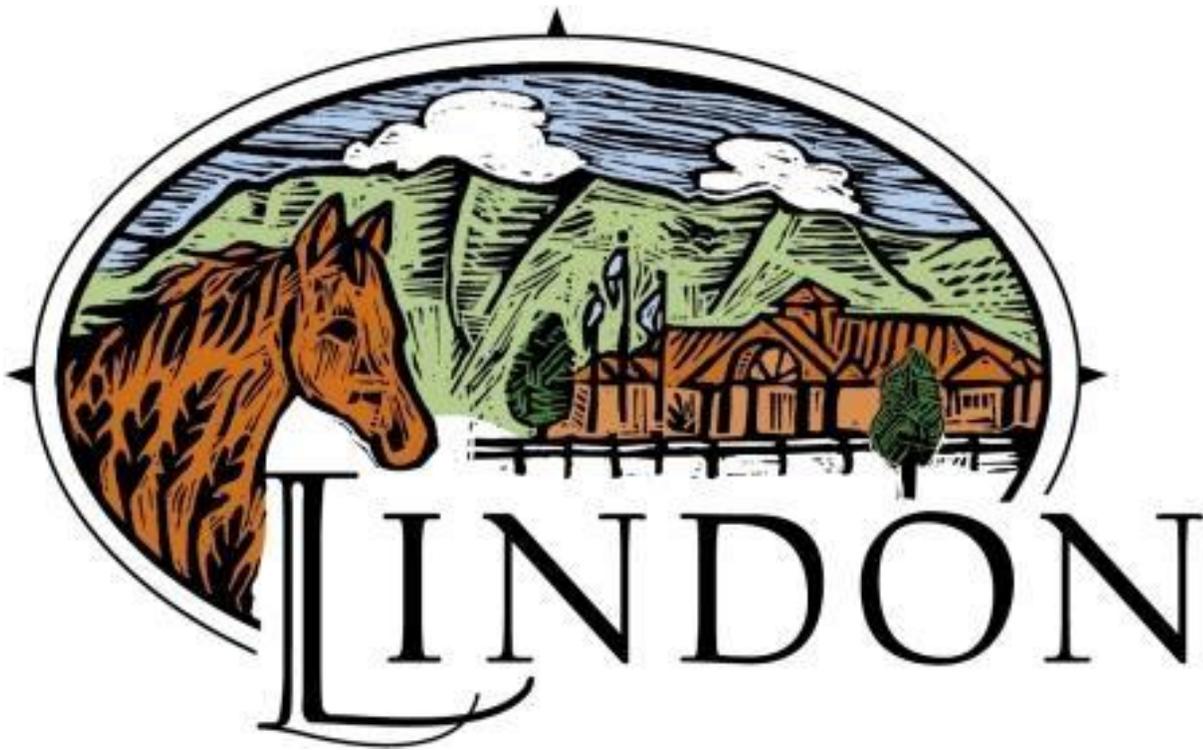


Lindon City Planning Commission Staff Report



July 11, 2017

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 11, 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 06/27/2017

3. Public Comment

(15 minutes)

4. Public Hearing — General Plan Map Amendment, ~400 North 2800 West

Mark Weldon requests a General Plan Land Use Map Amendment from Commercial to Mixed Commercial, on property located at ~400 North 2800 West, and identified by Utah County Parcel ID #14:059:0040 (40.3 acres). Recommendations will be forwarded to the City Council. (Pending Ordinance 2017-8-O). ***This item was continued from the 06/27/2017 Planning Commission meeting.***

(15 minutes)

5. Public Hearing — Zone Map Amendment, ~400 North 2800 West

Mark Weldon requests approval of a Zone Map Amendment from General Commercial Auto (CG-A8) to Mixed Commercial (MC), on property located at approximately ~400 North 2800 West, and identified by Utah County Parcel ID #14:059:0040 (40.3 acres). Recommendations will be forwarded to the City Council. (Pending Ordinance 2017-9-O). ***This item was continued from the 06/27/2017 Planning Commission meeting.***

(15 minutes)

6. Street Name — Ray's Circle Subdivision, Plat A, 70 North 400 East

Steve Mitchell requests consideration of a subdivision street name. The recently recorded Ray's Circle Subdivision, Plat A, located at 70 North 400 East, included the newly constructed 70 North cul-de-sac. The applicant would like the Planning Commission to consider the use of a name street (Ray's Circle), per Lindon City Code 17.32.130 Street Numbers and Names.

(15 minutes)

7. Minor Subdivision — Karma North Subdivision, Plat A, Amended, 1901 West 200 North

Osman Khan and Sripriya Rangarajan request approval of a two (2) lot subdivision of 5.26 acres (Utah County Parcel #44:221:0001, Lot 1, Plat A, Karma North Subdivision) in the Light Industrial (LI) zone.

(15 minutes)

8. Site Plan — Safe and Secure Self Storage, Phase 3, 426 North 2000 West

Ken Menlove, Menlove Construction, requests site plan approval for Safe and Secure Self Storage, Phase 3, (Vault Security Storage - Mini-Storage) located at 426 North 2000 West, in the Mixed Commercial (MC) zone.

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
Page 1 of 2



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

Notice of Meeting

Lindon City Planning Commission



at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

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

Posted By: Brandon Snyder

Date: July 6, 2017

Time: 11:30 a.m.

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

Item I: Call to Order

July 11, 2017 Lindon City Planning Commission Meeting

Roll Call:

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

Item 2: Approval of Minutes

June 27, 2017 Planning Commission Minutes

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Public Hearing — General Plan Map Amendment, Mountain Tech South, ~400 North 2800 West

Applicant: Mark Weldon
Presenting Staff: Hugh Van Wagenen

General Plan: Commercial
Current Zone: General Commercial A8 (CG-A8)

Property Owner: John Q. Hammons
Address: ~400 North 2800 West
Parcel ID: 14:059:0040
Area Size: ~40 acres

