

# **Lindon City Planning Commission Staff Report**



October 23, 2018

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, October 23, 2018, 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 10/09/2018

#### 3. Public Comment

(20 minutes)

#### 4. Site Plan (Landscaping Review) — Washburn Storage Units, 590 North Geneva Rd.

Jeremy Washburn requests landscaping review for the storage unit complex consisting of 13 buildings (which include an office and caretaker dwelling). The project is being developed in the Mixed Commercial (MC) zone. The site plan was previously approved by the Planning Commission on February 16, 2017.

(25 minutes)

#### 5. Site Plan/Conditional Use Permit — Lindon Ridge Apartments, ~45 S. Main Street

Julie Smith, on behalf of the Christensen's, requests preliminary site plan approval for senior housing apartments at a density of 30 units/acre as a conditional use on the property located at approximately 45 S. Main St., in the Senior Housing Facility Overlay (SHFO) zone. Total land area of ~3.44 acres. Recommendation(s) will be forwarded to the City Council. (Item was continued from 10/09/2018 Planning commission meeting.)

(20 minutes)

#### 6. Site Plan — Lindon Tech 5, 1971 West 700 North

Mark Weldon, WICP West Lindon 2 LLC, requests site plan approval for a two-story 51,949 square foot office building in the Lindon Village Commercial (LVC) zone. The subject property is located at 1971 West 700 North (Utah County Parcel #45-618-0005; Lot 5, Plat B, Lindon Tech Center Subdivision).

#### 7. New Business from Commissioners

#### 8. 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.

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

**Posted By:** Kathryn Moosman, City Recorder

**Date:** October 19, 2018

**Time:** 9:00 am

**Place:** Lindon City Center, Lindon Community Dev., Lindon Police Dept.

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

Lindon City Planning Commission Meeting October 23, 2018

### **Roll Call:**

Sharon Call  
Steve Johnson  
Rob Kallas  
Charlie Keller  
Mike Marchbanks  
Scott Thompson  
Mike Vanchiere

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

Lindon City Planning Commission Meeting October 09, 2018

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **October 9, 2018 beginning at 7:00 p.m.** at the Lindon City Center, City Council  
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson  
9 Invocation: Mike Marchbanks, Commissioner  
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

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

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

24

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

26

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

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

34

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

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

the city when they have a large event. She added they also have concerns with the Jorgensen's new event center with traffic and parking flowing over into their private street. Chairperson Call told Ms. Johnson to follow up with the Planning Department on these issues.

**CURRENT BUSINESS –**

**4. Extension Site Plan Approval – Lindon Self Storage, 860 West 200 South.**

Susan Palmer, Ridgepoint Management Group LLC, on behalf of Lindon Self Storage LLC, seeks a 12-month extension of the site plan approval for the Lindon Self Storage Site Plan, a forty-six (46) unit self-storage project, to be located at approximately 860 West 200 South in the Light Industrial (LI) zone. LCC 17.12.210 allows for an applicant to request up to a 12-month extension of the final approval. The current site plan approval expires in November 2018. No changes to the previously approved site plan are being proposed.

Brandon Snyder, Associate Planner, noted the applicant, Susan Palmer, with Ridgepoint Management Group LLC, on behalf of Lindon Self Storage LLC, is in attendance to request a 12-month extension of the site plan approval extension for the Lindon Self Storage Site Plan, a forty-six-unit self-storage project, to be located at approximately 860 West 200 South in the Light Industrial zone. He noted City code allows for an applicant to request up to a 12-month extension of the final approval and the current site plan approval expires in November of 2018.

Mr. Snyder stated there have been no changes to the previously approved site plan. He then presented information provided in the 2016 staff report including Parking Standards, Landscaping Standards, Architectural Standards, Dimensional Standards and Engineering Requirements (City Engineer approved and finalized the plans on 11/3/2016). Ms. Palmer stated they need the extension to get the financing in place.

