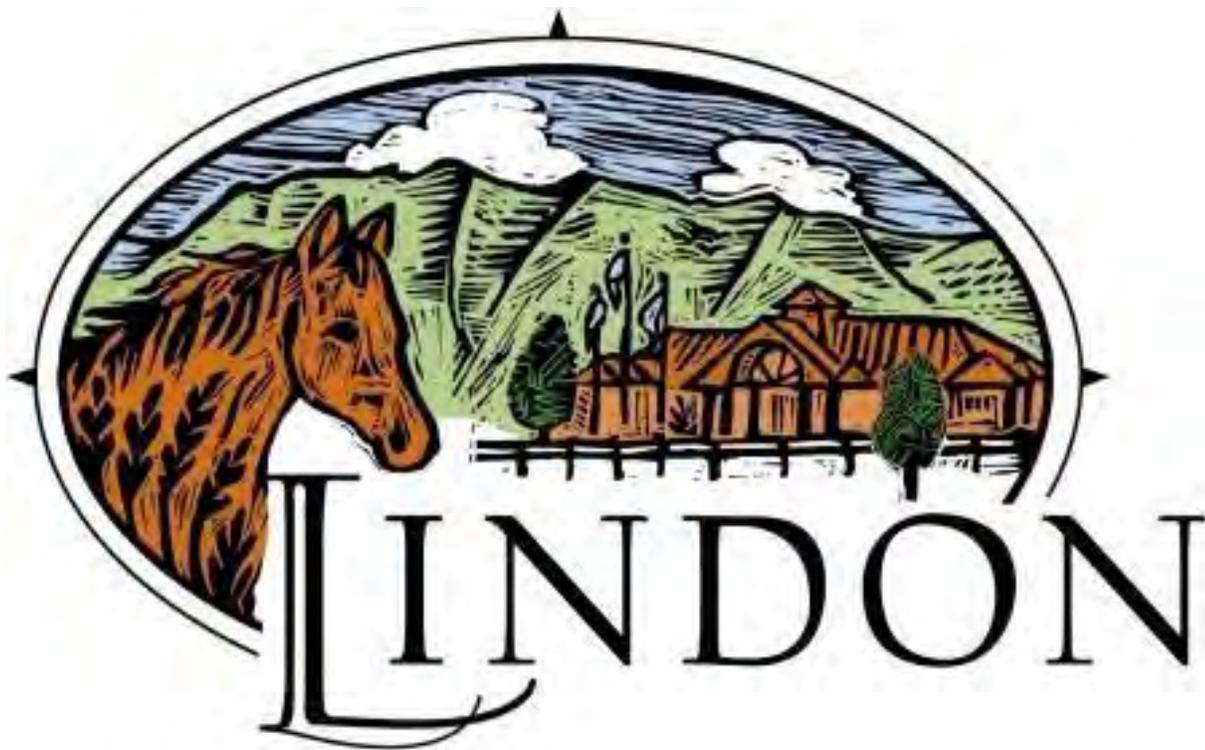


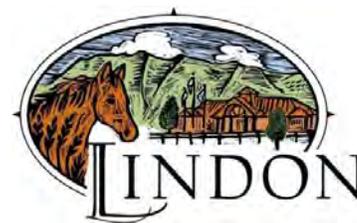
# **Lindon City Planning Commission Staff Report**



January 10, 2017

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, January 10, 2017**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

### AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

#### 1. Call to Order

#### 2. Approval of minutes

Planning Commission 12/13/2016

#### 3. Public Comment

(15 minutes)

#### 4. Minor Subdivision — Momberger Subdivision, Plat A, ~81 West 600 North

Glenn Momberger requests preliminary plan approval of a two (2) lot residential minor subdivision, at approximately 81 West 600 North in the Single Family Residential (R1-20) zone.

(15 minutes)

#### 5. Major Subdivision — Anderson Farms Subdivision, Plat B, ~330 North 1500 West

Ken Watson, on behalf of Ivory Development, LLC, seeks preliminary plan approval of a forty-eight (48) lot (and one parcel "A") subdivision, including dedication of public streets, at approximately 330 North 1500 West, in the Anderson Farms Planned Development (AFPD) zone. Recommendations will be forwarded to the City Council for final approval.

(15 minutes)

#### 6. Site Plan – Aquatherm Color Scheme Change, 825 West 600 North

Aquatherm requests review of a proposed color scheme change for the Aquatherm office/warehouse, 73,000 sq. ft., located at 825 West 600 North in the Mixed Commercial (MC) zone.

(15 minutes)

#### 7. Concept Review – Legacy Plaza, 730 N. State Street

Roy Morgan, Roy's Auto Services, requests feedback on proposed improvements and zoning for automotive repair at 730 N. State Street. The property is currently in the General Commercial (CG) zone. General Auto/Vehicle Repair is not a permitted use in the CG zone. As a concept review, feedback is requested but no formal action will be taken.

(5 minutes)

#### 8. Review & Action — 2017 Chair and Vice-chair elections

The Planning Commission will hold elections for the positions of Chair and Vice-chair for 2017.

#### 9. New Business from Commissioners

#### 10. Planning Director Report

### 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.



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

# Notice of Meeting

## Lindon City Planning Commission



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

**Posted By:** Brandon Snyder, Associate Planner

**Date:** January 6, 2017

**Time:** ~11:00 a.m.

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

## **Item I: Call to Order**

January 10, 2017 Lindon City Planning Commission Meeting

### **Roll Call:**

Sharon Call  
Steve Johnson  
Rob Kallas  
Charlie Keller  
Mike Marchbanks  
Bob Wily

**Item 2: Approval of Minutes**

Planning Commission 12/13/2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
4 **December 13, 2016 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: Charlie Keller, Commissioner  
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>EXCUSED</u></b>
Sharon Call, Chairperson	Bob Wily, Commissioner
14 Mike Marchbanks, Commissioner	Rob Kallas, Commissioner
Charles Keller, Commissioner	
16 Steven Johnson, Commissioner	
Hugh Van Wagenen, Planning Director	
18 Brandon Snyder, Associate Planner	
Kathy Moosman, City Recorder	

- 20 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
- 22
- 24 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission  
26 meeting of November 22, 2016 were reviewed. The joint work session minutes of  
11/01/16 and 11/15/16 and the Planning Commission work session minutes of  
10/25/16 were also reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
30 OF THE REGULAR MEETING OF NOVEMBER 22, 2016, AS AMENDED. HE  
ALSO MOVED TO APPROVE THE WORK SESSION MINUTES OF OCTOBER 25,  
32 2015 AND THE JOINT WORK SESSION MINUTES OF NOVEMBER 1, 2016 AND  
NOVEMBER 15, 2016 AS PRESENTED. COMMISSIONER KELLER SECONDED  
THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

- 34
- 36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any  
audience member who wished to address any issue not listed as an agenda item.

38 Jim Peters, Lindon resident, addressed the Commission at this time. Mr. Peters  
40 mentioned a concern with the Gardner ditch that comes along his property (which is a  
subdivision agenda item tonight). He noted the ditch crosses at 600 north and continues  
42 on his property to the fence and the beginning of the Green Valley Condos. He noted  
areas where the ditch is piped and then open through the Green Valley Condos and then  
44 on down. He stated they have had meetings with the city before about his concerns with  
the condition of the concrete ditch as the water is undermining the pipe and is causing the  
46 pipe to drop and also the fence to drop and is causing a sinkhole in the lawn of the condo  
association. He stated his concern is that when it does break loose those condos, which  
have a lower elevation, would have immediate flooding in their basements. Mr. Peters

2 state they also had meetings with the irrigation company who have promised to do repairs  
4 but have only done the fill with the canned sealant. He then showed some photos of the  
ditch in question.

6 Mr. Van Wagenen clarified, as they understand it, the ditch itself is actually on  
the Bowman property and not officially on Mr. Peters property. He noted this is not  
8 directly tied to Mr. Peter's upcoming subdivision application agenda item but it is a  
concern to Mr. Peters. Mr. Peters pointed out it is technically on the Bowman side but he  
10 has access to it from his property border and he has tried to clean out the ditch and he is  
aware it is causing the sink problem and it appears it is about ready to break loose.

