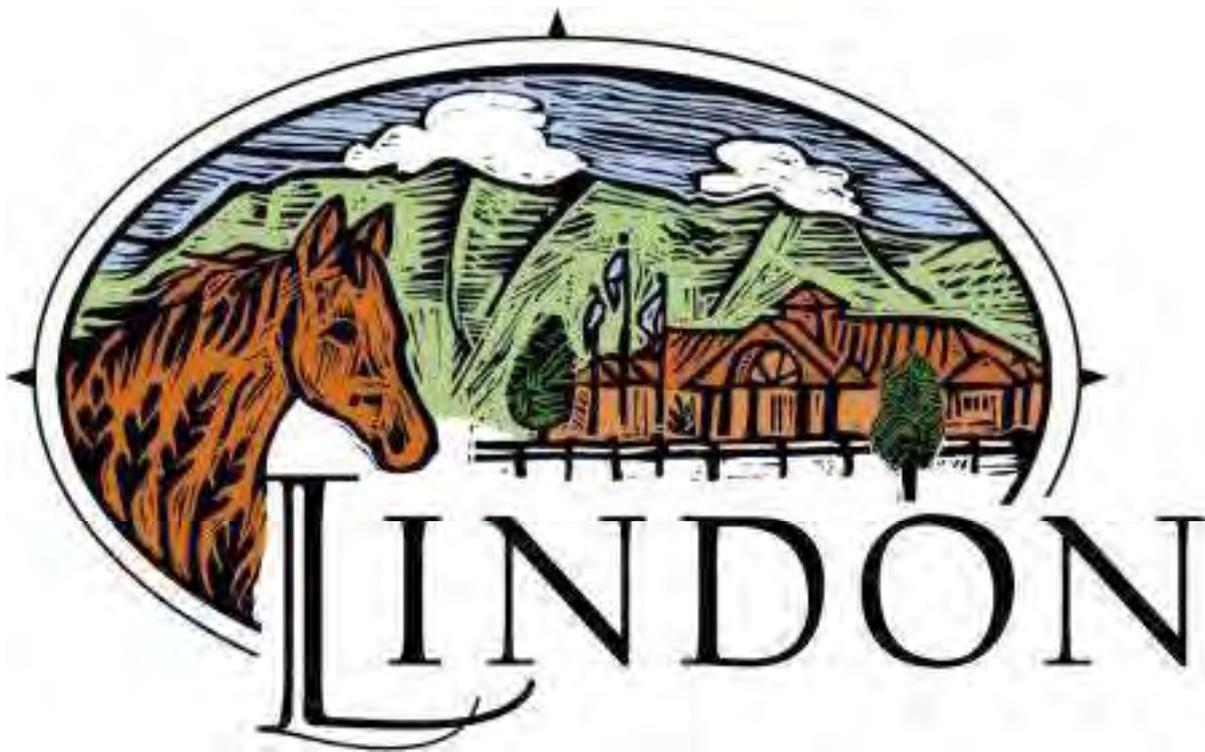


# **Lindon City Planning Commission Staff Report**



August 23, 2016

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 23, 2016**, 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 7/12/2016

#### 3. Public Comment



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

*(Review times are estimates only.)  
(25 minutes)*

#### 4. Site Plan — 40 Geneva Business Park, 40 N. Geneva Rd.

Matthew Blackburn requests site plan approval for eight (8) office/warehouse units in a 24,000 square foot building to be located at approximately 40 North Geneva Road in the Light Industrial (LI) zone.

*(15 minutes)*

#### 5. Major Subdivision — Lakeview North Holdings Condo Plat, 1396 West 200 South

Joel Pilling seeks preliminary approval of a twelve (12) unit condominium plat to be known as Lakeview North Warehouse Condominiums Plat A located at approximately 1396 West 200 South in the Light Industrial (LI) zone.

*(45 minutes)*

#### 6. Public Hearing — Street Master Plan Amendment (Approx. 1550 West 200 North...)

Bryan Stevenson requests approval of a proposed amendment to the Lindon City Street Master Plan Map to remove a master planned road connection located at approximately 1550 West between 200 North and 50 North in the Light Industrial (LI) zone.

*(45 minutes)*

#### 7. Public Hearing — Ordinance Amendment, Title 18 LED Electronic Message Signs

Lindon City is considering a City Code amendment to allow for electronic message signs in zones other than the I-15 Travel Zone Overlay. Recommendations will be forwarded to the City Council for final approval.

#### 8. New Business from Commissioners

#### 9. 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.

**Posted By:** Hugh Van Wagenen

**Time:** ~3:00 pm

**Date:** August 19, 2016

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

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

August 23, 2016 Planning Commission meeting.

### **Roll Call:**

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

## **Item 2: Approval of Minutes**

Planning Commission Meeting — July 12, 2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **July 12, 2016 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: Charles Keller, Commissioner

12 <b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Sharon Call, Chairperson	Rob Kallas, Commissioner
14 Bob Wily, Commissioner	Matt McDonald, Commissioner
Mike Marchbanks, Commissioner	
16 Charles Keller, Commissioner	
Steve Johnson, Commissioner	
18 Hugh Van Wagenen, Planning Director	
Brandon Snyder, Associate Planner	
20 Kathy Moosman, City 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 Planning Commission  
26 meeting of June 14, 2016 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
OF THE REGULAR MEETING OF JUNE 14, 2016 AS PRESENTED.  
30 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

- 32 3. **PUBLIC COMMENT** –
- 34 Chairperson Call called for comments from any audience member who wished to  
36 address any issue not listed as an agenda item. There were no public comments.  
Chairperson Call also welcomed Scout Troop 880 to the meeting.

- 38 **CURRENT BUSINESS** –
- 40 4. **Plat Amendment — Maeser Academy Subdivision, Plat B, approx. 320 West**  
42 **600 South.** Jason Dodge requests approval of a plat amendment. The proposed  
44 Maeser Academy Subdivision, Plat B, includes a vacation of Lot 1, Plat A,  
Maeser Academy Subdivision. The subdivision is located at approximately 320  
West 600 South in the General Commercial (CG) zone.

46 Brandon Snyder, Associate Planner, led this discussion by stating this is a request  
48 by Jason Dodge who is requesting approval of a plat amendment. Mr. Snyder stated  
Roger Dudley, project engineer, is in attendance representing the applicant tonight.

2 Mr. Snyder explained the proposed Maeser Academy Subdivision, Plat B, includes  
a vacation of Lot #1, Plat A, Maeser Academy Subdivision. He noted the subdivision is  
4 located at approximately 320 West 600 South in the General Commercial (CG) zone.

6 Mr. Snyder further explained this plat amendment is to accommodate the proposed  
Lakeview Townhomes Subdivision, Plat A with the minimum lot size being 20,000 sq/ft.  
8 in the CG zone. He mentioned that the Planning Staff, the City Engineer and Mr. Dodge  
are working through a few minor technical issues, and staff will ensure that all issues are  
10 resolved before final engineering approval is given and before the plat is recorded. He  
pointed out that the applicant is looking at all options as far as addressing the potential  
12 changes for access on the site. He added that third party notices were sent to the adjoining  
property owners in accordance with Lindon City Code and staff has received no  
14 comments back at this time. Mr. Snyder then referenced the proposed subdivision and an  
aerial photo of the site followed by some general discussion. He then turned the time  
over to Mr. Dudley for comment.