Chairperson Call pointed out nothing has changed since the previous approval. She called for any further comments or discussion. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A 12-MONTH EXTENSION OF THE SITE PLAN APPROVAL FOR THE LINDON SELF STORAGE SITE PLAN WITH THE CONDITION THAT THE CITY COUNCIL APPROVE THE PLAT AND PLANS EXTENSION REQUEST. COMMISSIONER KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

**5. Extension Final Plat and Improvement Plans — Lindon Self Storage, 860**

**West 200 South.** Susan Palmer, Ridgepoint Management Group LLC, on behalf

2 of Lindon Self Storage LLC, seeks a 12-month extension of the final plat and  
4 plan(s) approval for the Lindon Self Storage Subdivision, Plat A, a forty-six (46)  
6 unit self-storage major condominium project, to be located at approximately 860  
8 West 200 South in the Light Industrial (LI) zone. LCC 17.12.210 allows for an  
10 applicant to request up to a 12-month extension of the final approval. The current  
12 approval expires in November 2018. No changes to the previously approved final  
14 plat and plan(s) are being proposed. Recommendation(s) will be forwarded to the  
16 City Council.

10 Mr. Snyder stated this is the 12-month extension of the final plat and plans  
12 approval for the Lindon Self Storage Subdivision. He noted city code allows for the  
14 applicant to request up to a 12-month extension of the final approval. He noted the  
16 current approval expires in November 2018. He added recommendations will be  
18 forwarded to the City Council.

16 Mr. Snyder stated no changes to the previously approved site plan are being  
18 proposed. He then presented the information provided from the 2016 staff report as  
20 follows including Lot Requirements, Street Frontage, and Other Requirements. He noted  
22 the City Engineer approved and finalized the plans on November 3, 2016.

20 Chairperson Call stated this is the same property as the previous item and will be  
22 a recommendation to the City Council for their action. She called for any further  
24 comments or discussion. Hearing none she called for a motion.

24 COMMISSIONER VANCHIERE MOVED TO RECOMMEND TO THE CITY  
26 COUNCIL APPROVAL OF THE APPLICANT'S REQUEST FOR A 12-MONTH  
28 EXTENSION OF THE FINAL PLAT AND PLAN APPROVAL FOR THE LINDON  
30 SELF STORAGE SUBDIVISION, PLAT A, WITH NO CONDITIONS.

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

30 CHAIRPERSON CALL	AYE
32 COMMISSIONER MARCHBANKS	AYE
34 COMMISSIONER KALLAS	AYE
36 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

36 THE MOTION CARRIED UNANIMOUSLY.

38 6. **Site Plan — Cisco's Custom Welding, 154 South 1800 West.** Francisco  
40 Terriquez requests site plan approval for a 14,400 square foot office/warehouse  
42 building in the Light Industrial (LI) zone. The subject property is located at 154  
South 1800 West (Utah County Parcel #48-245-0006; Lot 6, Plat A, Ostler  
Industrial Park Subdivision).

44 Mr. Snyder stated the applicant, Francisco Terriquez is in attendance to request site  
46 plan approval for a 14,400 square foot office/warehouse building located in the Light  
48 Industrial zone. The subject property is located at 154 South 1800 West, Plat A in the  
Ostler Industrial Park Subdivision. Mr. Snyder stated city staff will verify all issues are  
resolved before final Engineering approval is granted. He noted third party notices were

provided on September 27, 2018, to the adjoining property owners in accordance with Lindon City Code and staff has received no public comment at this time. He then referenced for discussion Table 1 Property Information (included in the staff report) including lot area, lot frontage, building height, onsite parking stalls and bicycle stalls and building setbacks. The site meets or exceeds all requirements.

Mr. Snyder stated 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; the required amount of landscaping and trees are provided. The applicant is also proposing to install groundcover other than grass (shrubs and grasses); the waterwise planting coverage will be at 65%.

Mr. Snyder indicated the interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls; the required amount of interior landscaping and trees are provided (required 760 sq. ft., provided 1,239 sq. ft.). No minimum fencing standards generally apply as the site is not adjacent to a residential use or residential zone. The existing fencing inside and rear will remain and the applicant will install security gates. The building exterior is decorative block (split faced), honed block, stone, with metal wall panels above the wainscot (the block and stone together total 32% on each elevation).

Mr. Snyder stated the materials and percentages comply with Lindon City Code materials and percentages requirements (min. 25% brick, decorative block, stucco, or wood). The office/warehouse building colors will be earth tones (brown, tan, bronze, and slate). The elevations will also include aluminum store front windows and decorative roof trim. H noted the dumpster will be enclosed in split-faced masonry block to match the building with 7'4" walls with sight obscuring steel gates.

Mr. Snyder then referenced for discussion an aerial site photo, landscape plans, site plans and elevations followed by some general discussion. Chairperson Call pointed out this is an administrative action and it appears to meet all requirements and city code.