12 Chairperson Call asked who is responsible for the ditch. Mr. Van Wagenen stated  
it will go through the irrigation company. He noted Brandon Snyder, Associate Planner,  
14 has been working with Mr. Peters and other owners on this issue. Mr. Snyder explained  
they have reached out to Public Works and the City Engineer and at this point it doesn't  
16 appear that the city uses the ditch for any purposes. They have been doing some  
background research to see if all of the maintenance responsibility lies with the Irrigation  
18 Company out of Pleasant Grove. The irrigation company is looking into the number of  
users and they will continue to follow up. Mr. Peters stated his ultimate hope is to  
eventually see the ditch abandoned.

20 **CURRENT BUSINESS** –

- 22
- 24 4. **Minor Subdivision — Peters Subdivision, Plat D, 51 West 600 North.** James  
Peters requests preliminary plan approval of a minor residential subdivision, at  
26 approximately 51 West 600 North in the Single Family Residential (R1-20) zone.  
The proposal includes lot line adjustments, with existing plat B, which will result  
in a total of four (4) lots.

28

30 Brandon Snyder, Associate Planner, gave some background of this item noting this  
proposed subdivision including lot line adjustments will create two new residential  
32 building lots. He noted the existing homes are located on the proposed lots 7 and 8. He  
pointed out the back yards of the existing homes will be extended with this proposal. He  
stated that sidewalk, curb and gutter improvements already exist along both street  
34 frontages. Mr. Snyder stated the applicant, Mr. Peters is in attendance tonight  
representing this application and is requesting preliminary plan approval. Mr. Snyder  
36 stated the proposed lots meet or exceed the lot requirements for the R1-20 zone as it  
relates to size, width, depth and frontage.

38 Mr. Snyder explained staff has determined that the proposed subdivision  
complies, or will be able to comply before final plat approval and with all remaining land  
40 use standards. He noted the City Engineer is addressing the engineering standards and all  
engineering issues will be resolved before final plat approval is granted. Chairperson Call  
42 asked about the exact location of the ditch and whose property it is located on (emailed  
information). Mr. Snyder explained that the ditch is clearly located on the Bowman  
44 property but Mr. Peters has access. Mr. Snyder then referenced the Preliminary Plan and  
Subdivision Plat followed by some additional discussion. He then turned the time over to  
46 the applicant for comment.

2 Mr. Peters re-iterated from his previous comments that no one wants the ditch  
4 anymore and he along with others would like to see the ditch abandoned and feel that  
6 piping it would not be a good option. He noted if we are talking about a fence where do  
8 you put the fence as the Bowman's already have a fence right on the edge and questioned  
10 how the irrigation company would maintain the ditch. Mr. Snyder then presented photos  
12 of the existing fenced areas. There was then some discussion regarding placement of the  
14 fence including possible safety hazards, safety precautions and maintenance  
16 responsibility. Mr. Peters asked about adding a provision stating there must be a fence  
18 and have it be conditioned with the building permit to the future property owner because  
20 by that the time the ditch may be abandoned anyway. Commissioner Marchbanks agreed  
22 that adding the condition with the building permit is a good idea rather than forcing the  
24 fencing now because if the downstream user doesn't give up their water shares it will be a  
26 lot harder to deal with a fence on both sides of the ditch and it would give time to resolve  
28 the issue. Chairperson Call pointed out that this meets all lot requirements. At this time  
30 Chairperson Call called for any public comment. There were no public comments.  
32 Chairperson Call suggested approving this request with the two conditions as listed.

18 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion.

20  
22 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANT'S  
24 REQUEST FOR PRELIMINARY PLAN APPROVAL OF A RESIDENTIAL MINOR  
26 SUBDIVISION INCLUDING THE LOT LINE ADJUSTMENTS TO BE KNOWN AS  
28 PETERS SUBDIVISION PLAT D WITH THE FOLLOWING CONDITIONS: 1. IF  
30 THERE IS A SAFETY ISSUE WITH THE DITCH UPON BUILDING THAT THE  
BUILDING PERMIT WOULD REQUIRE THAT THE ISSUE BE RESOLVED IN THE  
MATTER OF A FENCE AND 2. THERE BE AN IRRIGATION EASEMENT ALONG  
WITH THE PUBLIC UTILITY EASEMENT ON THE WEST PROPERTY LINE  
UNTIL SUCH TIME THAT THE DITCH IS ABANDONED. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

32 CHAIRPERSON CALL AYE  
34 COMMISSIONER MARCHBANKS AYE  
36 COMMISSIONER KELLER AYE  
COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

38 **5. Minor Subdivision — Ruf East Subdivision, Plat A, 1810 West 700 North.**

40 Steve Ruf requests preliminary plan approval of a two (2) lot commercial minor  
42 subdivision, located at approximately 1810 West 700 North, in the General  
Commercial (CG) zone.

44 Mr. Snyder gave an overview stating the applicant, Steve Ruf is in attendance as  
46 representative of this agenda item. Mr. Snyder explained this subdivision creates two  
commercial lots fronting onto 700 North. He noted the Lindon City Street Master Plan  
Map indicates that 700 North Street is an arterial street. He added that the property is  
currently vacant and was last used for agricultural purposes. He noted that some of the

2 public improvements (curb and gutter) already exist along 700 North. He pointed out the  
4 property is bordered on the west by the Ruf Subdivision, Plat A, and by Pleasant Grove  
6 City on the north and presently access will be provided via the west (access easement).  
He noted the minimum lot size in the CG zone: 20,000 square feet and there is no  
minimum lot frontage along a public street.

8 Mr. Snyder stated staff has determined that the proposed subdivision complies, or  
will be able to comply before final plat approval, with all remaining planning and zoning  
10 standards. He noted the City Engineer is addressing engineering standards and all  
engineering issues will be resolved before final plat approval is granted. Mr. Snyder then  
12 referenced the proposal followed by some general discussion. He noted this is a pretty  
straightforward request and staff has no concerns.

14 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion.

16 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S  
18 REQUEST FOR PRELIMINARY PLAN APPROVAL OF A TWO (2) LOT  
COMMERCIAL MINOR SUBDIVISION TO BE KNOWN AS RUF EAST  
20 SUBDIVISION, PLAT A, WITH NO CONDITIONS. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
FOLLOWS:

22 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
24 COMMISSIONER KELLER AYE  
COMMISSIONER JOHNSON AYE  
26 THE MOTION CARRIED UNANIMOUSLY.

28 6. **Site Plan — Ruf Office Building, 1810 West 700 North.** Steve Ruf requests site  
30 plan approval for the Ruf Office Building, ~11,400 sq. ft., to be located at  
approximately 1810 West 700 North in the General Commercial (CG) zone.

32 Mr. Snyder led this discussion by stating Steve Ruf is also proposing to construct a  
two-story professional office, which is a permitted use in the General Commercial (CG)  
34 zone. He pointed out the intent of the zone is to provide areas where commercial and  
service uses may be located. Mr. Snyder explained the property is proposed to be  
36 subdivided into two lots and Mr. Ruf is requesting site plan approval for Lot 2. He noted  
this proposal precedes the Lindon Village Commercial (LVC) zone and any associated  
38 changes and Lot 1 will be reviewed in association with a separate future application. Mr.  
Snyder stated staff has also asked Mr. Ruf to verify the construction and phasing  
40 boundaries between the lots in association with any detention and landscaping  
requirements.

42 Mr. Snyder went on to say that the planning staff, the City Engineer and Mr. Ruf  
are working through the technical issues related to the site and city staff will ensure all  
44 issues are resolved before final engineering approval is granted. He mentioned that third  
party notices were provided to the adjoining property owners in accordance with city  
46 code and staff has not received any responses or concerns back at this time.

2 Mr. Snyder further explained as part of development of a site the applicant is  
4 required to turn in water shares and Lindon City records indicate that no water shares  
6 have been tendered for this property (1.25 acres) and water shares or fees in lieu of water  
8 shares will be required for this proposed subdivision. He noted it appears that 0.6 shares  
10 of North Union shares are required at this time and Mr. Ruf has indicated he will pay the  
12 fees in lieu of tendering water shares.