16 Mr. Dudley stated this is a minor shift in the boundary between the PRD and the  
school's plat in order for them to have a sufficient side and rear yard there needed to be  
18 an adjustment in the property line. Mr. Dudley mentioned they will be meeting again  
with staff (on Thursday) with possible proposals of a second access onto 1600 North on  
20 the east side that will come before the Commission at another meeting; they are trying to  
help the school resolve their congestion problem.

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

24  
26 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A PLAT AMENDMENT TO VACATE LOT 1,  
PLAT A, OF THE MAESER ACADEMY SUBDIVISION, AND CREATE THE  
28 MAESER ACADEMY SUBDIVISION, PLAT B, WITH NO CONDITIONS.  
COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
30 RECORDED AS FOLLOWS:

32 CHAIRPERSON CALL	AYE
COMMISSIONER WILY	AYE
COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER JOHNSON	AYE
COMMISSIONER KELLER	AYE

36 THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

- 38 5. **Minor Subdivision—Mountain Tech Subdivision, Plat A, approx. 2570 West  
600 North.** Mark Weldon, on behalf of WICP West Orem LLC, requests  
40 approval of a two (2) lot subdivision, at approximately 2570 West 600 North in the  
General Commercial – A8 (CG-A8) zone.

42  
44 Hugh Van Wagenen, Planning Director, led this discussion by stating this item is a  
request by Mark Weldon, on behalf of WICP West Orem LLC, for approval of a two (2)  
lot subdivision, at approximately 2570 West 600 North in the General Commercial – A8  
46 (CG-A8) zone. Mr. Van Wagenen mentioned that Project Engineer, Scott Thorsen, is in  
attendance tonight as representative of this application.

2 Mr. Van Wagenen gave a brief background noting this site received site plan  
approval for two office buildings in August of last year; the first building is under  
4 construction on what will be Lot #1. He noted this plat will put each respective building  
on its own lot and much of the infrastructure for the site will serve both buildings so  
6 shared utility, parking, and access easements are being provided between the two lots.  
He mentioned that the minimum lot size in the CG-A8 zone is 20,000 sq. ft. and the two  
8 lots created by this subdivision will be 5.4 and 4 acres each. He pointed out there is no  
street dedication or public improvements required for this subdivision as any utilities  
10 servicing the two lots are being constructed with building one on Lot #1. He added that  
the appropriate easements are being reviewed.

12 Mr. Van Wagenen then referenced an aerial photo of the proposed subdivision,  
Mountain Tech Plat A and the site plan showing easements for the new plat followed by  
14 some general discussion. He then turned the time over to Mr. Thorsen for comment.

16 Mr. Thorsen commented that this is a pretty straightforward request. He stated it  
is a 9.5 acre parcel that is being subdivided into two lots. Mr. Thorsen explained the  
18 parcel is being split because the owner would like flexibility going forward if he wants to  
sell the buildings and also for the financing aspect. He added that the owner intends to  
use both buildings. Mr. Van Wagenen stated that staff has no concerns or issues with this  
20 plat.

22 Chairperson Call commented she had no further questions and agrees this is a  
pretty straightforward subdivision. She then asked if there were any further questions or  
comments from the Commission. Hearing none she called for a motion.

24  
26 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR APPROVAL OF A TWO LOT SUBDIVISION TO BE  
KNOWN AS MOUNTAIN TECH PLAT A WITH NO CONDITIONS.  
28 COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS  
RECORDED AS FOLLOWS:

30 CHAIRPERSON CALL AYE  
COMMISSIONER WILY AYE  
32 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER JOHNSON AYE  
34 COMMISSIONER KELLER AYE

THE MOTION CARRIED UNANIMOUSLY WITH TWO ABSENT.

36  
38 6. **New Business: Reports by Commissioners** – At this time Chairperson Call asked  
the newly appointed Commissioner, Steve Johnson to introduce himself.  
Following introductions the Commissioners welcomed Commissioner Johnson to  
40 the Commission noting they are looking forward to serving with him.

42 9. **Planning Director Report** – Mr. Van Wagenen reported on the following items  
followed by discussion:

- 44 • Monument Sign Interpretation
- 46 • Lindon Tech paint Update
- Tour of the Spring Gardens assisted living facility
- 48 • Lindon Days – General Plan Update

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

4 **ADJOURN** –

6  
8 COMMISSIONER WILY MADE A MOTION TO ADJOURN THE MEETING  
AT 7:50 P.M. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

10  
12 Approved – July 26, 2016

14  
16 \_\_\_\_\_  
Sharon Call, Chairperson

18  
\_\_\_\_\_  
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: Site Plan — 40 Geneva Business Park (40 N. Geneva Rd.)

Matthew Blackburn, 40 Geneva LLC, requests site plan approval for eight (8) office/warehouse units in a 27,300 square foot building, to be located at approximately 40 North Geneva Road in the Light Industrial (LI) zone.

**Applicant:** Matthew Blackburn, 40 Geneva LLC  
**Presenting Staff:** Brandon Snyder

**General Plan:** Mixed Commercial  
**Zone:** Light Industrial (LI)

**Property Owner:** 40 Geneva LLC  
**Address:** 40 North Geneva Road  
**Parcel ID:** 14-065-0192, 193, 200  
**Lot Size:** 1.54 acres  
**Legal Description:** N/A

**Type of Decision:** Administrative  
**Council Action Required:** No

### SUMMARY OF KEY ISSUES

1. Whether the request for site plan approval of office/warehouse units complies with applicable land use requirements.

### MOTION

I move to (*approve, deny, continue*) the applicant's request for site plan approval of office/warehouse units, approximately 27,300 sq. ft., to be located at 40 N. Geneva Rd., in the Light Industrial (LI) zone, with the following conditions (if any):

1. Recombine the parcels
2. Identify landscaping plan
3. Elevations

### BACKGROUND

1. The intent of the Light Industrial (LI) zone is to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (LCC Section 17.49.020).
2. Site plan review is required for all new development within non-residential zones per Lindon City Code (LCC) Section 17.17.110.



**REVIEW PROCESS**

**DRC Review**

Planning Staff, the 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. Staff has also identified that the application indicates parcels: 14-065-0192, 0193, and 200. It appears at this time that the three parcels will need to be combined into one. Previously the parcels were one and were divided in 2013. The parcels fail to meet the minimum acreage and frontage requirements of the LI zone. Division of property should also be done in accordance with subdivision regulations. The applicant has been asked to combine the three parcels back into one.

**Public Comment**

Third party notices were provided on August 12, 2016, to the adjoining property owners in accordance with Lindon City Code 17.14.50 Third Party Notice. Staff has received no public comment at this time.



Table 1. Property Information (Lindon City Code 17.49 Light Industrial (LI) zone)

	<b>Minimum Requirement</b>	<b>Proposed Site</b>
<b>Lot area</b>	1 acre	1.54 acres
<b>Lot frontage</b>	100 feet	Geneva Road (Arterial): 500+’ Center Street (Local): 39’
<b>Building height</b>	Maximum 48’	Height: 29’
<b>Onsite parking stalls and bicycle stalls</b>	Vehicle: 35 stalls (office 1/350 sq. ft.; warehouse 1/1000 sq. ft.) Bicycle: 2	Vehicle: 39 (2 ADA stalls) Bicycle: 2
<b>Building setbacks</b>		
<b>Front</b>	20 feet	59 feet
<b>Rear</b>	0 feet	1.19 feet
<b>Side (interior)</b>	0 feet (or 20’ without a one-hour firewall)	57 feet
<b>Side (street)</b>	15 feet	75+’

## **DISCUSSION & ANALYSIS**

### **Landscaping Standards**

*Landscaping Strip* The LI zone requires that a landscaped strip, twenty (20) feet in width, shall be planted with grass, and trees planted every thirty (30') feet on center along all public street frontages. Thirty percent (30%) of the landscape strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. Lindon City Code 17.49.060 (3)(d) indicates, "Landscaping requirements concerning trees and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission." Some of the design objectives include: enhance the visual environment by adding visual interest through texture, color, size, shape, etc.; enhance perspective by framing views complimenting architecture, screening and creating points of interest and activity; creating street identification by varying the species, height, and location of landscaping; minimize noise and glare; conserve energy; complement architecture by landscaping around buildings, screen areas of low visual interest.