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

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR SITE PLAN APPROVAL OF A 14,400 SQUARE FOOT OFFICE/WAREHOUSE BUILDING LOCATED AT 154 SOUTH 1800 WEST, IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH NO CONDITIONS.

COMMISSIONER KALLAS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

- 7. Conditional Use Permit — Two Dudes Towing, 1060 West 400 North.** Marc Palmer, Two Dudes Towing/Action Parking Enforcement LLC, request conditional use permit (CUP) approval for an impound yard at 1060 West 400



2 North (Utah County Parcel #45-111-0002; Lot 2, Plat A, Lakeview Industrial  
4 Park Subdivision), in the Light Industrial (LI) zone.

6 Mr. Snyder led this discussion by stating Marc Palmer, representing Two Dudes  
8 Towing/Action Parking Enforcement, is requesting conditional use permit (CUP)  
10 approval for an impound yard located at 1060 West 400 North. Mr. Snyder explained the  
applicant is requesting approval to use a portion of the existing site for towing and  
impound services. He noted the proposal requires a conditional use permit in the LI zone,  
(wrecking and salvage yards are not permitted in the LI zone).

12 Mr. Snyder gave a brief history stating the existing building was constructed in  
14 approximately 1978. A permit was issued in 1992 for an interior remodel and the  
subdivision plat was recorded in 1985; the site is currently occupied by Alliance Solar.  
16 He noted no changes are proposed to the site or building at this time other than the  
requirement for the screening. Mr. Snyder indicated notices were mailed on September  
28, 2018, to adjoining property owners in accordance with Lindon City Code and staff  
has received no public comments back at this time.

18 Mr. Snyder then referenced the applicant's description of the proposed use, aerial,  
20 site plan and photos followed by discussion including the landscaping, storage of vehicles  
and fencing (conditions in the motion) followed by discussion.

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

24 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S  
26 REQUEST FOR A CONDITIONAL USE PERMIT FOR AN IMPOUND YARD TO BE  
LOCATED AT 1060 WEST 400 NORTH, WITH THE FOLLOWING CONDITIONS:  
28 1. MAINTAIN EXISTING LANDSCAPING GRASS AND TREES AND 2. ALL  
VEHICLES MUST BE STORED WITHIN THE BUILDING OR WITHIN THE REAR  
30 FENCED AREA, AND 3. TO INSTALL AND MAINTAIN VIEW OBSCURING/  
SCREENED FENCING ON ALL SIDES. COMMISSIONER JOHNSON SECONDED  
THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

40 8. **Site Plan/Conditional Use Permit — Lindon Ridge Apartments, 45 S. Main**  
42 **Street.** Julie Smith, on behalf of the Christensen's, requests preliminary site plan  
approval for senior housing apartments at a density of 30 units/acre as a  
44 conditional use on the property located at approximately 45 S. Main St., in the  
Senior Housing Facility Overlay (SHFO) zone. Total land area of 3.44 acres.  
Recommendation(s) will be forwarded to the City Council.

46 Mr. Snyder stated the applicant, Julie Smith, on behalf of the Christensen's, is in  
48 attendance to request preliminary site plan approval for senior housing apartments. Mr.

2 Snyder noted the applicant is proposing 103 apartment units in the SHFO zone; the  
proposed density is 30 units per acre. He noted Ms. Smith is not proposing any outdoor  
4 storage or RV storage space. Mr. Snyder reminded the Commission that the Senior  
Housing Facility overlay provides standards for development which recognizes and  
6 accommodates the varied housing and lifestyle needs of seniors age 55 and older.

Mr. Snyder explained the overlay is not for non-age restricted residential housing  
8 of any type including, but not limited to, apartments, condominiums, townhomes, single-  
family homes, twin homes, triplexes, fourplexes, etc. He noted Senior Housing Facilities  
10 are a conditional use in the SHFO zone. He further explained the SHFO zone was  
applied to the subject property by the City Council on July 16, 2013 and the language that  
12 regulates SHFO projects was also adopted the same day. He noted the City Council  
cannot render a decision on an application until the Planning Commission has reviewed  
14 the application and provided a recommendation to the City Council.