8 Mr. Snyder noted that Mr. Ruf will also be installing the park strip landscaping as  
10 well as the site and interior parking lot landscaping. The proposed site (lot 2) shall be a  
12 minimum of 20% in landscaping (this site is 34%). Interior parking lot landscaping  
14 required is 1,920 sq. ft. (this site is 1,944). The Lindon City 700 North Street Cross-  
16 section requires that the park strip include a 2' berm. The site plan indicates that the park  
18 strip along 700 North narrows from 14' in width down to 9.4' (going from the west to the  
east) which may not be practical. It appears the width reduces due to the existing culvert  
and staff has asked Mr. Ruf to provide the berm on the plans. He noted that staff has also  
indicated that the Mr. Ruf can request the Planning Commission to alter the berm height.  
At this time staff recommends installing the 2' berm on the west half, and slowly  
reducing it to a 1' berm on the east by the culvert.

20 Mr. Snyder then referenced for review the architectural character, street scape,  
22 site design and other amenities in the CG zone shall be consistent with the Lindon City  
24 Commercial Design Guidelines. He noted that all sides of the buildings shall receive  
26 design consideration consistent with the guidelines. The building exterior is to be brick  
28 with stucco bands and trim. Mr. Snyder then referenced the aerial photo, site plan,  
landscape plan, elevations, street cross-section and the proposed subdivision plat  
followed by discussion. He noted this is a pretty straightforward request and staff has no  
concerns. Chairperson Call observed this complies with the commercial standards but  
also suggested having some type of a covered entrance (canopy) that would enhance the  
visual look and provide cover to patrons.

30 Mr. Ruf stated that is a good suggestion and they will take that into consideration  
32 with the architect. Mr. Ruf also stated they were going to landscape both sides of the  
34 ditch but staff indicated there is a beaver problem so they are just putting native grasses  
and boulders on the north side instead of trees but it will still meet the landscaping  
requirements. Chairperson Call stated it appears that this will be a nice building and she  
suggested approval with the staff recommended conditions.

36 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion.

38 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
40 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR THE RUF BUILDING  
OFFICE TO BE LOCATED AT 1810 WEST 700 NORTH IN THE GENERAL  
COMMERCIAL (CG) ZONE WITH THE FOLLOWING CONDITIONS: 1.  
42 RECORDING OF THE PROPOSED SUBDIVISION PLAT AND ASSOCIATED  
EASEMENTS; 2. COMPLY WITH BERM STANDARDS; 3. COMPLY WITH  
44 WATER SHARE REQUIREMENTS. COMMISSIONER JOHNSON SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

46 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE

2 COMMISSIONER KELLER AYE  
COMMISSIONER JOHNSON AYE  
4 THE MOTION CARRIED UNANIMOUSLY.

6 7. **Minor Subdivision — Momberger Subdivision, Plat A, 81 West 600 North.**  
Glenn Momberger requests preliminary plan approval of a three (3) lot residential  
8 minor subdivision, at approximately 81 West 600 North in the Single Family  
Residential (R1-20) zone.

10

Mr. Snyder stated this item has been removed from the agenda and has been  
12 continued to a future meeting. Chairperson Call asked if there were any questions or  
comments from the Commission. Hearing none she called for a motion.

14

COMMISSIONER MARCHBANKS MOVED TO CONTINUE AGENDA  
16 ITEM NUMBER SEVEN, MOMBERGER SUBDIVISION, PLAT A, TO A FUTURE  
MEETING. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE  
18 WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
20 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
22 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

24

8. **Major Subdivision — Gillman Corner Subdivision, Plat A, 540 West Gillman  
26 Lane.** Deny Farnworth requests preliminary plan approval of a seven (7) lot  
residential major subdivision in the Single Family Residential (R1-20) zone.  
28 Recommendations will be forwarded to the City Council for final approval.

30 Hugh Van Wagenen, Planning Director, noted Brandon Zollinger is in attendance  
as representative of this agenda item tonight. He explained this is a request to create five  
32 lots and dedicate a new public street (70 North) in the Single Family Residential (R1-20)  
zone (3.6 acres). Mr. Van Wagenen explained that curb and gutter will be installed along  
34 540 West in addition to Gillman Lane along Lots 1, 2 and 7. An Esplanade Street Light  
will also be installed at the intersection of 540 West Gillman Lane and a Granville Street  
36 Light will be installed at the end of the cul-de-sac. He noted a 6 ft. asphalt trail is shown  
on south side of Gillman Lane as shown on the Parks and Trails Master Plan Map and  
38 applicable cross section.

Mr. Van Wagenen further explained the applicant is proposing to not construct the  
40 trail as shown but rather have a 4 ft. concrete trail instead that would match Lindon's  
typical cross section. He noted the City Council can make adjustments to standard cross  
42 sections after a recommendation has been made from the Planning Commission and  
Development Review Committee (DRC). He added that the DRC takes no exception to  
44 the applicant's proposal to install a 4 ft. concrete sidewalk rather than a 6 ft. asphalt trail.  
The "main ditch" runs along the eastern portion of this property and acts as both  
46 irrigation and storm water conveyance. He stated the applicant has proposed to install a  
48" pipe to replace the ditch if the City will purchase the pipe. He noted if the ditch were

2 to remain open, there would be a potential maintenance access problem as lot owners  
4 would like to fence their yards. He pointed out that piped or not, there is a 25 ft. irrigation  
easement being provided along the ditch.

6 Mr. Van Wagenen commented that staff has determined that the proposed  
subdivision complies, or will be able to comply before final approval, with all remaining  
8 land use standards. He noted the City Engineer is addressing the engineering standards  
and all engineering issues will be resolved before final approval is granted. Mr. Van  
10 Wagenen then referenced an aerial photo of the proposed subdivision and the preliminary  
plan followed by some general discussion. He then turned the time over to Mr. Zollinger  
for comment.

12 Mr. Zollinger commented on the irrigation ditch stating the applicant is willing to  
pipe the ditch with the city paying for the materials. He pointed out this will be a safety  
14 factor for future lot owners. He commented regarding the street and the trails that they  
will be connecting the remainder of the curb, gutter and sidewalk from the northeast  
16 corner of the property connecting Lot 1 with this development. Kevin Gillman, and John  
Ellis were in attendance to make comment on this issue. Chairperson Call mentioned that  
18 the DRC does not take exception with the change on the concrete and the ditch  
improvements will be taken care of by the developer.

20 Ms. Hueng mentioned her concerns with their huge willow trees on her property  
that are located next to the ditch and if the piping of the ditch will hurt the trees. Mr.  
22 Zollinger stated the size of the pipe will be a 42" or 48" pipe and would have to be laid  
and that would determine the slope as far as matching the existing elevations so those  
24 trees at the first connection may be damaged, but they will try to save the trees if they  
can. Commissioner Marchbanks stated he would like to know how the neighbors feel  
26 about going to a standard street profile vs. taking up an extra 2 ft. for the trail system. He  
would suggest making a strong recommendation to not have the trail extra footage (6 ft.  
28 to 4 ft.) as it is a narrow right of way; he would rather see the road 2 ft. wider.  
Commissioner Johnson agreed with that statement. Chairperson Call stated that is also  
30 the recommendation of the DRC (takes no exception).

32 Mr. Van Wagenen pointed out on Gillman Lane the majority of the property left  
to develop is on the south side where they will most likely retain the full cross section,  
whereas to the north most properties are already in and developed. Chairperson Call  
34 pointed out as far as the issues go this meets all requirements and the other issues are  
being addressed by staff and the City Engineer.

36 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion.

38  
40 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL  
TO THE CITY COUNCIL THE APPLICANT'S REQUEST FOR APPROVAL OF A  
42 SEVEN (7) LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS GILLMAN  
CORNER PLAT A WITH THE FOLLOWING CONDITIONS: 1. THAT THE STREET  
44 AND TRAIL CROSS SECTION BE AMENDED FROM THE 6 FOOT ASPHALT  
TRAIL (STANDARD DETAIL 2B) TO 4 FOOT CONCRETE TRAIL (STANDARD  
46 DETAIL 2A) AND 2. IF THE WATERWAY NEEDS TO BE COVERED THE CITY  
WILL PARTICIPATE WITH THE PIPING WITH THE DEVELOPER TO DO THE

2 ENCLOSURE OF THE DITCH. COMMISSIONER KELLER SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
4 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
6 COMMISSIONER KELLER AYE  
COMMISSIONER JOHNSON AYE  
8 THE MOTION CARRIED UNANIMOUSLY.