Type of Decision: Legislative
Council Action Required: Yes

Related Item: File 17-028-3

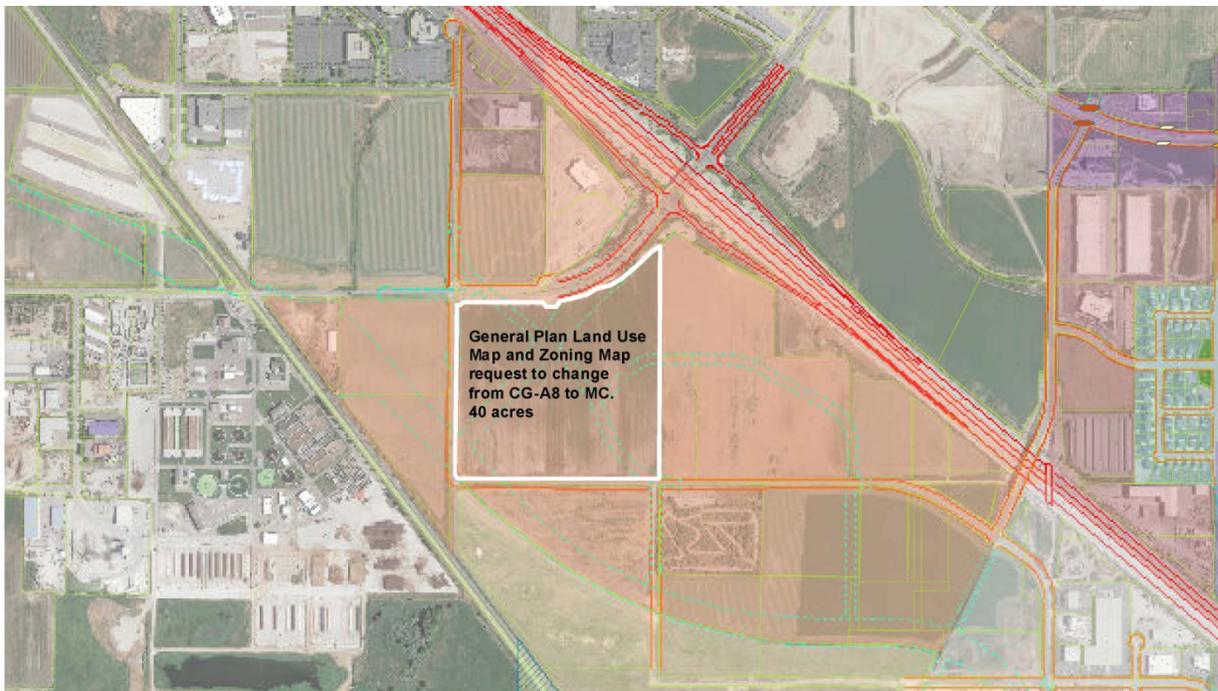
SUMMARY OF KEY ITEMS

1. Whether to recommend approval of a request to change the General Plan designation of the subject property from Commercial to Mixed Commercial.

MOTION

I move to recommend (approval, denial, continue) Ordinance 2017-8-O with the following conditions (if any):

- 1.



OVERVIEW

This request may be affected by the discussion held during the work session planned prior to the start of the regular Planning Commission meeting.

Although property to the north of 600 North has recently been approved to change from Commercial to Mixed Commercial, there has been some general concern about changing the 40 acres presented in this item. The applicant has stated that a Mixed Commercial designation

would allow for maximum flexibility in building uses, which is preferred based on the property's proximity to I-15 and the Timpanogos Special Service District to the west. At this time, the applicant does not have a specific development proposal tied to the request. A concept of how the property *could* develop given an approval is included below.

Currently, the Lindon City Street Master Plan shows a future realignment of the I-15 off ramp that would tie in to the future Vineyard Connector. Conceptually, that plan has been modified so the off ramp would not cut through the property. At some point in the future there will be high traffic volumes traveling on both I-15 and the Vineyard Connector in near proximity to the property in question.

FINDINGS OF FACT

1. The General Plan currently designates the property under the category of **Commercial**. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.
2. The applicant requests that the General Plan designation of the property be changed to **Mixed Commercial**, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

ANALYSIS

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
 - a. 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.
 - b. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
 - c. 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.
 - i. Objectives of this goal are to:
 1. Expand the range of retail and commercial goods and services available within the community.
 2. Promote new office, retail, and commercial development along State Street and 700 North.
 - d. Applicable city-wide land use guidelines:
 - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

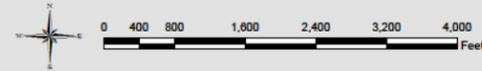
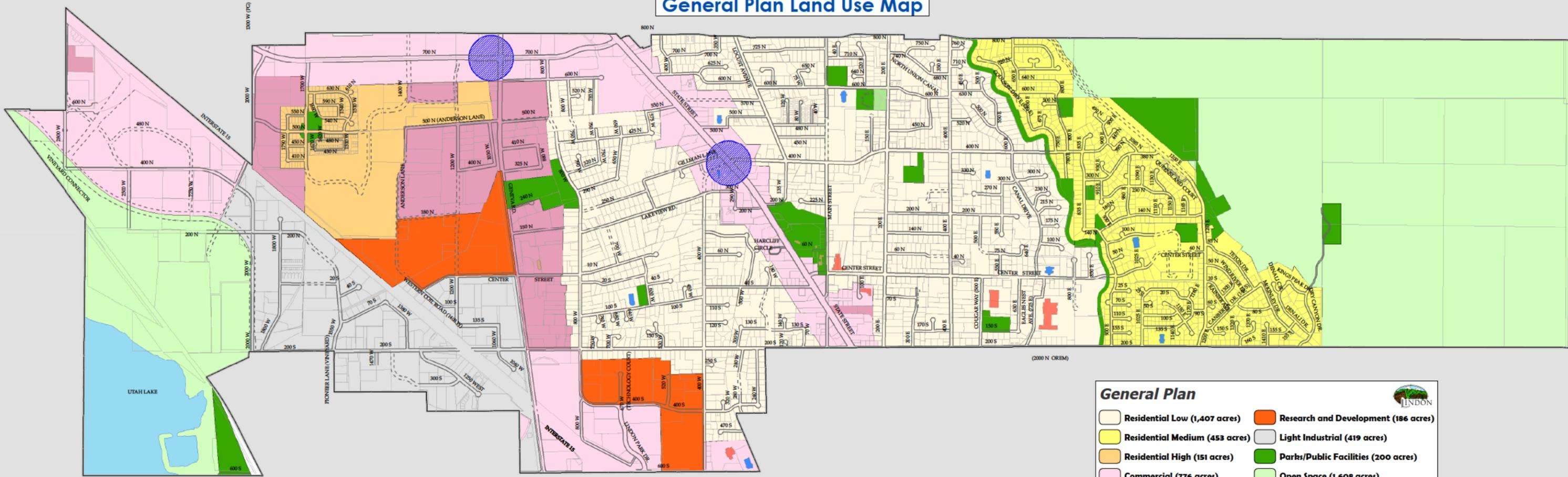
- iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified
2. Current General Plan Land Use Map
3. Conceptual Site Plan
4. Vineyard Connector Concept Plan
5. Draft Ordinance 2017-8-O