Mr. Snyder noted the planning staff the City Engineer and Ms. Smith are working  
16 through the technical issues related to this site and City Staff will ensure all issues are  
resolved before final Engineering approval is granted. He noted third party notices were  
18 mailed on September 28, 2018, to the adjoining property owners in accordance with city  
code and staff has received no written public comment at this time. Mr. Snyder indicated  
20 the applicant and staff have reviewed the most recently revised plans with an adjoining  
property owner (Lee LA Enterprises).

Mr. Snyder further explained the Senior Housing Facility Overlay may have a  
22 maximum density of 30 dwelling units per acre if full-time on-site management is present  
and one indoor and one outdoor common area/recreation space is provided within the  
24 facility. If full-time onsite management is not present or the two-common area/recreation  
spaces are not provided, the maximum density will be 15 dwelling units per acre. He  
26 indicated the plans currently do not call out the presence of full-time on-site management.  
The applicant has indicated that it will be located on the first floor of one of the  
28 apartment buildings and will be required based on the requested density of 30 units per  
30 acre.

Mr. Snyder then referenced for discussion Table 1, Property Information (Senior  
32 Housing Facility Overlay (SHFO) zone including the following topics: Project Acreage,  
Lot frontage, Building height, Minimum Dwelling Unit Size, Parking and Building  
34 setbacks.

Mr. Snyder noted a 7' foot high, site obscuring fencing shall be installed along the  
36 perimeter of the property, regardless of whether it abuts existing residential or  
commercial properties or uses and shall be constructed and maintained by the owner of  
38 the senior housing facility (a chain link fence with slats shall not be considered site  
obscuring for the purposes of this section). Installation of the fencing should not limit  
40 pedestrian access to vehicular access points and the fencing will be constructed and be  
consistent with the residential character of the senior housing structure. He pointed out  
42 the Planning Commission can approve the style and design of any fencing before a  
conditional use permit is issued. Any exceptions to fence height, material, location and  
44 the timing of installation shall be approved by the Planning Commission.

Mr. Snyder indicated the plans propose a 7' high masonry wall (the wall is not  
46 proposed along State Street, and will end 25' from the drive entrance and crash gate exit  
for clear view purposes). Ms. Smith is requesting that the wall not be required for a  
48 portion of the south property line adjacent to the Lee LA Enterprises building. Ms. Smith

2 would like to install a 3' high split rail or picket vinyl fence adjacent to the CMU block  
4 building. The intent is to beautify the adjacent building wall and grounds. He noted on  
6 the north side of the project, the required wall is shown on the plans where Ms. Smith is  
proposing a future north access point and the wall would not be removed until additional  
site plan approvals are given.

8 Mr. Snyder pointed out that the architectural design of a senior housing facility  
shall comply with architectural design guidelines as established in the underlying zone  
10 where the facility is proposed. Also, the design should reflect the residential nature of the  
building use. The underlying zone, the CG zone requires architectural design to be  
12 consistent with the Lindon City Commercial Design Standards. It also requires attention  
to be given to all sides of the buildings.

14 Mr. Snyder went on to say the Lindon Commercial Design Standards  
recommends use of more durable materials of which stucco is generally a secondary  
16 material. Brick, Stone, or Colored Decorative Block should be utilized as the primary  
building material (primary generally means 85% or greater of the building). Cement  
18 Stucco, Wood, Architectural Metals, colored or decorative concrete, and cement board  
siding may be used as secondary (less than 40%) building materials, and on less visible  
20 facades. Fenestration can also be used to count toward the 85% of the recommended  
building materials. He indicated that other materials may be considered for use as a  
primary building material, based on review by the city.

22 Mr. Snyder noted all outside lighting shall be arranged and shielded as to prevent  
glare, nuisance, inconvenience or hazardous interference on adjoining streets or property.  
24 Street lights shall be installed on all public roads according to standards established in the  
Land Development Policies, Standard Specifications and Drawings manual. The  
26 applicant is proposing wall lighting, parking lot area lights, and lighting under the  
covered parking. The lighting will be shielded and directional in order to comply.

28 Mr. Snyder pointed out all solid waste storage facilities shall be enclosed with a  
masonry wall and constructed as per adopted City standards. The minimum access width  
30 to a solid waste storage facility shall be fifteen feet; of which the site plans comply. Mr.  
Snyder then turned the time over to the applicant for comment.