10 9. **Public Hearing — Ordinance Amendment, 17.32.120 Streets.** Lindon City  
requests approval of an amendment to Lindon City Code 17.32.120 to address  
12 street alignments and off-set intersections. Recommendations will be forwarded to  
the City Council for final approval. (Pending Ordinance 2016-24-O).

14  
COMMISSIONER KELLER MOVED TO OPEN THE PUBLIC HEARING.  
16 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

18  
Mr. Van Wagenen opened this agenda item by explaining street layouts benefit  
20 from centerlines being continuous across intersections or far enough apart that conflict  
zones are minimized for vehicle traffic. He noted the current code states that, "*The*  
22 *centerline of two subordinate streets meeting a through street from opposite sides shall*  
*extend as a continuous line, or the centerline shall be offset at least one hundred fifty*  
24 *(150) feet.*" He also mentioned an example of a continuous centerline for two subordinate  
streets is where Canal Drive crosses 400 North. He then gave an example including an  
26 offset centerline at 780 E/800 E as it meets 400 North (collector road). He also  
mentioned another example is a situation that the code is trying to avoid is when a center  
28 left turn lane is present. He noted these centerlines are about 57 feet apart. Mr. Van  
Wagenen stated there are times when an offset less than 150 feet does not create this  
30 traffic problem. He then presented some additional examples followed by discussion. He  
noted the difficulty with the current code is that it does not allow for any discretion in the  
32 standards.

Mr. Van Wagenen commented that a recent submitted subdivision application for  
34 Ray's Circle Plat A (next agenda item) is a good example of a proposed road that will  
have an offset less than 150 feet from a future road across a through street and the design  
36 is such that traffic safety is not a concern. Mr. Van Wagenen explained this ordinance  
revision and proposed language will allow some discretion on the standards as it is  
38 applied by the City Engineer and would allow the City Engineer discretion in these  
matters (case by case basis) that would save the applicant time and money by not having  
40 to apply for a variance with the Board of Adjustment for an issue that staff does not have  
concerns with. There was then some general discussion regarding this issue. Chairperson  
42 Call stated she does not see any reason to not make this change.

44 Mr. Van Wagenen then read the code revision as follows:

46 The centerline of two subordinate streets meeting a through street from opposite  
sides shall extend as a continuous line, or the centerline shall be offset at least one  
hundred fifty (150) feet.

2 a. The City Engineer may grant a variance to the above standards upon findings that  
4 such a variance will not be contrary to the safety of vehicular or other forms of  
6 transportation. For instance, if the centerline offset is less than one hundred and  
8 fifty (150) feet and will not result in increased conflict zones for left turning  
vehicles from the major street onto the subordinate streets, a variance may be  
granted. Notwithstanding this paragraph, a continuous centerline or offset of 150  
feet are the preferred standards.

10 Chairperson Call called for any public comment at this time. There was a resident  
in attendance who addressed the Commission at this time.

12 **Ann Johnson:** Ms. Johnson expressed her concerns as this change may affect her lot. Mr.  
14 Van Wagenen stated this proposed change is for safety issues that poses concerns and it  
will give the City Engineer the option to grant a variance.

16 Chairperson Call asked if there were any further public comments. Hearing none  
18 she called for a motion to close the public hearing.

20 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC  
HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL  
22 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

24 Chairperson Call asked if there were any further questions or comments from the  
Commission. Hearing none she called for a motion.

26 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL  
28 TO THE CITY COUNCIL ORDINANCE AMENDMENT 2016-24-O AS PRESENTED  
WITH NO CHANGES. COMMISSIONER KELLER SECONDED THE MOTION.  
30 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
32 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
34 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

36 **10. Major Subdivision — Ray’s Circle Subdivision, Plat A, 70 North 400 East.**

38 Steve Mitchell requests preliminary plan approval of a five (5) lot residential major  
subdivision in the Single Family Residential (R1-20) zone. Recommendations will  
40 be forwarded to the City Council for final approval.

42 Mr. Van Wagenen explained Steve Mitchell is in attendance as applicant of this  
item. He noted Mr. Mitchell is requesting approval to create five lots and dedicate a new  
44 public street (70 North) in the Single Family Residential (R1-20) zone. He stated all lots  
meet the minimum lot size requirements for the zone. He explained the 70 North  
46 centerline will be offset from the future 60 North centerline across 400 East less about  
108 feet and currently, code requires that the minimum street centerline offset be 150

2 feet. Mr. Van Wagenen pointed out this is a safety measure to prevent conflicts among  
left turning vehicles heading in opposite directions. He noted in this particular situation,  
4 the City Engineer is not concerned about the offset of the two streets being less than 150  
feet. This ordinance is being proposed to allow such offsets to be less than 150 feet if  
6 there is no traffic safety concern as determined by the City Engineer.

Mr. Van Wagenen pointed out if this ordinance is not recommended and approved  
8 by the City Council, Mr. Mitchell will have to design a different subdivision layout.  
Curb, gutter and sidewalk will be installed along 70 North in addition to 400 East along  
10 Lot 1 and Lot 5. An Esplanade Street Light will be installed at the intersection of 70  
North and 400 East and a Granville Street Light will be installed at the end of the cul-de-  
12 sac. He noted the existing home on the site will need to be demolished to develop the  
subdivision. Mr. Van Wagenen stated staff has determined that the proposed subdivision  
14 complies, or will be able to comply before final approval, with all remaining land use  
standards. He noted the City Engineer is addressing engineering standards and all  
16 engineering issues will be resolved before final approval is granted. Mr. Van Wagenen  
then referenced an aerial photo of the proposed subdivision and the preliminary plan  
18 followed by discussion. Chairperson Call stated this appears to meet all of the  
requirements as long as the city council approves the street centerline offsets.

20 Chairperson Call called for any public comment at this time. There were several  
residents in attendance who addressed the Commission at this time as follows:

22  
**Amy Johnson:** Ms. Johnson expressed her concerns that this will interfere with her  
24 street according to the plan when trying to make a left turn and may cause safety issues.  
Mr. Van Wagenen stated neither street are major through streets (60 north and 40 north)  
26 and pointed out this is certainly not an ideal situation but they don't anticipate it creating  
a lot of heavy traffic. Ms. Johnson commented if the proposed road goes through it will  
28 be dangerous for all of the residents and it's not far from a stop sign; it is just not a good  
idea. Mr. Van Wagenen commented that is not what is being proposed tonight and is not  
30 a concern with this application; these issues are being considered. Mr. Van Wagenen also  
addressed the following issues brought up by Ms. Johnson as follows:

- 32 1. Storm drain (will run east to west to 400 East).
- 34 2. Fencing (the city would not get involved with fencing and that issue would have  
to be worked out between the two parties).
- 36 3. Utilities (will come up 400 East and placed on 70 North to service existing lots).

**Robert Farr:** Mr. Farr stated he owns the lot just north of the proposed subdivision. He  
38 asked if the grey water will continue to run underneath the street and sidewalk or will it  
be in the utility easement. Mr. Van Wagenen stated all of the public utilities are typically  
40 in the city right of way. Mr. Farr also pointed out the southwest corner of the southwest  
lot comes to a sharp point where the other lots have a radius and questioned if it should  
42 have a radius to match those across the street on 40 North. He also questioned as far as  
safety goes and the fence lines are there any codes that limit fencing to a certain height.  
44 Mr. Van Wagenen stated there are fencing codes for height limits. He added that the  
property lines on the preliminary plat (with the radius) will tie in and is built with the  
46 curb and gutter on the north and south; functionally there will be a radius there and the  
sidewalk will parallel the road. Mr. Farr also asked if this subdivision will have any

2 covenants concerning the type of fencing allowed. Mr. Van Wagenen stated that the type  
of fencing is totally up to the owner. Mr. Mitchell stated there will be CC&R's in place  
4 for the subdivision.