The Planning Commission discussed reducing the width of the landscaping strip for this site via concept review 15-075-5 on October 13, 2015. The submitted plans indicate the required landscape strip is proposed to be 13' in depth (along Geneva Road). A total of 10' would be on-site and an additional 3' in the r-o-w. The applicant has also provided two landscaping options for review. One meets the grass requirements, and the other utilizes low water usage and less maintenance plantings. The "xeriscape" option indicates planting coverage of 25%. It may be appropriate to discuss if this % of coverage is adequate to meet the intent of the ordinance. Please note that the grass option does not show the requisite trees. Street trees are required if that option is selected.

### ***Interior Landscaping***

Lindon City Code 17.18.085 indicates that interior landscaping must be provided at 40 square feet per stall with one tree per 10 stalls. The landscape materials shall consist of at least 75% living vegetation including ground cover, trees, and shrubbery. The remaining 25% may consist of xeriscape (desert landscaping) materials. The plans do not indicate the percentage of living vegetation coverage in the parking lot islands. Both landscaping options, as discussed above, show identical plantings within the parking lot. The Planning Commission may discuss what % of coverage is adequate to meet the intent of the ordinance. The required amount of interior landscaping (area) and trees are provided.

### **Fencing Standards**

*Fencing* No fencing regulations apply as the site is not adjacent to a residential use or residential zone.

### **Architectural Standards**

#### ***Building Materials and Color***

Lindon City Code 17.49.070 indicates that all buildings in the LI and HI zone shall be aesthetically pleasing, well-proportioned buildings, which blend with the surrounding property and structures. The building exterior includes the use of insulated panels with an embossed stucco pattern and Modera dry stack block for columns and wainscot. The elevations also include metal trim, store front aluminum clad windows and metal awnings. The Planning Commission may approve ribless, metal, flat-faced,

stucco embossed, metal sandwich panel buildings when the Planning Commission finds that the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that achieved by 17.49.070(1): incorporate the use of brick, decorative block, stucco, wood or other similar materials. The exterior appearance of such buildings shall primarily be of earth tone colors. The proposed color scheme is included in this report.

### **Special Provisions**

#### **Solid Waste Storage Facility**

The dumpster will be enclosed in CMU block walls with metal sight obscuring gates.



(NO BERM PROPOSED)

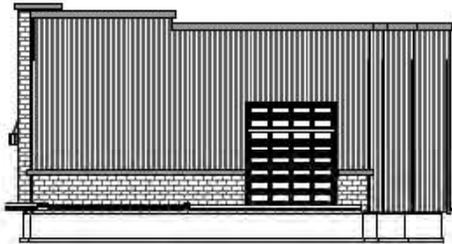
### **ATTACHMENTS**

1. Landscape Plans
2. Elevations
3. Color chart

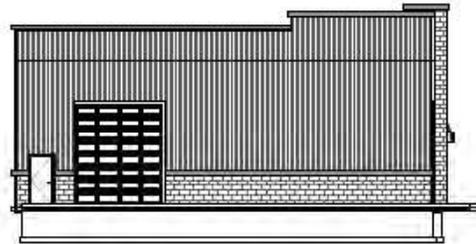




WEST ELEVATION VIEW - 3/16"=1'-0"

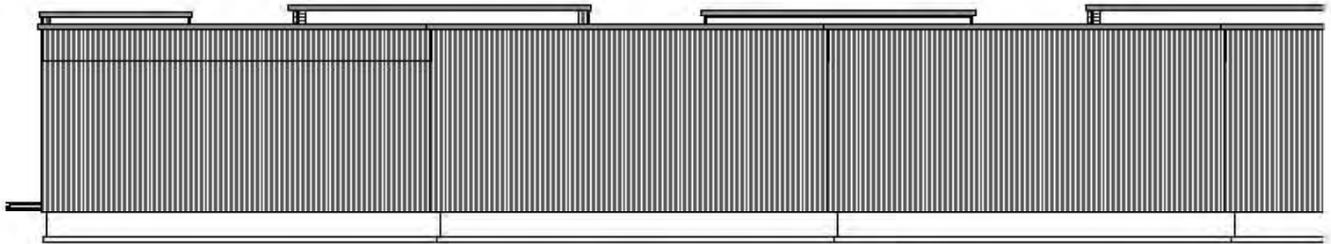


SOUTH ELEVATION VIEW - 3/16"=1'-0"



NORTH ELEVATION VIEW - 3/16"=1'-0"

	 <p>ELEVATION DRAWINGS</p>	 <p>48 NORTH GENEVA OFFICE PARK OFFICE/WAREHOUSE PROJECT NEUGE</p>	 <p><b>BLUE STEEL ARCHITECTURE</b> Design Build LLC 1892 South 550 West - Payson, Utah - 801-592-8973</p>	<table border="1"> <tr> <td>DATE</td> <td>7</td> </tr> <tr> <td>REVISION</td> <td></td> </tr> <tr> <td>BY</td> <td></td> </tr> <tr> <td>CHECKED</td> <td></td> </tr> </table>	DATE	7	REVISION		BY		CHECKED	
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EAST ELEVATION VIEW - 3/16"=1'-0"



ASH GRAY  
SR.47 SR.55

MAIN VERTICAL 36" WIDE X 3' MRCI VINTAGE ECO-FICIENT PANELS  
ROLL UP DOORS  
MAIN DOORS

CMLI 15 16"W X 8"L MOPERRA SPLIT FACE CHARCOAL COLOR BLOCK  
CMLI CAP 15 24"L X 2.5"H X 5.5"D MOPERRA ALLIANCE SILL CAP



MEDIUM BRONZE

ROOF TRIMS  
ROLL UP DOOR TRIMS  
MAIN DOOR TRIMS  
WINDOW TRIMS  
WINDOW AND DOOR FRAMES  
CANOPIES



ALMOND  
SR.63 SR.75

MAIN HORIZONTAL 36" WIDE X 4' MRCI INSULATED 7.2 ECO-FICIENT PANELS

JOB 15-003 40 GENEVA OFFICE/WAREHOUSE  
COLOR CHART REV 2  
MAY 23RD 2016

## Item 5: Major Subdivision — Lakeview North Holdings Condo Plat, approx. 1396 West 200 South

<p><b>Applicant:</b> Joel Pilling  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>General Plan:</b> Light Industrial  <b>Current Zone:</b> Light Industrial (LI)</p> <p><b>Property Owners:</b> Lakeview Holdings North LLC  <b>Address:</b> 1396 West 200 South  <b>Parcel ID(s):</b> 14:062:0020  <b>Subdivision Acreage:</b> 5 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 12 unit condominium plat in the Light Industrial 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 12 unit condominium plat to be known as Lakeview North Warehouse Condominiums with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> </ol>
--	--

### **BACKGROUND**

This property received site plan approval in May of this year and the two buildings are currently under construction. The owners have intended to record a condominium plat for the two buildings, but wanted to wait until the floors of the building were poured so exact property descriptions could be established from the actual building footprints.