Lindon City General Plan Land Use Map



General Plan	
	Residential Low (1,407 acres)
	Residential Medium (453 acres)
	Residential High (151 acres)
	Commercial (776 acres)
	Mixed Commercial (312 acres)
	Research and Development (186 acres)
	Light Industrial (419 acres)
	Parks/Public Facilities (200 acres)
	Open Space (1,608 acres)
	Transit Node (33 acres)



ORDINANCE NO. 2017-8-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY GENERAL PLAN LAND USE MAP FROM COMMERCIAL TO MIXED COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City General Plan Land Use Map, specifically the property generally located at 400 North 2800 West, otherwise identified by Utah County Parcel #14:059:0040 (See map labeled as Exhibit A) from Commercial to Mixed Commercial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the General Plan Land Use Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to highly accessible transportation corridors; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, a public hearing was held July 11, 2017 to receive public input and comment and no adverse comments were received; and

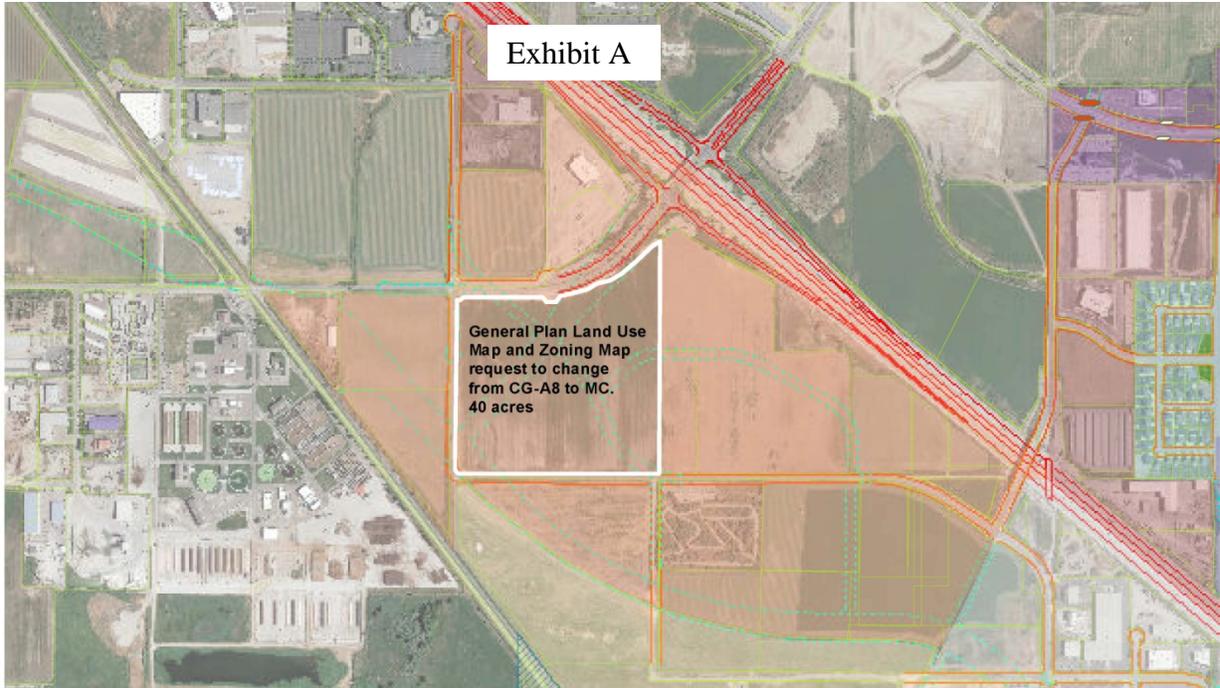
WHEREAS, the Council held a public hearing July 18, 2017 to consider the request; and

WHEREAS, the current General Plan Land Use Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City General Plan Land Use Map is hereby amended and will read as follows:

SECTION I:

See Exhibit A showing parcel changing from Commercial to Mixed Commercial on the Lindon City General Plan Land Use Map.



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 _____, 2017.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 5: Public Hearing — Zone Map Amendment Mountain Tech South, ~400 North 2800 West

Applicant: Mark Weldon
Presenting Staff: Hugh Van Wagenen

General Plan: Commercial
Current Zone: General Commercial A8
(CG-A8)

Property Owner: John Q. Hammons
Address: ~400 North 2800 West
Parcel ID: 14:059:0040
Area Size: ~40 acres