6 **Larry Walker:** Mr. Walker spoke about the radius on 40 North noting it was not ideal at  
when it was implemented by the city council at that time and not necessary and  
8 technically it did not have to go on his property. He just wanted to ensure we are all on  
the same page as to what happened.

10

Chairperson Call asked if there were any further questions or comments from the  
12 Commission. Hearing none she called for a motion.

14 COMMISSIONER KELLER MOVED TO RECOMMEND APPROVAL OF  
THE APPLICANT'S REQUEST FOR APPROVAL OF A 5 LOT RESIDENTIAL  
16 SUBDIVISION TO BE KNOWN AS RAY'S CIRCLE PLAT A WITH THE  
CONDITION THAT ORDINANCE 2016-24-O REGARDING STREET CENTERLINE  
18 OFFSETS BE APPROVED BY THE CITY COUNCIL. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
20 FOLLOWS:

CHAIRPERSON CALL AYE  
22 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
24 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

26

11. **Review and Action — 2017 Chair and Vice-Chair elections.** The Planning  
28 Commission will hold elections for the positions of Chair and Vice-chair for 2017.

30 Commissioner Marchbanks suggested continuing this item in order to have a full  
quorum to elect the positions of Chair and Vice-chair for 2017. The Commission was in  
32 agreement to continue the item. Chairperson Call asked if there were any questions or  
comments from the Commission. Hearing none she called for a motion.

34

COMMISSIONER MARCHBANKS MOVED TO CONTINUE AGENDA  
36 ITEM ELEVEN TO A FUTURE MEETING IN ORDER TO HAVE A FULL  
QUORUM. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE  
38 WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE  
40 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KELLER AYE  
42 COMMISSIONER JOHNSON AYE  
THE MOTION CARRIED UNANIMOUSLY.

44

12. **New Business: Reports by Commissioners** – Chairperson Call called for any new  
46 business or reports from the Commission. Commissioner Johnson mentioned the  
recent issue of small in-fill projects and developments and the need to look at the

2 General Plan that is precluding some long-time Lindon residents in leaving  
4 Lindon; this is an important issue to think about and discuss. Mr. Van Wagenen  
6 stated they will be bringing some ideas and suggestions in discussing the General  
plan update.

8 13. **Planning Director Report** – Mr. Van Wagenen reported on the items listed below  
followed by general discussion.

- Annual employee Christmas party – December 23<sup>rd</sup> at noon
- Commission opening suggestions
- General plan update moving forward
- Possible Kennel by Walmart

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

16 **ADJOURN** –

18 COMMISSIONER KELLER MADE A MOTION TO ADJOURN THE  
20 MEETING AT 9:25 P.M. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

22 Approved – January 10, 2017

24  
26 \_\_\_\_\_  
Sharon Call, Chairperson

28  
30 \_\_\_\_\_  
Hugh Van Wagenen, Planning Director

**Item 3: Public Comment**

**1 - Subject** \_\_\_\_\_  
**Discussion**

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**2 - Subject** \_\_\_\_\_  
**Discussion**

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**3 - Subject** \_\_\_\_\_  
**Discussion**

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## Item 4: Minor Subdivision — Momberger Subdivision, Plat A ~81 West 600 North

Glenn Momberger requests preliminary plan approval of a two (2) lot residential minor subdivision, at approximately 81 West 600 North in the Single Family Residential (R1-20) zone.

<p><b>Applicant:</b> Glenn Momberger  <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Residential Low  <b>Current Zone:</b> Single Family Residential (R1-20)</p> <p><b>Property Owners:</b> Glenn Momberger  <b>Address:</b> ~81 West 600 North  <b>Parcel ID:</b> 14:049:0301 (Glenn Momberger) and 14:049:0314 (Glenn L. Momberger)  <b>Size:</b> 0.9411 acres (40,993 sq. ft.)</p> <p><b>Proposed Lot Sizes:</b> 20,100+ sq. ft.  <b>Lot Width(s):</b> ~100'+  <b>Lot Depth(s):</b> ~234</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> No</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to grant preliminary plan approval of the proposal based on its compliance with requirements of the zone and other applicable development regulations.</li> </ol> <p><b><u>MOTION</u></b>  I move to (<i>approve, deny, continue</i>) the applicant's request for preliminary plan approval of a residential minor subdivision, to be known as the Momberger Subdivision, Plat A, with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> <li></li> </ol>
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### **BACKGROUND**

- An existing home is located on proposed lot 2.
- Sidewalk, curb and gutter improvements already exist along the street frontage.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements (R1-20 zone)*

- Minimum lot size is 20,000 square feet.
- Minimum lot width is one hundred (100) feet (measured at front yard 30' setback).
- Minimum lot depth is one hundred (100) feet.
- Minimum public street frontage is fifty (50) feet for standard lots.
- Maximum lot width/depth ratio is no more than three times as long as it is wide.

#### *Other Requirements*

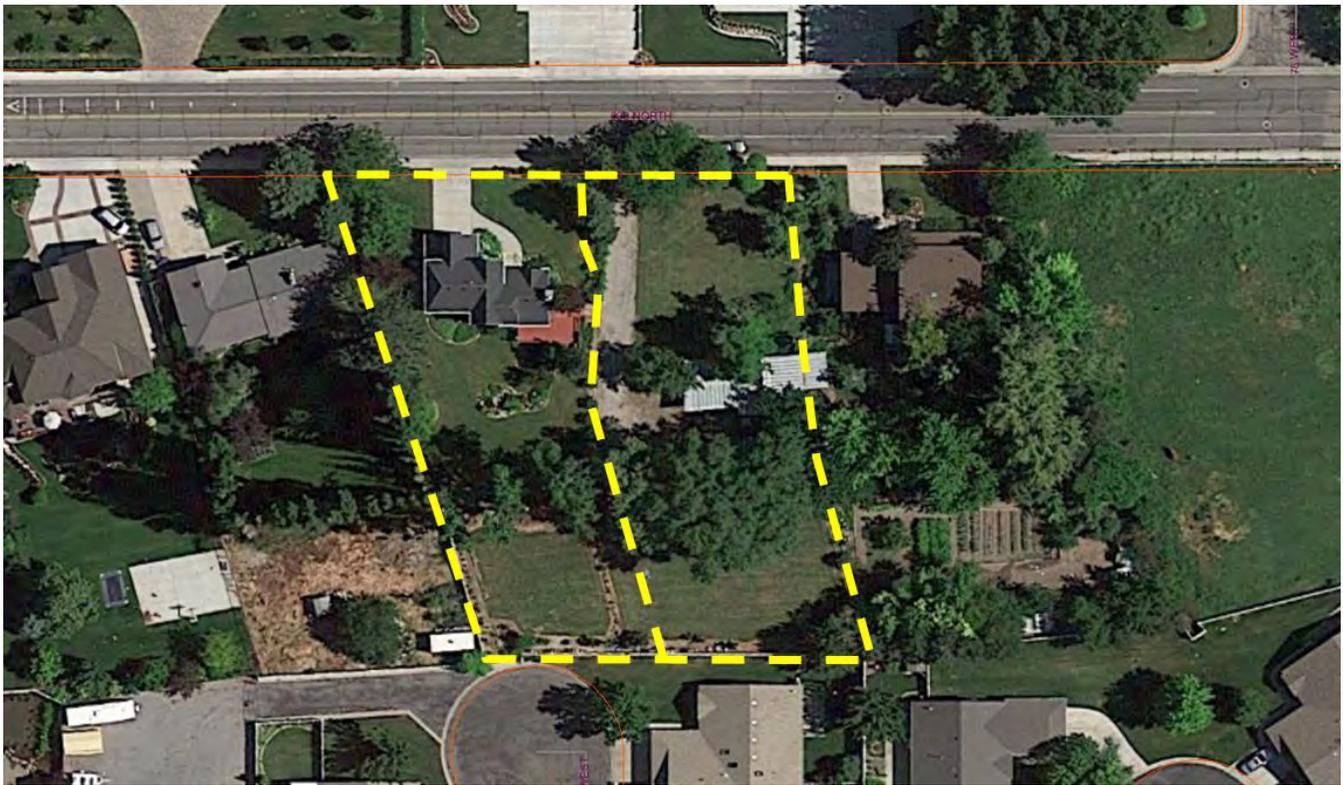
- Staff will verify that any remaining structures will be removed or comply with setback standards.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.
- Previously, the City Engineer has requested that the Planning Commission discuss the existing concrete-lined irrigation ditch that runs to the east of the subdivision. With this proposal, the only ditch under review is the earthen ditch in the rear yards. The Lindon City Development Manual indicates that as part of the preliminary plan review that the applicant show on the plans: Location and dimensions of existing and proposed irrigation system consisting of open

ditches located on, adjacent to, or within 100 feet of the proposed subdivision, as well as plans for relocation, covering, or other safety precautions. When an irrigation ditch is to be crossed, piped or modified, approval of the owner/operator should be documented.