### **DISCUSSION & ANALYSIS**

#### *Lot Requirements*

- Minimum lot size in the LI zone is 1 acre. Condominium units do not need to meet this requirement, but the site does. This site is just over 5 acres.

#### *Street Frontage*

- There is not quite 350 feet of street frontage on 200 South. Street improvements were completed as part of the site plan approval. No additional improvements are needed at this time.

#### *Other Requirements*

- Staff has determined that the proposed subdivision complies, or will be able to comply before final approval, with all remaining land use standards in LCC 17.32.
- The City Engineer is addressing engineering standards. All engineering issues will be resolved before final approval is granted.

### **MOTION**

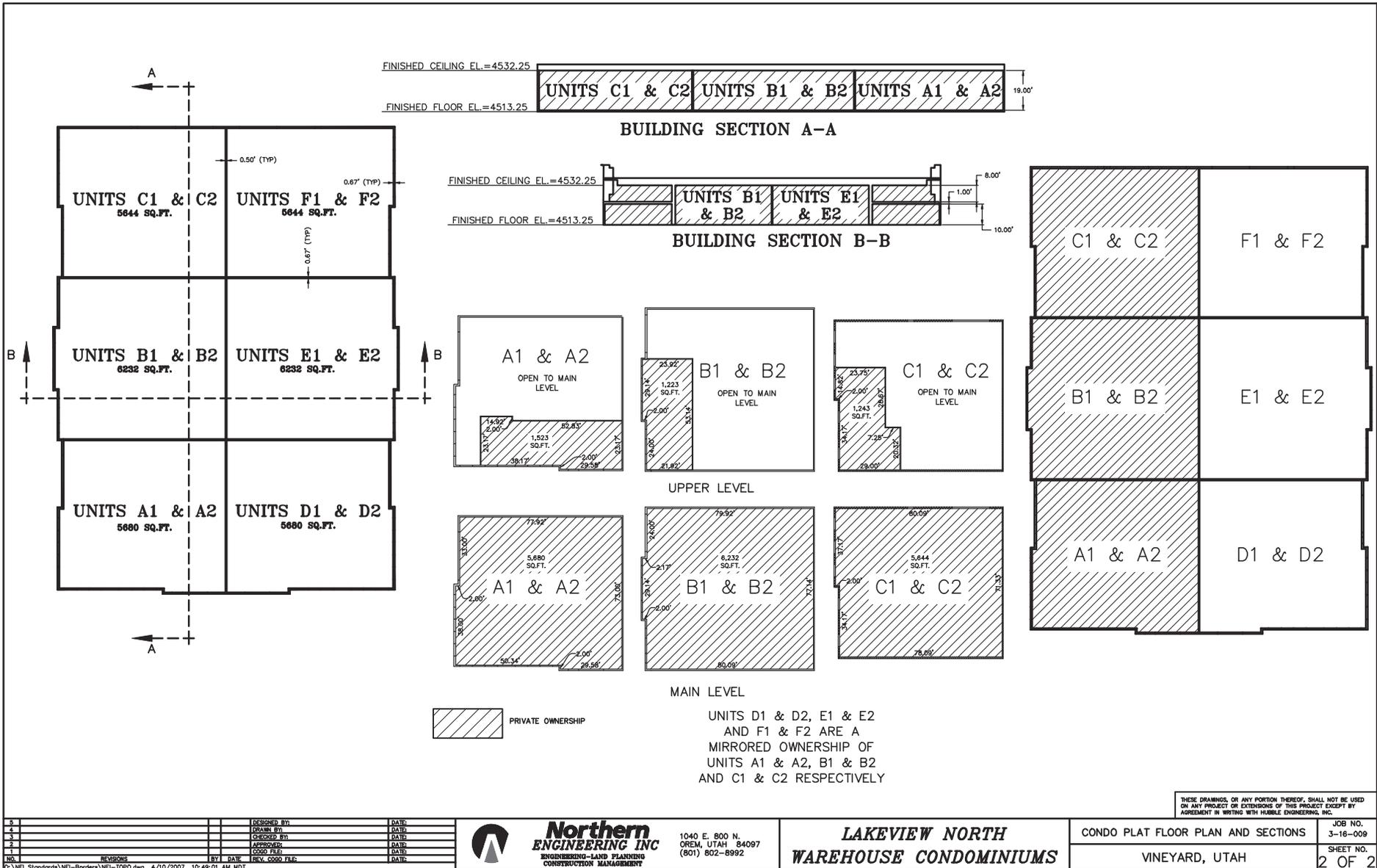
1. See above

### **ATTACHMENTS**

1. Aerial photo of the proposed subdivision.
2. Preliminary plan.







## Item 6: Public Hearing — Street Master Plan Map Amendment

**Applicant:** Bryan Stevenson  
**Presenting Staff:** Hugh Van Wagenen

**General Plan:** Light Industrial  
**Current Zone:** Light Industrial

**Property Owners:** Bishop Special Asset Management LLC

**Address:** 200 North 1550 West  
**Parcel IDs:** 14:061:0104

**Type of Decision:** Legislative  
**Council Action Required:** Yes

### SUMMARY OF KEY ITEMS

1. Whether to recommend approval to the City Council to remove the identified road from the Street Master Plan.

**Ordinance:** # 2016-16-O

### MOTION

I move to recommend to the City Council (*approval, denial, continuance*) of the applicant's request to remove the street connection identified at approximately 1550 West from 200 North to 50 North as identified from the attached map from the Street Master Plan with the following conditions (if any):

1. Cash bond be placed for the construction of 20 South road and applicable utilities between 1550 West and the existing portion of 20 South.
2. Development agreement be executed between applicant, property owners along necessary 20 South right of way, and the City that guarantees the construction of 20 South.

### OVERVIEW

Bryan Stevenson requests approval of a proposed amendment to the Lindon City Street Master Plan Map to remove a master planned road connection located at approximately 1550 West between 200 North and 50 North in the Light Industrial (LI) zone. Mr. Stevenson has stated that as part of this request, 20 South would be constructed and thereby complete a street connection between 1550 West and 1800 West. That connection would make the 1550 West road less necessary for street network connectivity in the area.

### PROPERTY OWNERS' POSITIONS

The 1550 West connection falls on just one property at the moment. However, the 20 South connection requires road dedication from three property owners adjacent to the identified right of way.

As of the writing of this staff report, only one property owner along 20 South right of way has communicated directly with staff. Rick Miller of Fusion Development LLC has stated that he needs more information in order to support the request, but is open to the applicant's proposal. Mr. Miller's written submittal is attached.

### DRAWINGS OF POTENTIAL DEVELOPMENT OPTIONS

The applicant has provided a development concept for the parcel where the road would be eliminated (attached).

## **FINDINGS OF FACT**

1. The street in question is designated as a major collector street on the Plan.
2. The street was called out as a future road in the 2000 General Plan but may have been considered well before that.
3. Staff has received development inquiries on this property and the future road construction has been a sticking point for several interested parties.