Type of Decision: Legislative
Council Action Required: Yes

Related Item: File 17-027-6

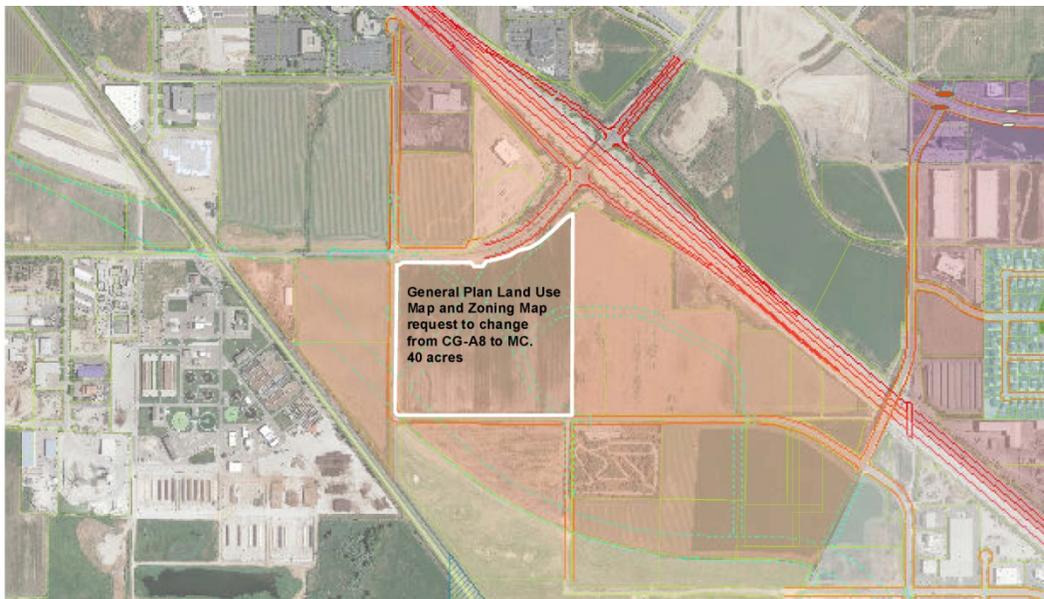
SUMMARY OF KEY ITEMS

1. Whether to recommend approval of a request to change the zoning map of the subject property from Commercial to Mixed Commercial.

MOTION

I move to recommend (approval, denial, continue) Ordinance 2017-9-O with the following conditions (if any):

- 1.



OVERVIEW

This request may be affected by the discussion held during the work session planned prior to the start of the regular Planning Commission meeting.

Although property to the north of 600 North has recently been approved to change from Commercial to Mixed Commercial, there has been some general concern about changing the 40 acres presented in this item. The applicant has stated that a Mixed Commercial designation would allow for maximum flexibility in building uses and types, which is preferred based on the property's proximity to I-15 and the Timpanogos Special Service District to the west. At this

time, the applicant does not have a specific development proposal tied to the request. A concept of how the property *could* develop given an approval is included below.

Currently, the Lindon City Street Master Plan shows a future realignment of the I-15 off ramp that would tie in to the future Vineyard Connector. Conceptually, that plan has been modified so the off ramp would not cut through the property. At some point in the future there will be high traffic volumes traveling on both I-15 and the Vineyard Connector in near proximity to the property in question.

FINDINGS OF FACT

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 4 involving the General Plan designation of the property.

ANALYSIS & CONCLUSIONS

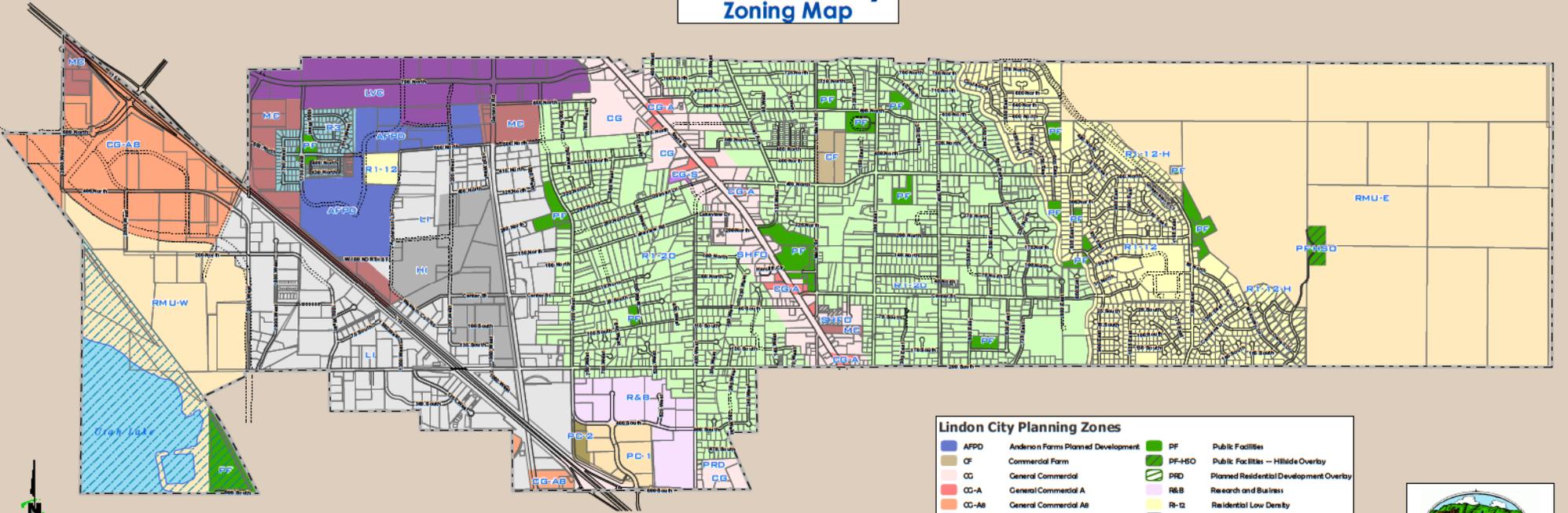
- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
 - The proposed amendment is in accord with the master plan of Lindon City;
 - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”
- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

ATTACHMENTS

1. Aerial photo of the proposed area to be rezoned
2. Current Zoning Map
3. Conceptual Site Plan
4. Vineyard Connector Conceptual Plan
5. Draft Ordinance 2017-9-O



Lindon City Zoning Map



Lindon City Planning Zones

APFD	Anderson Farms Planned Development	PF	Public Facilities
CF	Commercial Farm	PF-HO	Public Facilities - Hillside Overlay
CG	General Commercial	PRD	Planned Residential Development Overlay
CG-A	General Commercial A	R&B	Research and Business
CG-AB	General Commercial AB	R-D	Residential Low Density
CG-S	General Commercial Storage	R-D-H	Residential Low Density - Hillside Overlay
HI	Heavy Industrial	R-20	Residential Very Low Density
LI	Light Industrial	R3	Residential High Density
LVC	Lindon Village Commercial	RMU-E	Recreational Mixed Use - East
MC	Mixed Commercial	RMU-W	Recreational Mixed Use - West
PC-1	Planned Commercial - 1	SHFO	Senior Housing Facility Overlay
PC-2	Planned Commercial - 2	SPOD	Utah Lake SPOD



Printed 2/28/2017

ORDINANCE NO. 2017-9-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM COMMERCIAL TO MIXED COMMERCIAL AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Zoning Map, specifically the property generally located at 400 North 2800 West, otherwise identified by Utah County Parcel #14:059:0040 (See map labeled as Exhibit A) from General Commercial to Mixed Commercial, finding that approval of such would benefit the City; and