- The City Engineer has indicated that the ditch on the east side of the subdivision is an irrigation company ditch. Staff has received correspondence from the irrigation company and has asked the applicant to follow-up with the Irrigation Company. (To determine if the earthen ditch is still needed or in use).

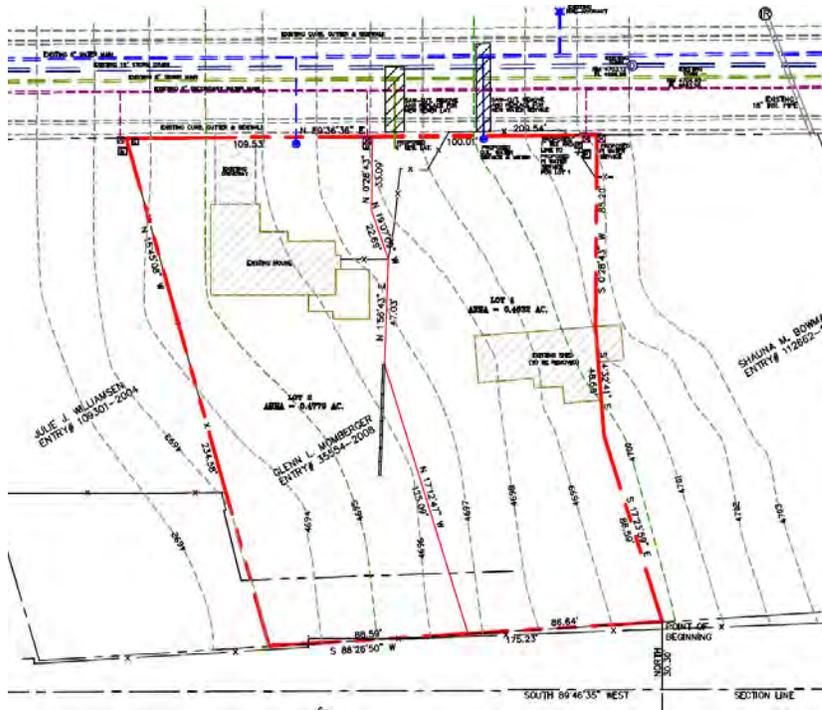
Lindon City Code: 17.32.290 Irrigation System.

1. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within one hundred feet (100') of a proposed subdivision, complete plans for relocation or covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
2. All pressure irrigation systems in or within one hundred feet (100') of a proposed subdivision shall be identified and otherwise color-coded as to pipe and valve color to meet state standards and regulations.

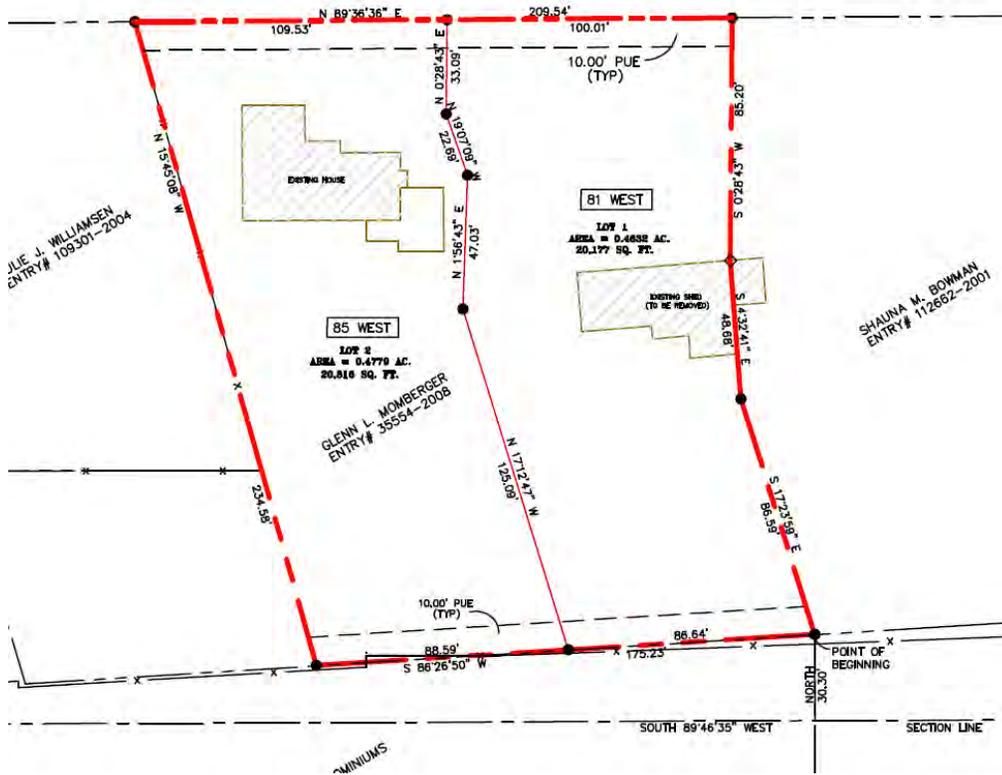


### **ATTACHMENTS**

1. Preliminary Plan
2. Subdivision Plat



600 NORTH STREET



## Item 5: Major Subdivision — Anderson Farms Plat B approx. 330 North 1500 West

<p><b>Applicant:</b> Ivory Development, LLC  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Residential High  <b>Current Zone:</b> Anderson Farms Planned Development zone</p> <p><b>Property Owners:</b> Ivory Development, LLC  <b>Address:</b> ~330 North 1500 West  <b>Parcel IDs:</b> portion of 14:063:0071  <b>Subdivision Acreage:</b> 13.8 acres</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to recommend approval of a 48 lot residential subdivision in the Anderson Farms Planned Development zone.</li> </ol> <p><b><u>MOTION</u></b></p> <p>I move to recommend (<i>approval, denial, continuance</i>) of the applicant's request for approval of a 48 lot residential subdivision to be known as Anderson Farms Plat B with the following conditions (if any):</p> <ol style="list-style-type: none"> <li>Address storm drainage concerns of the City Engineer.</li> <li>Developer be responsible to pump groundwater collected by the land drain system until the groundwater pump station is operational.</li> <li>Off-site sewer, ground water, and pressure irrigation system pump station and off-site sewer force main and pressure irrigation line shall be constructed and functional before any homes can be occupied or culinary water service is provided to any homes.</li> <li></li> </ol>
--	--

### **BACKGROUND**

- This is the second phase of the Anderson Farms Planned Development which was approved by Development Agreement between Lindon City and Ivory Development, LLC in June of 2016. Plat B consists of 48 units in what is considered Parcel B of the Anderson Farms concept plan.

### **DISCUSSION & ANALYSIS**

Development of Anderson Farms is governed by the Anderson Farms Master Development Agreement. All standards are referred to here are a part of that Agreement.

#### *Lot Requirements*

- The average lot size of Plat B is 7,426 s.f. with the largest lot being 11,509 s.f. and the smallest being 6,127 s.f. These lots are consistent with the concept plan.
- Parcel A is a storm water detention basin and is a non-buildable parcel.