## **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 transportation plan...to balance future demands generated by the Land Use element with future roadway improvements, thereby developing a long-range transportation system plan which would efficiently support future land development.”
  - b. The Street Plan states the “inherent in a long-range projection is the potential for variation due to unforeseen economic, political, social, and technological changes.”
  - c. “The goal of the transportation plan is to have a balanced circulation system which provides for safe and efficient movement of vehicles...”
  - d. “Planning shall minimize localized traffic congestion and operational problems and ensure adequate access to and circulation around commercial...areas...”
2. The City should make changes to the General Plan if the public interest is being served. Changes should not be made in order to further one individual’s or company’s interests.
3. The City Engineer has submitted his opinion on the request and it is attached.
4. If 1550 West is to be removed, it should not be done so until all property owners along the 20 South right of way have consented to that road being built and there is a guarantee that it will be built in a timely manner.

## **MOTION**

See above.

## **ATTACHMENTS**

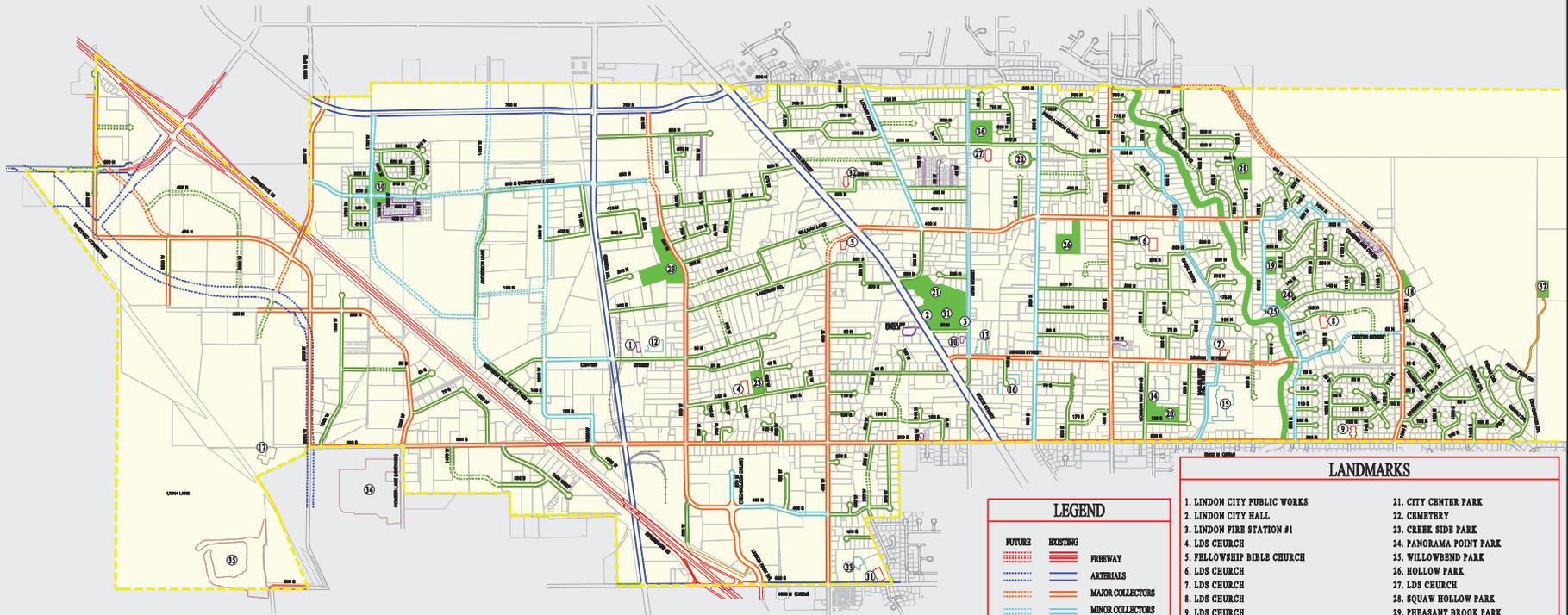
1. Aerial photo of the proposed area where the applicant is requesting the street to be removed
2. Street Master Plan Map
3. Development options if future road is eliminated
4. City Engineer’s Comments
5. Fusion Development LLC letter



# LINDON CITY STREET MASTER PLAN MAP

NOVEMBER 2011

SCALE  
1" = 2000'



**LEGEND**

			FREWAY
			ARTERIALS
			MAJOR COLLECTORS
			MINOR COLLECTORS
			LOCAL
			PRIVATE
			OTHER PUBLIC

NOTE: FUTURE STREETS ARE SHOWN IN APPROXIMATE LOCATION

CITY BOUNDARY

**LANDMARKS**

1. LINDON CITY PUBLIC WORKS	21. CITY CENTER PARK
2. LINDON CITY HALL	22. CEMETERY
3. LINDON FIRE STATION #1	23. CREEK SIDE PARK
4. LDS CHURCH	24. PANORAMA POINT PARK
5. FELLOWSHIP BIBLE CHURCH	25. WILLOWBEND PARK
6. LDS CHURCH	26. HOLLOW PARK
7. LDS CHURCH	27. LDS CHURCH
8. LDS CHURCH	28. SQUAW HOLLOW PARK
9. LDS CHURCH	29. PEBASANT BROOK PARK
10. LINDON COMMUNITY CENTER	30. MEADOW PARK
11. LDS CHURCH	31. LINDON AQUATICS CENTER
12. LDS CHURCH CANNERY	32. LDS CHURCH
13. LINDON ELEMENTARY	33. KARL MASSER ACADEMY
14. ROCKY MOUNTAIN ELEMENTARY	34. LAKEBIDE POWER PLANT (VINYARD)
15. OAK CANTON JR. HIGH	35. LINDON MARINA
16. TIMPANOGOS ACADEMY	36. FRYER PARK
17. NORTH POINT WASTE TRANSFER STATION	37. DRY CANTON TRAILHEAD
18. EQUESTRIAN STAGING AREA	
19. WATER TANK PARK	
20. PIONEER PARK	

NOTE: WHEN THE CONNECTION OF GILLMAN LANE IS MADE TO 400 WEST STREET, IT WILL NO LONGER EXTEND TO STATE STREET.

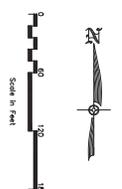




**LOT AREAS:**

LOT	14.061	12.50 FT. / 0.28 ACRES
BUILDING FOOTPRINT	184,180 SQ. FT.	4.21 ACRES
TOTAL LANDSCAPING	161,400 SQ. FT. / 3.71 ACRES	
TOTAL	420,322 SQ. FT. / 9.58 ACRES	

NOTE:  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



**LEGEND**

--- (dashed line)	PROPERTY LINE
▭ (solid grey)	PROPOSED BUILDING
▨ (hatched)	PROPOSED LANDSCAPING

20 SOUTH STREET

599.4' APPROXIMATE

20 SOUTH STREET

COLMENA 200 NORTH PROJECT  
1670 WEST 200 NORTH, LINDON, UTAH  
PRELIMINARY SITE PLAN

**CIR**  
ENGINEERING, L.L.C.  
3032 SOUTH 1030 WEST, SUITE 202  
SLC, Utah 84119 - 801-949-6296

Page 25 of 38  
23 August 2016

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

SHEET NO.  
C1

PROJECT ID: DATE:  
A-1000 08/18/16

FILE NAME: SCALE:  
A-1000 1/8"=1'-0"



Hugh Van Wagenen &lt;hughvwlindon@gmail.com&gt;

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**RE: 1550 West Master Planned Roadway**

1 message

**Mark Christensen** <MLC@jub.com>

Thu, Aug 11, 2016 at 5:38 PM

To: Hugh Van Wagenen &lt;hvanwagenen@lindoncity.org&gt;

Cc: Brandon Snyder &lt;bsnyder@lindoncity.org&gt;, Jocelynn Crowther &lt;jcrowther@jub.com&gt;

Hugh, Jocelynn and I discussed issues related to this issue this morning. Let me try to outline reasons we could see why it would or would not be a good idea. I haven't talked to Jocelynn since DRC Meeting, but I presume that their proposal is to put a turnaround at the end of the two streets that are stubbed to the property.