WHEREAS, the City finds it is necessary to amend the Zoning Map to accommodate a growing industry within the City; and

WHEREAS, the property in question is currently adjacent to highly accessible transportation corridors; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the promotion of businesses and industry within the City, and said changes are compatible with land use guidelines as found in the General Plan; and

WHEREAS, a public hearing was held July 11, 2017 to receive public input and comment and no adverse comments were received; and

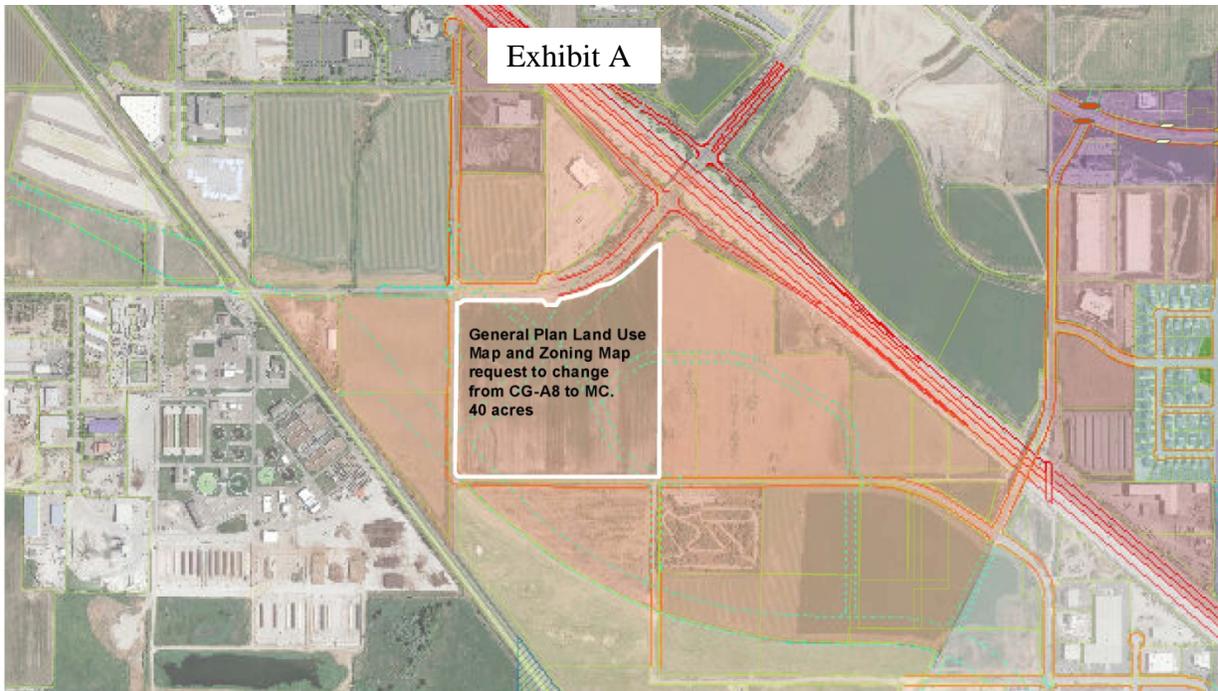
WHEREAS, the Council held a public hearing July 18, 2017 to consider the request; and

WHEREAS, the current Zoning Map should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City Zoning Map is hereby amended and will read as follows:

SECTION I:

See Exhibit A showing parcel changing from Commercial to Mixed Commercial on the Lindon City Zoning Map.



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 _____, 2017.

 Jeff Acerson, Mayor

ATTEST:

 Kathryn A. Moosman,
 Lindon City Recorder

SEAL

Item 6: Street Name — Ray’s Circle Plat A 70 N 400 East

<p>Applicant: Steve Mitchell Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owners: Lindon City Address: 70 North 400 East Parcel IDs: Public Street</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a proposed street name. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for approval of a street name, to be known as Ray’s Circle, for 70North in the Ray’s Circle Subdivision, Plat A, with the following conditions (if any):</p> <ol style="list-style-type: none">1.
--	--

BACKGROUND

Steve Mitchell requests consideration of a subdivision street name. Ray’s Circle Subdivision, Plat A, located at approximately 70 North 400 East, included the newly constructed 70 North Street. The applicant would like the Planning Commission to consider the use of a name street (Ray’s Circle), jointly with 70 North, per Lindon City Code 17.32.130 Street Numbers and Names.

DISCUSSION & ANALYSIS

Section 17.32.130 Street numbers and names.

Street numbers shall always be preferred over street names. Streets shall have the numbers and/or names of existing streets which are in alignment. There shall be no duplication of street numbers and/or names within the area. All street numbers and/or names must be approved by the Planning Commission, and opportunity shall be given the local recorder for review and recommendations prior to the approval of street names by the Planning Commission.