*Street Improvements*

- New roads will be built to serve the subdivision including a portion of Anderson Blvd. which will tie in to the existing 500 North and the associated round about. Curb, gutter and sidewalk will be installed along the new local streets in addition to six foot planter strips. There are several different cross sections for this phase. Please refer to the attached cross sections for details.

*Utility Requirements*

- This second plat will require a combination sewer, ground water, and pressure irrigation system pump station with associated off-site lines to be built (they were also required for Plat A). Once built, this infrastructure will serve the remainder of the development. These systems will need to be operational before any certificates of occupancy are approved. Please see the motion above for recommended conditions of approval.

*Other Requirements*

- No park improvements are required at this time.

**MOTION**

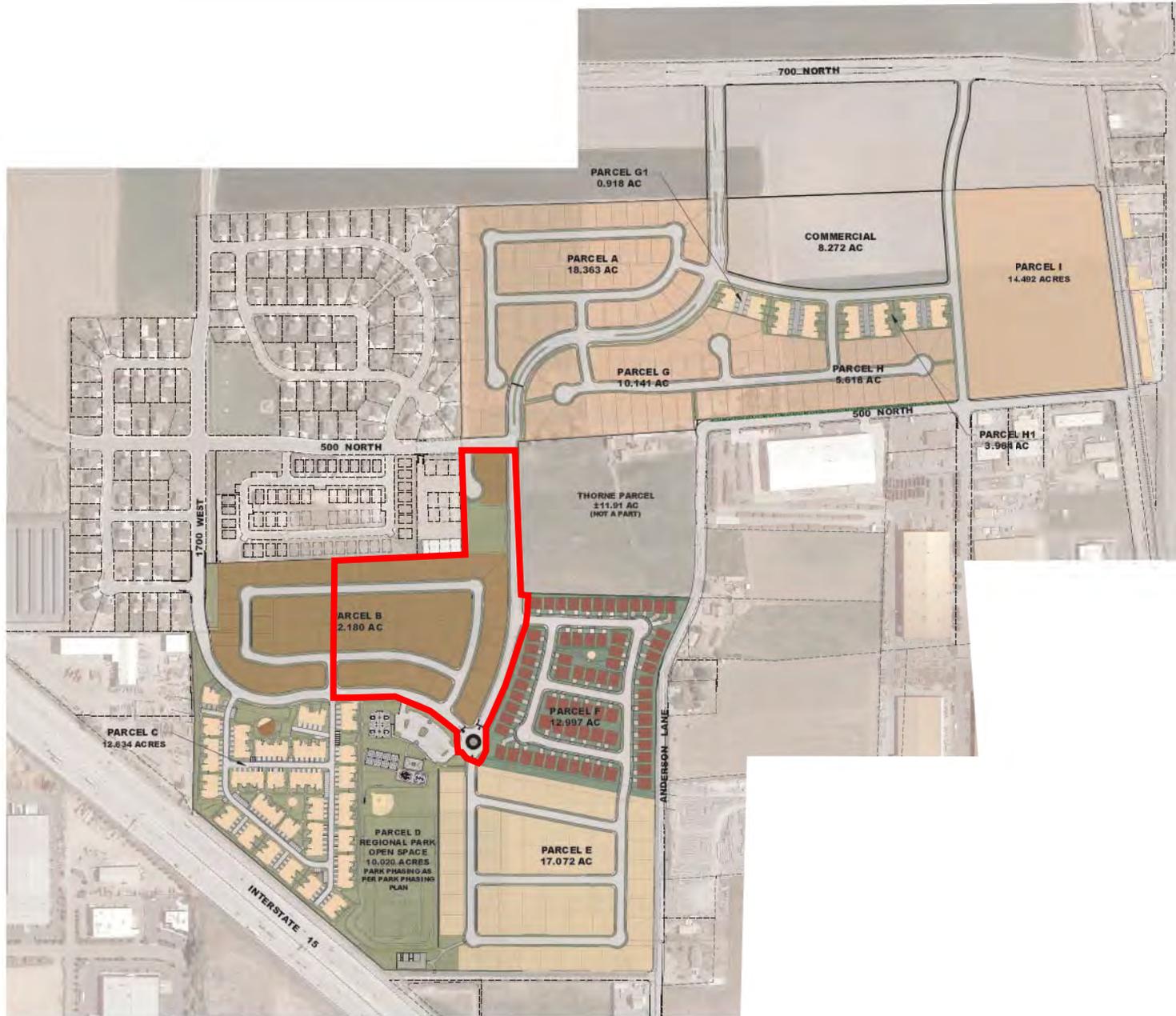
1. See above

**ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Concept plan
3. Preliminary Anderson Farms Plat B
4. Street cross sections
5. Off-site utility maps



**Anderson Farms Plat B**



LEI  
- A Utah Corporation -  
ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84603  
Phone: 801.788.0055  
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office@lei-eng.com  
www.lei-eng.com



**ANDERSON FARMS**  
LJUBON, UTAH  
**EXHIBIT C - PROPOSED LAYOUT OF PARCELS**

NO.	REVISION

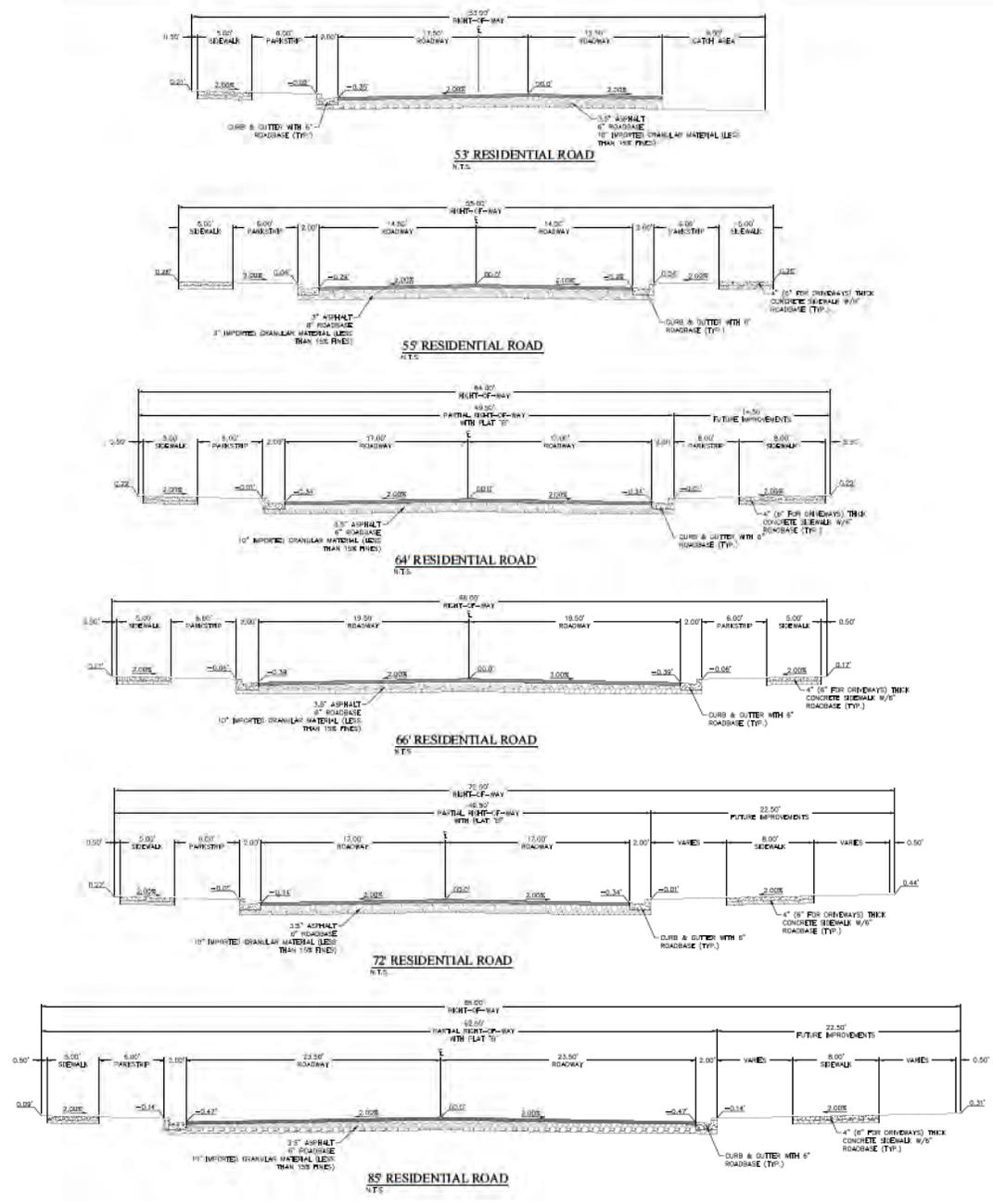
LEI PROJECT #:  
2013-1845  
DRAWN BY:  
BLS  
CHECKED BY:  
GDM  
SCALE:  
1" = 200'  
DATE:  
5/2/2016  
SHEET