Considerations that favor the proposal:

- A cul-de-sac on each end of the planned roadway can adequately provide access to the property, while meeting cul-de-sac length standards
- It would result in more developable area
- It would result in less infrastructure for the public to maintain
- It would allow more flexibility in the size and configuration of buildings that could be built in the area of the planned road
- It would create the connection between 1550 West and 1800 West at this time via 20 South
- It would (presumably) include construction of utilities in 20 South (which would make more land along it ready for development)
- It would spur development of the land that has been slow to develop, in part because of the narrow space between I-15 and the planned road
- The collector link may not be as necessary in the future anyway because of the future Vineyard Connector that will provide a highly functional way to get traffic from the 200 South area to the northwest area of Lindon near the interchange
- The water line could still be connected between the two cul-de-sacs if necessary for fire flow to proposed buildings (though this would put a water main on private property)

Considerations that do not favor the proposal:

- It would eliminate that only alternate (to the Vineyard Connector) connection with a 50' wide road surface between 200 South and 2000 West
- It reduces connectivity of streets in the area (this might be more consequential if large office buildings are built there)
- It is the route of a planned buffered bike lane (though perhaps the buffered bike lane that was planned through the area could be replaced by another bicycle facility that provides continuous access through the land that road is planned to traverse)

- While we do not need the water line connection along the planned roadway to meet our level of service, having it creates a more robust system because of looping, creating the ability to keep more people in service when we have to shut down a section of line for repairs.
- If the road goes through, after everything is built and developed, we will probably never wish that the road did not go through; however, if it doesn't go through, there may be times that we wish the road did go through (traffic circulation, bike lane continuity, water looping, etc.)

Things that really aren't considerations:

- It doesn't much affect sewer, since it will have to be routed to the existing sewer in 20 South at the ditch that runs along the west edge of the undeveloped property anyway
- It doesn't much affect storm drain, since it will have to be routed to the existing ditch that runs along the west edge of the undeveloped property anyway

MARK L. CHRISTENSEN, P.E.

*Project Manager*

**J-U-B ENGINEERS, Inc.**

240 West Center Street, Suite 200, Orem, UT 84057

e [mlc@jub.com](mailto:mlc@jub.com) w [www.jub.com](http://www.jub.com)

p 801 226 0393 c 801 319 0730 f 801 226 0394



**From:** [hughwvlindon@gmail.com](mailto:hughwvlindon@gmail.com) [mailto:[hughwvlindon@gmail.com](mailto:hughwvlindon@gmail.com)] **On Behalf Of** Hugh Van Wagenen  
**Sent:** Thursday, August 11, 2016 4:48 PM  
**To:** Mark Christensen <[MLC@JUB.com](mailto:MLC@JUB.com)>; Jocelynn Crowther <[jcrowther@jub.com](mailto:jcrowther@jub.com)>  
**Cc:** Brandon Snyder <[bsnyder@lindoncity.org](mailto:bsnyder@lindoncity.org)>  
**Subject:** 1550 West Master Planned Roadway

Mark and Jocelynn,

Bryan Stevenson has applied for a General Plan Street Amendment to discontinue the 1550 West through road in favor of building 20 South now. Can you tell me if the culinary water plan/model will require that line to be looped through the property anyway, even without the road? Anything else that can help the Planning Commission make an informed recommendation to the City Council would also be appreciated. I'll be finalizing the staff report next Friday.

**FUSION DEVELOPMENT LLC**

28 South 1550 West  
Lindon, Utah 84042

To: Lindon City  
100 North State Street  
Lindon, Utah 84042-1808

Re: Public notice response Bryan Stevenson:  
Written Testimony submittal

To the members of the planning commission:

As the managing member of Fusion Development LLC the property owner of land potentially affected and the co-owner of the business located at 28 S. 1550 W (Nugen Pure Water Systems Inc), we wish to submit this written response/testimony as part of the public notice and hearing process as you contemplate changing the master plan.

As we have 2 interest at stake the first being our ongoing business and the second our land value present and future as we have undeveloped land we have been sitting on for nearly 20 years. The traffic flow now entering and exiting the business's on this side of the freeway basically have 1 option drive south on 1550 West and turn East to Geneva road and enter I-15 via north Orem ramp. It is not unusual during peak times of the day i.e. 5pm for our employees spend 30 minutes stuck in lines backing up from Geneva road nearly to 1550 West. This problem will

only get worse as more business's come in and as added buildings are added.

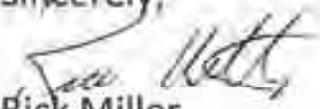
While we can see why Mr. Stevenson would prefer to not have the road completed, it has been on the master plan for a long long time.

We were the first developer to extend the 1550 west past the canal area opening, I remember at that time looking at the master plan and seeing how the future developments and roads had made provision to allow better flow of traffic to I-15 via north route upgrades and access points.

In summary we believe the completion of the road as set out in the master plan is the best long term answer for the majority of business's and owners of yet to develop land in this area and would hope the Council will reject the request to amend the Street master plan.

Thank you for allowing our input in the public notice process.