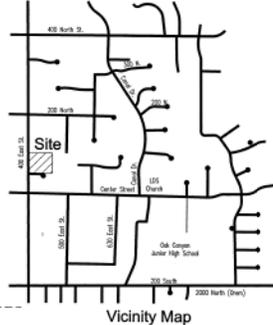
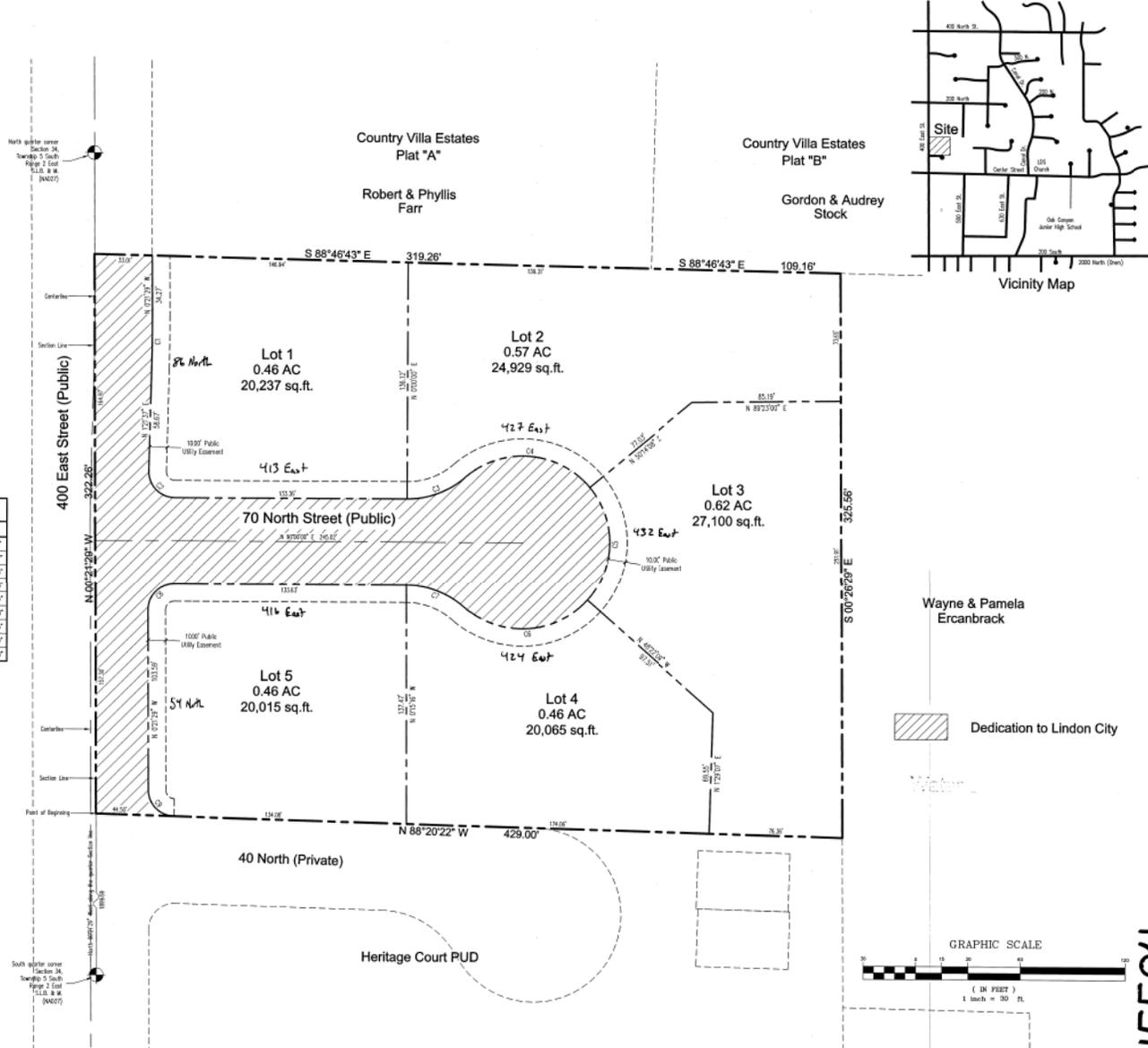
ATTACHMENTS

1. Recorded subdivision



NORTH
1" = 30'

Curve	Radius	Length	Chord	Bearing	Delta
C1	103.52'	30.98'	26.98'	N 87°38'4" E	1°32'36"
C2	15.00'	23.87'	21.48'	S 44°30'1" E	9°21'37"
C3	50.00'	36.14'	30.36'	N 89°14'2" E	4°15'29"
C4	50.00'	76.93'	71.72'	N 88°28'12" W	8°18'44"
C5	50.00'	76.32'	69.22'	N 79°58'2" E	8°18'44"
C6	50.00'	76.32'	69.22'	N 80°17'1" E	8°18'44"
C7	50.00'	36.14'	30.36'	N 89°17'4" E	4°15'29"
C8	15.00'	23.86'	21.28'	S 44°30'1" W	9°21'37"
C9	15.00'	23.87'	20.94'	S 44°30'1" W	8°18'44"



Surveyor's Certificate
I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 142882 in accordance with Utah Code, Title 32, Chapter 32, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code that the boundary description herein correctly describes the land surveyed upon which will be constructed that "Ray's Circle Subdivision". That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retruce or reestablish this survey.

Boundary Description
Commencing at a point located North 07°21'29" West along the quarter Section line 1893.69 feet from the South quarter corner of Section 34, Township 5 South, Range 2 East, 50th Lake Base and Meridian; thence North 07°21'29" West along the quarter Section line 322.21 feet; thence South 88°04'43" West along the South boundary line of Plat "A", Country Villa Estates Subdivision 319.26 feet; thence South 88°28'43" East along Plat "B", Country Villa Estates 109.16 feet; thence South 02°26'59" East 235.56 feet; thence North 88°20'22" West along the north boundary line of Heritage Court PUD 438.59 feet to the point of beginning.

Area = 138,792 sq. ft. or 3.18 Acres

Status of Bearing is North 02°21'29" West along the Section line from the South quarter corner to the North quarter corner of said Section 33.

Date: 5/16/2017
Surveyor: [Signature]
(See Seal Below)

Owner's Dedication
The undersigned owners ("owner") without regard to number or gender of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for this. Owner hereby consents to the permanent recordation of the plat and Dedication and hereby admits the described land to the provisions and requirements of the dedication, owner hereby dedicates any public streets reflected on the map for the use by the general public.

It is witnessed hereof we have hereunto set our hands on the 15th day of MAY A.D. 2017
[Signature]
S & E LAND, LLC
By: Steven K. Mitchell
- Manager

Acknowledgement
STATE OF UTAH } S.S.
COUNTY OF UTAH } S.S.
The foregoing instrument was acknowledged before me this 16th day of May 2017 by STEVEN K. MITCHELL who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number: 687419 [Signature]
My Commission Expires: 3-1-20 [Signature]
[Signature] Notary Public (Commissioned 1/2014)
Print name of Notary: ROGER D. DUDLEY

Acceptance by Legislative Body
The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated herein, and hereby accepts the dedication of all streets, easements and other parcels of land intended for dedication to the public this 14th day of June A.D. 2017.

[Signature] City Engineer
[Signature] Mayor
[Signature] City Recorder
[Signature] City Recorder

Conditions of Approval

Plat "A"
Ray's Circle Subdivision
Lindon City, Utah County, Utah
Scale: 1" = 30 Feet

Occupancy Restriction Notice
It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

Notice of Lindon City Housing Ordinance
All potential buyers of lots within this plat are hereby notified 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 attached unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C-C&R) 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) 785-7887 for details regarding this Ordinance.

