
2. A GEOTECHNICAL STUDY WAS NOT PERFORMED FOR THIS SUBDIVISION.

**OWNER / DEVELOPER:**

THOMAS MAXFIELD  
155 NORTH 800 WEST  
LINDON, UT

**LEGEND**

- UTAH COUNTY SURVEY MONUMENT
- SET REBAR AND CAP
- SUBDIVISION MONUMENT
- AREA DEDICATED TO LINDON CITY FOR ROADWAY PURPOSES



NORTHEAST CORNER WITNESS CORNER SECTION 32 T5S, R2E FOUND BRASS CAP

SECTION LINE - BASIS OF BEARINGS  
N00°06'25"W 2664.97'

EAST QUARTER CORNER SECTION 32 T5S, R2E FOUND BRASS CAP



SCALE: 1" = 30'  
0 30 60 90

MAXFIELD PROPERTY  
14:065:0194

**NOTICE OF LINDON CITY MULTIPLE FAMILY HOUSING ORDINANCE:**

ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LINDON CITY R2 OVERLAY ORDINANCE. UNDER THIS ORDINANCE THERE IS POTENTIAL FOR SMALL LOCALIZED MULTIFAMILY HOUSING PROJECTS IN THIS NEIGHBORHOOD CONSISTING OF SINGLE FAMILY PLANNED UNIT DEVELOPMENTS, DUPLEXES, TRIPLEXES AND ACCESSORY APARTMENTS. CONDITIONS COVENANTS AND RESTRICTIONS (C.C.&R'S) WHICH PROHIBIT THIS TYPE OF HOUSING IN SPECIFIC SUBDIVISIONS ARE CONSIDERED ILLEGAL AND IN VIOLATION OF LINDON CITY CODE. PLEASE CONTACT THE LINDON CITY PLANNING DEPARTMENT AT (801) 785-7687 FOR DETAILS REGARDING THIS ORDINANCE.

**SURVEYOR'S CERTIFICATE**

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE WEST LINE OF 800 WEST STREET, SAID POINT BEING LOCATED S00°04'13"E 29.75 FEET ALONG THE SECTION LINE AND WEST 31.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE N89°42'03"W 322.87 FEET, THENCE N00°30'35"E 200.01 FEET TO THE SOUTHWEST CORNER OF PLAT "B" MAXFIELD MEADOWS, THENCE ALONG SUBDIVISION S89°42'03"E 325.03 FEET TO THE WEST LINE OF 800 WEST STREET, THENCE ALONG STREET S01°07'48"W 200.03 FEET TO THE POINT OF BEGINNING. AREA OF ABOVE DESCRIBED PARCEL CONTAINS 1.487 ACRES.

BASIS OF BEARINGS IS THE N00°06'25"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 32 TO THE SOUTHEAST CORNER OF SECTION 32 AS PER NAD 27 COORDINATES.

SURVEYOR \_\_\_\_\_ DATE AUGUST 15, 2018

**OWNER'S DEDICATION**

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS NICK'S PLACE PLAT "B" SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019.

**ACKNOWLEDGEMENT**

STATE OF UTAH \_\_\_\_\_ S.S.  
COUNTY OF UTAH \_\_\_\_\_  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

MAYOR \_\_\_\_\_ PLANNING COMMISSION CHAIR \_\_\_\_\_  
CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ CITY RECORDER \_\_\_\_\_  
CITY ATTORNEY \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

**OCCUPANCY RESTRICTION NOTICE**

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

**CONDITIONS OF APPROVAL**

## MAXFIELD MEADOWS SUBDIVISION PLAT "C"

LOCATED IN NE 1/4 SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M  
LINDON CITY, UTAH, COUNTY OF UTAH SCALE: 1" = 30'

SURVEYOR SEAL 	CLERK / RECORDER SEAL	ENGINEER SEAL	UTAH COUNTY RECORDER
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PRELIMINARY PLAT