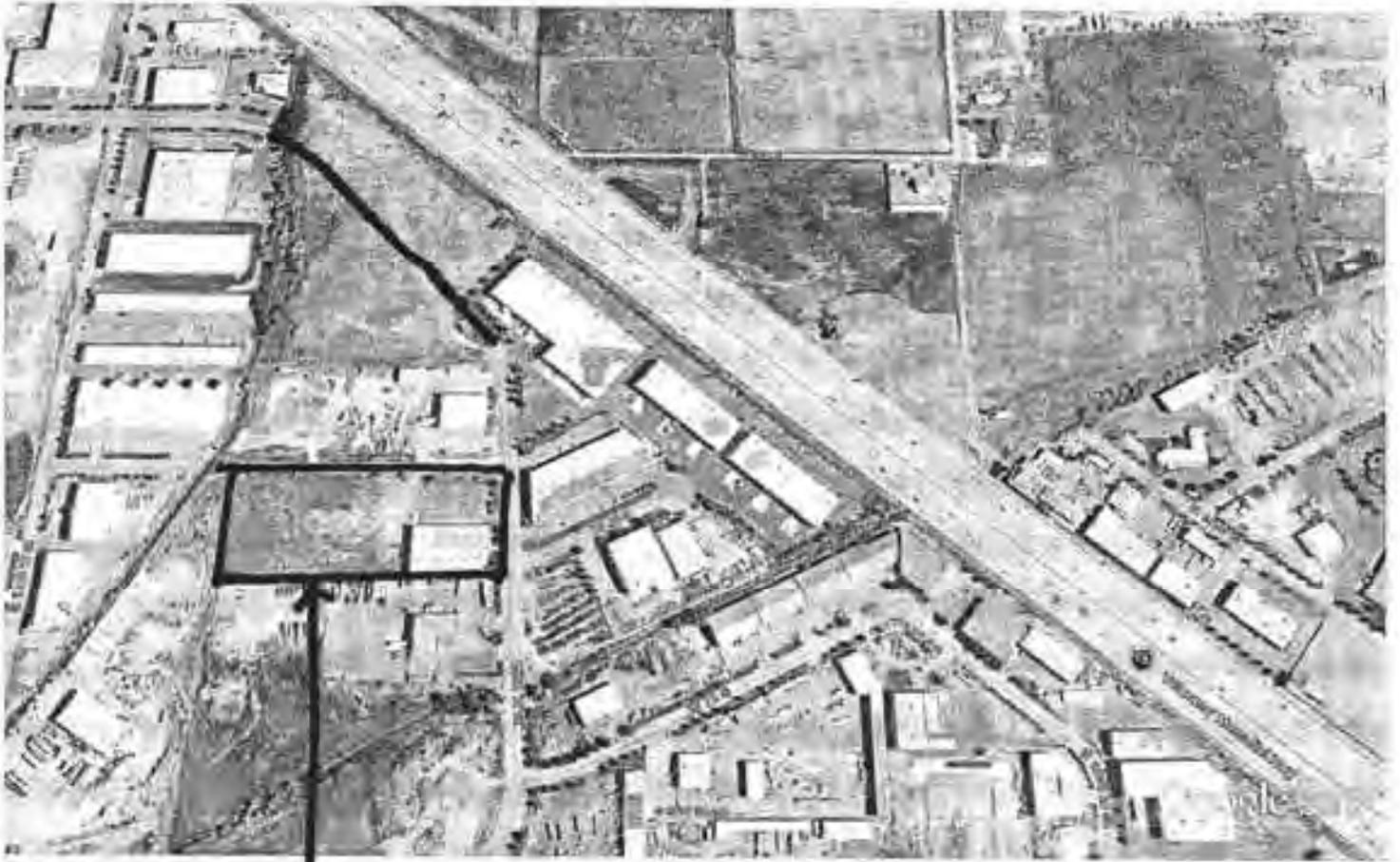
Sincerely,



Rick Miller

Managing member Fusion Development.  
Nugen Pure Water Systems Inc. V.P.

copy: location map



Google earth



Fusion Development  
Nugen Pure Water Systems

## Item 7: Public Hearing — Ordinance Amendment LCC 18 Signs — Changeable Copy Signs

<p><b>Applicant:</b> Lindon City <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> Legislative <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <p>1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council.</p> <p><b>Ordinance:</b> # 2016-15-0</p> <p><b><u>MOTION</u></b> I move to recommend (<i>approval, denial, continuation</i>) of ordinance amendment 2016-15-0 (<i>as presented, with changes</i>).</p>
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### **BACKGROUND**

Modern technology with electronic signs allows for flexible and dynamic messaging for businesses, schools, and other civic institutions. However, outside of the I-15 T-zone in Lindon, electronic changeable copy signs are not currently permitted.

As Lindon City has struggled to inform citizens about events, activities, meetings, etc., the City realizes that local businesses may also struggle under current sign restrictions. Allowing electronic changeable copy signs may be a real boon to anyone looking to advertise, promote, or otherwise inform the general public regarding services, products, or news. However, when it comes to electronic changeable copy signs there must be a balance between effectiveness of the messaging method and the safety and aesthetics of that method.

Lindon City is considering a new monument sign at the entrance of the City Center Campus. If this ordinance is adopted, the City would utilize a electronic changeable copy sign.

### **DISCUSSION & ANALYSIS**

#### *Overview*

- The proposed ordinance amendment would allow electronic changeable copy signs in the Commercial, Mixed Commercial, Research & Business, and Industrial zones. Such signs would need to be part of an allowed monument sign and be restricted in size to 6 feet in height or 36 square feet.

#### *Purpose of Sign Regulations*

- Section 18.01.010 of the Lindon City Code states eight purposes to the sign ordinance:
  1. Reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive, and confusing sign displays and excessive illumination.
  2. Encourage sign owners to integrate signs with buildings and sites through use of similar building materials and moderate sign proportions.
  3. Preserve and improve the aesthetic appearance of the City as a place in which to live and work by reducing or prohibiting signage that is overbearing, creates visual clutter or excessive illumination, or is not consistent with the design guidelines of Lindon City.
  4. Allow each business to clearly identify itself and the goods and services which it offers.

5. Safeguard and enhance property values by allowing for aesthetically pleasing signage that will help to promote economic development and attract quality businesses to the City.
6. Protect public and private investment in buildings and open space.
7. Preserve freedom of speech.
8. Promote public health, safety, community standards, public morals and the general welfare of the citizens of Lindon City.

#### *Safety*

- The proposed ordinance only allows static images/messages that must be displayed for a minimum of eight seconds at a time in order to avoid distracting drivers and other viewers of the content. No movement or animation is allowed.
- Illumination is only allowed at 0.3 foot candles beyond nighttime ambient light levels and signs are to be turned off between the hours of 11 pm and 6 am.

#### *Aesthetics*

- Electronic changeable copy signs must be part of a monument sign and meet regulations associated with monuments signs. Additionally, any screen must be framed with natural materials such as wood, stone, or brick and symmetrically placed within said frame. Also, screen size is limited to 6 feet in height and 36 square feet in area.

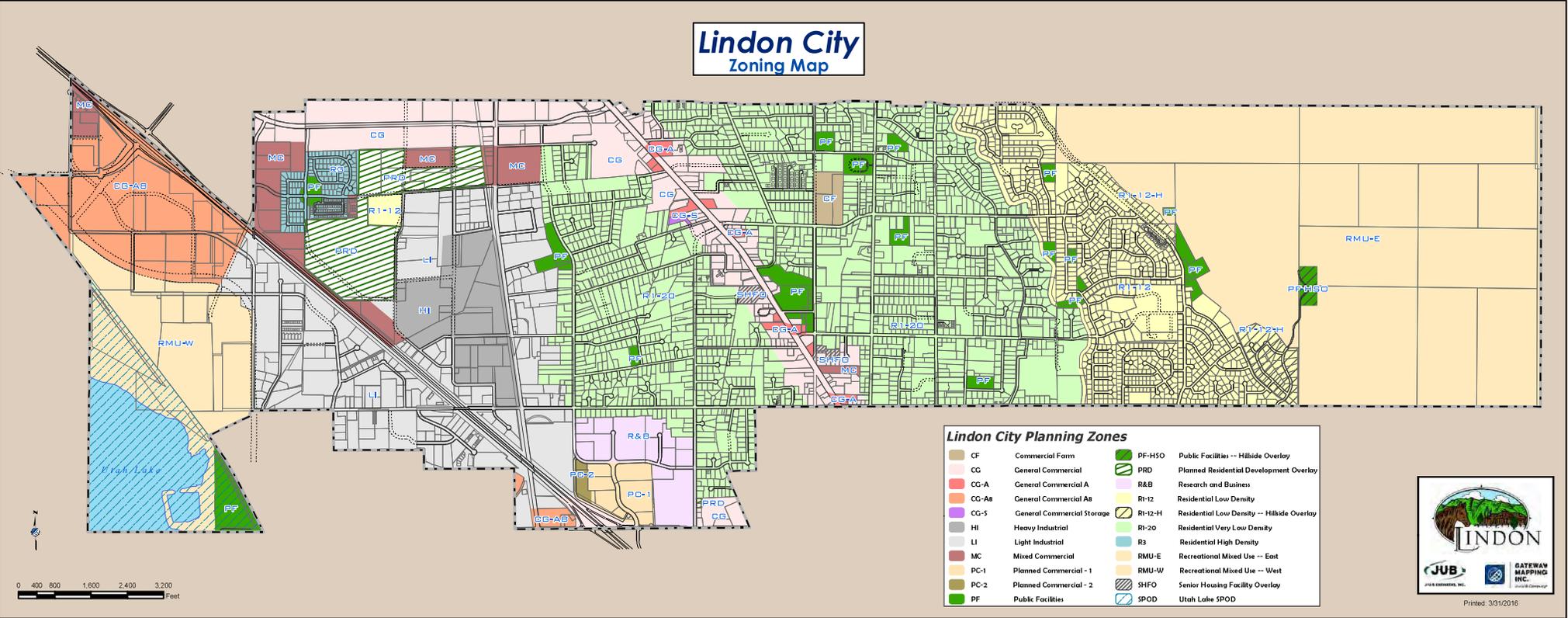
#### *Effectiveness*

- Using the sign size comparison chart attached, staff feels that the size of the electronic changeable copy signs gives a very reasonable outlet to allow each entity to clearly identify itself and the goods and services which it offers.