City Engineer's Certificate
I Mark L. Christensen as the Lindon City Engineer, have inspected the foregoing plat and legal description and find them to be correct, and do hereby give the approval of said plat on this _____ day of _____ 20____.

Lindon City Engineer (See seal)

SURVEYOR'S SEAL: [Signature]
NOTARY PUBLIC SEAL: [Signature]
CITY-ENGINEER SEAL: [Signature]
CITY-RECORDER SEAL: [Signature]

15584

Item 7: Minor Subdivision — Karma North Plat A, Amended 1901 West 200 North

<p>Applicant: Osman Khan & Sripriya Rangarajan Presenting Staff: Brandon Snyder</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: Osman Khan, Sripriya Rangarajan Address: 1901 West 200 North Parcel ID: 44-221-0001 (Lot 1, Plat A, Karma North Subdivision) Size: 5.26 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">Whether the request complies with applicable land use regulations. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for preliminary plan approval of a two lot subdivision to be known as the Karma North Subdivision, Plat A, Amended, with the following conditions (if any):</p> <ol style="list-style-type: none">
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BACKGROUND

- This plat will subdivide the existing lot into two lots.
- The existing subdivision plat was recorded February 9, 2017.
- The required public improvements have not yet been completed, but are bonded for.



DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the LI zone is 1 acre (43,560 sq. ft.). Both lots 1 and 2 created by this subdivision plat amendment will each be over 2 acres in size.

Frontage Requirements

- Minimum frontage required: 100 feet. Both lots have over 200 feet of frontage.

Public Improvements

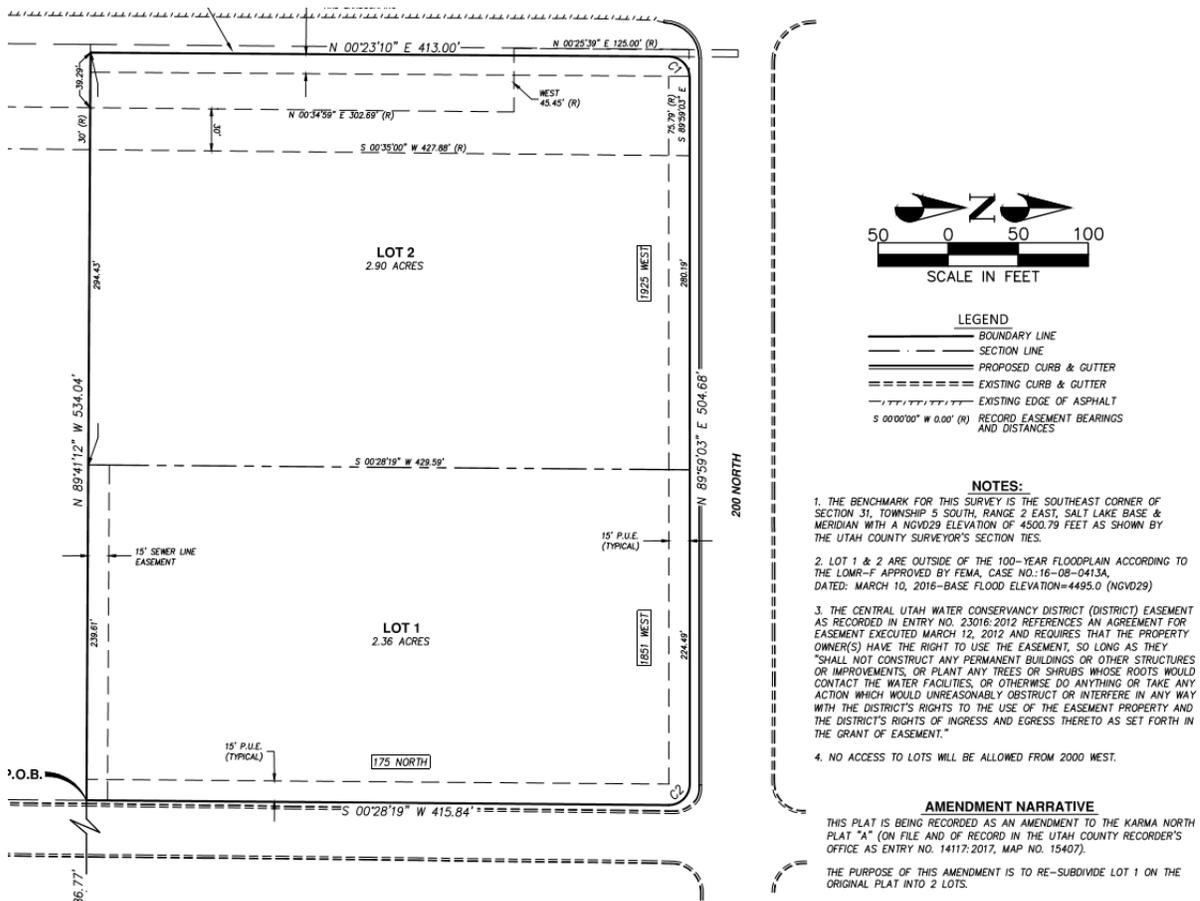
- 200 North will be improved with asphalt widening and curb and gutter. No sidewalks are required in the LI zone west of Geneva Road.
- The 2000 West storm water ditch has a unique cross section for improvement of the ditch including grading and sloping. No asphalt widening is required along the ditch as the road will be replaced by the Vineyard Connector in coming years.

Other Requirements

- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

ATTACHMENTS

1. Preliminary plan



Item 8: Site Plan — Safe and Secure Self Storage, Phase 3 426 North 2000 West

Ken Menlove, Menlove Construction, requests site plan approval for Safe and Secure Self Storage, Phase 3, (Vault Security Storage - Mini-Storage) located at 426 North 2000 West, in the Mixed Commercial (MC) zone.

Applicant: Ken Menlove, Menlove Construction
Presenting Staff: Brandon Snyder

General Plan: Mixed Commercial
Zone: Mixed Commercial (MC)

Property Owner: Lake City Holdings LLC
Address: 426 North 2000 West
Parcel ID: 14-060-0047 and 52-998-0001
Lot Sizes: 5.35 acres

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval complies with applicable land use requirements.