**IVORY HOMES**  
3340 BIRCH CREEK HERD  
SALT LAKE CITY, UT 84121  
(801) 497-0900

**C**



**ANDERSON FARMS - PLAT B**  
 LINDON CITY, UTAH  
 ROAD CROSS SECTIONS



SECTION BLOCK	NO.	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			

**ROAD CROSS SECTIONS**

Date:	1/1/00	Drawn:	BP
Chg#:	12/1/2016	Asst#:	16-355
Scale:			
<b>C4</b>			



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 A Utah Corporation  
**ENGINEERS**  
**SURVEYORS**  
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ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN  
 LINDON, UTAH  
 OFFSITE SEWER PLAN

**LEGEND**

<span style="color: blue;">—</span>	EX. 8" PRESSURE SEWER LINE
<span style="color: green;">—</span>	8" PRESSURE SEWER LINE
<span style="color: yellow;">—</span>	10" PRESSURE SEWER LINE
<span style="color: red;">—</span>	EX. 18" GRAVITY SEWER LINE
<span style="color: magenta;">—</span>	EX. GRAVITY SEWER LINE
<span style="color: purple;">—</span>	PROPOSED GRAVITY SEWER LINE (SIZE TO BE DETERMINED)

**REVISIONS**

1.	
2.	
3.	
4.	
5.	

LEI PROJECT #  
**2013-1845**  
 DRAWN BY:  
 BLS  
 CHECKED BY:  
 GDM  
 SCALE:  
 1" = 300'  
 DATE:  
 6/3/2016

**IVORY HOMES**  
 3340 NORTH CENTER STREET  
 LINDON, UT, 84043  
 (801) 497-9800

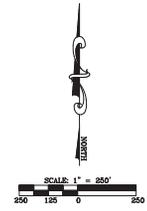
SHEET  
**7**

U:\LAND DESKTOP PROJECTS\13-HAS ANDERSON FARMS\DWG\13-HAS OFFSITE S-100-REV-001.DWG 6/3/2016 8:47 AM



ENGINEERS  
SURVEYORS  
PLANNERS

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LEGEND	
	4" PROPOSED PI LINE
	6" EXISTING PI LINE
	6" PROPOSED PI LINE
	8" PROPOSED PI LINE
	10" PROPOSED PI LINE

- NOTES**
1. VALVES ARE NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES. AS PRELIMINARY PLANS ARE COMPLETED, VALVES, AND OTHER REQUIRED INFRASTRUCTURE WILL BE SHOWN ACCORDING TO LINDON CITY STANDARDS.
  2. EXISTING IRRIGATION WELLS TO BE ABANDONED PER DEVELOPMENT FRASING.
  3. OFFSITE PI CONNECTION TO BE COMPLETED ACCORDING TO SCHEDULE WITHIN MASTER DEVELOPMENT AGREEMENT.

ANDERSON FARMS - PLAT "A" PRELIMINARY PLAN  
LINDON, UTAH  
OFFSITE PRESSURE IRRIGATION PLAN

REVISIONS	
1.	
2.	
3.	
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5.	

LEI PROJECT #  
2013-1845  
DRAWN BY:  
BLS  
CHECKED BY:  
GDM  
SCALE:  
1" = 200'  
DATE:  
6/3/2016

SHEET  
**8**

## **Item 6: Color Scheme Change Request — Aquatherm ~600 North 800 West**

### **BACKGROUND**

1. The Aquatherm office/warehouse building received architectural treatment approval April 26, 2016 with dark gray, light gray, and emerald green (trim) colors being proposed (see attachment one). Since that time, the color scheme has changed, with blue trim around the windows replacing some emerald trim (see attachment two). The developer is requesting permission to proceed with the new color scheme.

### **DISCUSSION & ANALYSIS**

#### **Architectural Standards**

For the MC zone the architectural design requirement states that concrete tilt-up buildings shall comply with the following standards:

- a. Painted or colored concrete exteriors are permitted. The shade of each color must be consistent.
- b. Bare concrete exteriors are not permitted.
- c. The exterior of a concrete tilt-up building shall be finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.

### **ATTACHMENTS**

1. Original, approved color scheme
2. Proposed color scheme



# AQUATHERM - BUILDING PERSPECTIVE

INTERSECTION OF 800 WEST 600 NORTH - LINDON, UTAH





# AQUATHERM - PAINT SCHEME 9

## Item 7: Concept Review — Legacy Plaza, 730 N. State St.

Roy Morgan, Roy's Auto Services, requests feedback on proposed improvements and zoning for automotive repair at 730 N. State Street. The property is currently in the General Commercial (CG) zone. General Auto/Vehicle Repair is not a permitted use in the CG zone. As a concept review, feedback is requested but no formal action is taken.

**Applicant:** Roy Morgan  
**Presenting Staff:** Brandon Snyder

**General Plan:** Commercial  
**Zone:** General Commercial (CG)

**Property Owner:** Ed Rickers  
**Address:** 730 N. State St.  
**Parcel:** 14:046:0067 and 70  
**Lot Size:** 0.497 acres (21,649.32 sq. ft.)

**Type of Decision:** None  
**Council Action Required:** No

### **SUMMARY OF KEY ITEMS**

1. This is a concept review to receive feedback from the Planning Commission and/or City Council regarding the applicant's proposal.

### **MOTION**

No motion necessary.

### **OVERVIEW**

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.



Lindon City General Plan: Land Use

**Commercial Land Uses** provide a variety of goods and services to the people who visit, live, and work in Lindon. It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.

- General Commercial: This category includes retail and service oriented businesses, and shopping centers which serve community and regional needs. Includes areas typically zoned CG, PC-1, and PC-2.

The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents. Objectives of this goal are to:

1. Expand the range of retail and commercial goods and services available within the community.
4. Promote new office, retail, and commercial development along State Street and 700 North.
5. Encourage development of commercial facilities, such as hotels, restaurants and vehicle-related services at transportation interchanges.

Lindon City Code: Chapter 17.48 Commercial Zones

Section 17.48.010 General provisions. The Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located. These zones include the General Commercial Zones (CG, CG-A, CG-A8, CG-S) Lindon Village Commercial Zone and the Planned Commercial (PC-1 and PC-2) Zones. For a full list of permitted uses in these zones, refer to the Standard Land Use Table in appendix A.



**ATTACHMENTS**

1. Site Plan

25,000 sq ft LOT

5,000 sq ft LANDSCAPE

SCALE: 1" = 20'



- ① TRASH ENCLOSURE
- ② SHOP BATHROOM
- ③ OFFICE
- ④ OFFICE BATHROOM
- ⑤ RECEPTION
- ⑥ WAITING AREA
- ⑦ AUTO SHOP
- ⑧ 720 sq ft OFFICE/WAR 5 (TYP)
- ⑨ STORM WATER RE

"LEGACY PLAZA"

STATE ST.

## **Item 8: Review & Action — 2017 Chair and Vice-chair elections**

The Planning Commission will hold elections for the positions of Chair and Vice-chair for 2017.

## Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject \_\_\_\_\_

Discussion

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Item 2 – Subject \_\_\_\_\_

Discussion

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Item 3 – Subject \_\_\_\_\_

Discussion

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## **Item 10: Planning Director Report**

- General Plan calendar

**Adjourn**