#### **ATTACHMENTS**

1. Zoning Map
2. Ordinance 2016-15-O Draft
3. Sign Size Comparison Chart

# Lindon City Zoning Map



**Lindon City Planning Zones**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #d2b48c; border: 1px solid black;"></span> CF	Commercial Farm	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> PF-HSO	Public Facilities -- Hillside Overlay
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black;"></span> CC	General Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> PRD	Planned Residential Development Overlay
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black;"></span> CG-A	General Commercial A	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> R&B	Research and Business
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black;"></span> CG-A8	General Commercial A8	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> R1-12	Residential Low Density
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black;"></span> CG-5	General Commercial Storage	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> R1-12-H	Residential Low Density -- Hillside Overlay
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> HI	Heavy Industrial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> R1-20	Residential Very Low Density
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> LI	Light Industrial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> R3	Residential High Density
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black;"></span> MC	Mixed Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> RMU-E	Recreational Mixed Use -- East
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black;"></span> PC-1	Planned Commercial - 1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> RMU-W	Recreational Mixed Use -- West
<span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid black;"></span> PC-2	Planned Commercial - 2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> SHFO	Senior Housing Facility Overlay
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> PF	Public Facilities	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> SPOD	Utah Lake SPOD



Printed: 3/31/2016

**Changeable Copy Signs – Electronic or Mechanical:**

1. Electronic Changeable Copy signs (such as LED's or flat-panel digital technologies) and mechanically changeable copy signs are only permitted in the T-zone along the I-15 freeway corridor, as well as Commercial, Mixed Commercial, Research and Business, and Industrial zones.

2. Within the T-zone:

a. On-premise Electronic Changeable Copy signs shall not exceed fifty six (56) square feet in display area and shall be no larger than four and one-half feet (4.5') tall or wider than fourteen feet (14') long. On-premise Electronic Changeable Copy signs may be utilized as a wall sign, pole sign, or monument sign only. The coverage and size limitations for wall, pole or monument signs shall also apply to any proposed on-premise Electronic Changeable Copy sign.

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b. a four hundred foot (400') lineal separation distance (measured on the same side of the freeway - not a radius) is required between each on-premise Electronically Changeable Copy Sign. This may prohibit some businesses from being able to obtain a permit for this type of signage if a proposed sign is less than 400' from an existing on-premise Electronically Changeable Copy Sign;

c. off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs shall only be permitted upon billboards approved by Lindon City (See LCC 18.04) and shall not exceed six hundred seventy five (675) square feet in display area;

2-i. a five hundred foot (500') lineal separation distance (measured on the same side of the freeway—not a radius) is required between each off-premise Electronic Changeable Copy Sign.

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3. Within Commercial, Mixed Commercial, Research and Business, and Industrial zones:

a. an on-premise Electronic Changeable Copy sign:

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i. is only permitted as part of a monument sign as regulated by LCC 18.03.030, but in no case shall screen area exceed thirty-six (36) square feet nor six (6) feet in height; and

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ii. shall be turned off between the hours of 11 pm and 6 am; and

iii. the screen shall be framed by the monument sign with natural materials such as wood, stone, or brick and shall be symmetrically placed within the monument sign frame; and

iv. shall only be permitted at the rate of one sign per parcel, lot, or business.

~~3-b.~~ off-premise Electronic Changeable Copy signs are not permitted.

~~4.~~ Off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs shall only be permitted upon billboards approved by Lindon City (See LCC 18.04) and shall not exceed six hundred seventy five (675) square feet in display area.

~~5-4.~~ All off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs are permitted for stationary messages only. The interval between message changes shall not be more frequent than at least eight seconds and the actual message rotation process shall be accomplished in three seconds or less by method of fading between messages or immediate change between messages. No flashing, scrolling video or other movement of sign message (copy) is permitted.

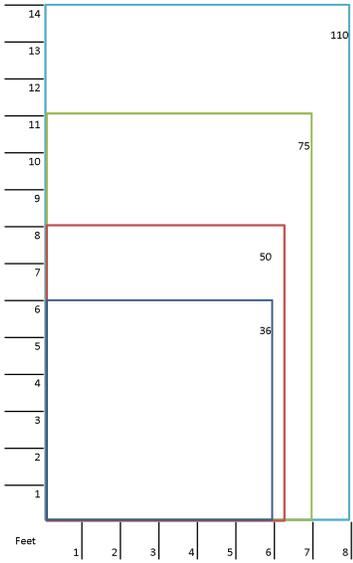
~~6.~~ A four hundred foot (400') lineal separation distance (measured on the same side of the freeway —not a radius) is required between each on-premise Electronically Changeable Copy Sign. This may prohibit some businesses from being able to obtain a permit for this type of signage if a proposed sign is —less than 400' from an existing on-premise Electronically Changeable Copy Sign.

~~7-5.~~ A five hundred foot (500') lineal separation distance (measured on the same side of the freeway —not a radius) is required between each off-premise Electronic Changeable Copy Sign.

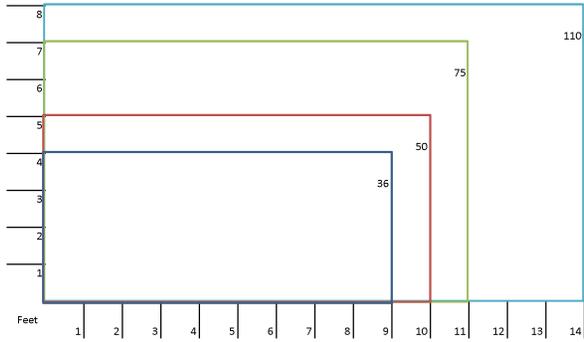
~~8-6.~~ All Electronic Changeable Copy and Mechanically Changeable Copy signs shall conform to lighting standards found within LCC 18.02.090 and shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with natural ambient light conditions at all times.

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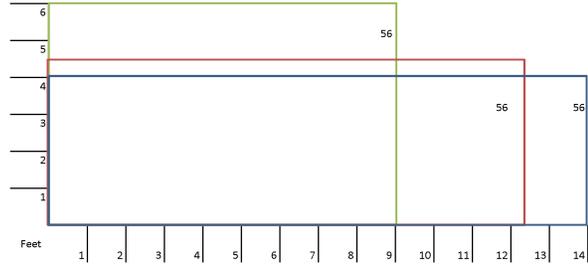
# Sign size square foot comparisons



Existing monument sign size restrictions based on street frontage or acreage.



Existing monument sign size restrictions based on street frontage or acreage.



Existing T-zone electronic sign size restrictions.

**Item 8: 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 9: Planning Director Report**

- Training
- UT-APA Fall Conference

**Adjourn**