MOTION

I move to (*approve, deny, continue*) the applicant's request for site plan approval of the Safe and Secure Self Storage, Phase 3, located at 426 North 2000 West, with the following conditions (if any):

- 1.
- 2.

BACKGROUND

1. The applicant is proposing to complete the third and final phase of the storage unit facility.
2. The applicant is not proposing outdoor storage.
3. The parking requirements were met with Phase 1 (office).



Third party notices were provided on June 28, 2017, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment at this time.



Property Information (Mixed Commercial Zone LCC Chapter 17.50)

	Minimum Requirement	Proposed Site
Lot area	1 acre	5.35 acres
Lot frontage	100 feet	450 feet+
Building height	Max: 48'	16'8"
Building setbacks		
Front	20 feet	20 feet+
Rear	40 feet (adjacent residential)	40 feet
Side	0 feet (20 feet if without one hour firewall)	1 foot

ANALYSIS

City Staff and the applicant are working through technical issues related to the site and will ensure all issues are resolved before final approval of the plans is granted.

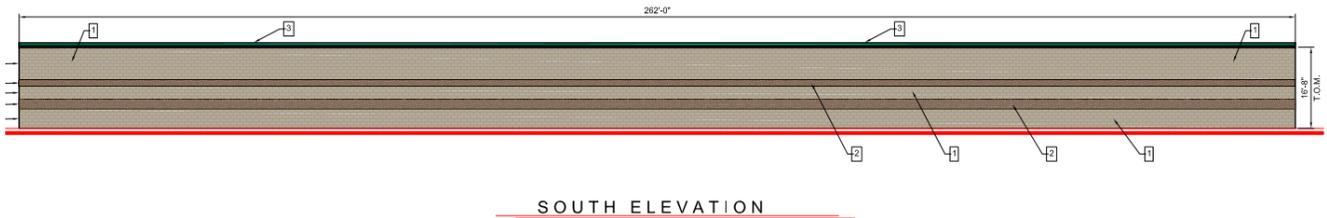
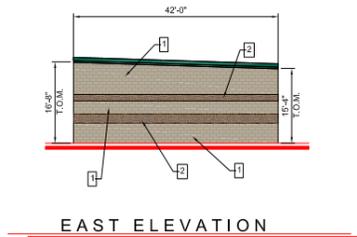
Landscaping and Fencing Standards

Landscaping

The MC zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass and trees along all public street frontages. Trees must be planted every 30 feet. The site must also be 15% permanent landscaping. The application complies with these requirements.

Fencing

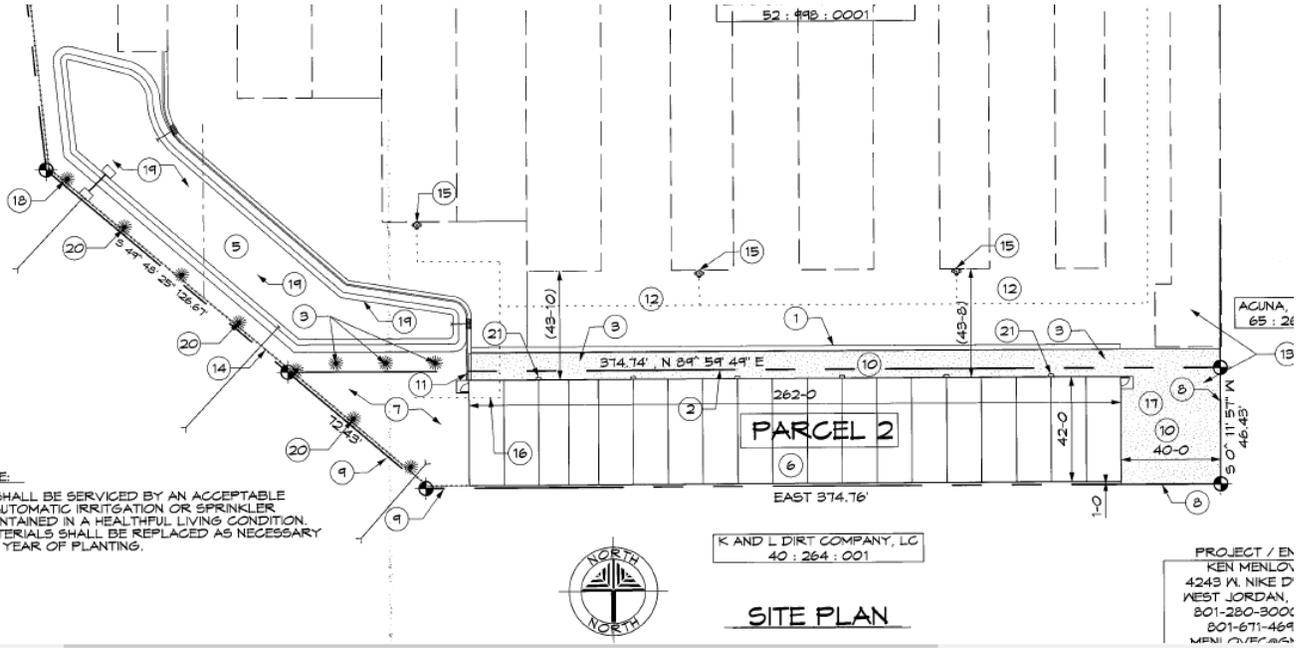
A masonry or concrete fence seven (7) feet high is required adjacent to the residential. The applicant is proposing to install a seven (7) feet tall masonry wall along the residential in the SE corner.



Architectural Standards

Building Materials and Color

The building exterior is to be smooth and split face CMU block and will match the existing colors, which complies with Lindon City Code.



E NOTE:
 PLANTINGS SHALL BE SERVICED BY AN ACCEPTABLE
 HAND AND AUTOMATIC IRRIGATION OR SPRINKLER
 SYSTEM MAINTAINED IN A HEALTHFUL LIVING CONDITION.
 IRRIGATION MATERIALS SHALL BE REPLACED AS NECESSARY
 FIRST YEAR OF PLANTING.



K AND L DIRT COMPANY, LC
 40 : 264 : 001

SITE PLAN

PROJECT / EN
 KEN MENLO,
 4243 W. NIKE DR
 WEST JORDAN,
 801-280-3000
 801-671-4699
 MENLO OVER 265

Item 9: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 10: Planning Director Report

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Adjourn