32 Ms. Smith commented this site/project has a lot of constraints on it and they have  
worked with staff on the engineering and planning for over a year. She noted there is a  
34 large power line on the north part that had to be relocated by Utah Power and Light in  
order to have the correct offset on the north building. They have met with Mr. Kay  
36 Rogers, Mrs. Abbott and Mr. Leonard Lees (adjacent neighbors) and they have been in  
contact and have had several meetings with them regarding the project.

38 Ms. Smith's Architect, Gil Rand, then presented and explained the building  
materials. He also presented photos of similar projects they have done in Provo and  
40 Springville. He encouraged the Commission to visit these locations to view the  
buildings/materials for comparison. Chairperson Call pointed out that this doesn't meet  
42 the Lindon Commercial Design Guidelines and the Commission has been pretty rigid  
with others to meet these guidelines. Ryan Christensen, property partner, stated what they  
44 are trying to apply with this overlay zone and the intention is that this is a residential unit  
not a commercial unit. There was then some general discussion regarding the building  
46 materials (stucco vs. brick), durability and other building project comparisons.

48 Commissioner Marchbanks commented after seeing the renderings he agrees it  
doesn't exactly fit the design guidelines, but he likes it better than some of the projects

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

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

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

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

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

28 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
32 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	NAY
34 THE MOTION CARRIED FIVE TO ONE.	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
14 COMMISSIONER KALLAS	AYE
COMMISSIONER KELLER	AYE
16 COMMISSIONER JOHNSON	AYE
COMMISSIONER VANCHIERE	AYE
18 THE MOTION CARRIED UNANIMOUSLY.	

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

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

28 10. **Planning Director Report** –

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

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

34 **ADJOURN** –

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

40  
Approved – October 23, 2018

42  
44 \_\_\_\_\_  
Sharon Call, Chairperson

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

### 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 (Landscaping Review) Washburn Storage Units, 590 North Geneva Rd.

Jeremy Washburn requests landscaping review for the storage unit complex consisting of 13 buildings (which include an office and caretaker dwelling). The project is being developed in the Mixed Commercial (MC) zone. The site plan was previously approved by the Planning Commission on February 16, 2017.

<p>Applicant: Jeremy Washburn Presenting Staff: Brandon Snyder</p> <p>General Plan: Mixed Commercial Current Zone: Mixed Commercial (MC)</p> <p>Property Owners: Meadowbrook Acres LLC Address: 590 North Geneva Rd. Parcel ID: 55-847-0001 Lot Size: 4.3 acres (Lot 1, Plat A, Washburn Farms Storage Subdivision)</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"> <li>Whether to grant changes to the previously approved landscaping plans of the Washburn Storage units site plan, based on compliance with adopted Lindon City Codes.</li> </ol> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the <b>applicant's</b> request for approval of landscaping changes from the approved site plan landscaping, with the following modifications and/or conditions (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> </ol>
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### BACKGROUND

- The applicant has notified staff that he would like to amend the landscaping plans. (Minutes from 2017 approval are attached for review.)
- The applicant is requesting to discuss with the Planning Commission what constitutes "landscaped open space". This is currently not a defined term. In looking at other site plans, open space has generally been similar to the %'s required in the landscaping strip and interior parking lot landscaping. (See code references below). **The site is required to have, "A minimum of fifteen percent (15%) of each lot shall be maintained in permanent landscaped open space."** The applicant is also proposing to shift landscaping from one street frontage to the other.
  - Lindon City Code 17.50.060 Landscaping and Screening (MC zone):
    - (3) Open Space. A minimum of fifteen percent (15%) of each lot shall be maintained in permanent landscaped open space. (Open Space is defined in LCC 17.02.010 Definitions as the following: ***"Open space" means land used for recreation, agriculture, resource protection, amenity, or buffers; is freely accessible to all residents of the development, except in the case of agricultural lands where access may be restricted; and is protected by the provisions of this division to ensure that it remains in such uses. Open space does not include land occupied by non- recreational buildings, roads, or road rights-of-way; nor does it include the yards or lots of single-family or multiple- family dwelling units or parking areas as required by the provisions of this division. Open space should be left in a natural state, except in the case of recreation uses which may contain***

*impervious surfaces. Such impervious surfaces shall be included in the calculation of the impervious surface ratio.*

- ii. (4) Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
  - 1. (4b) b. Thirty percent (30%) of the landscape strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.
  - 2. (4d) d. 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.
- iii. 8. Landscaping Around Buildings. A perimeter landscape strip at least five (5) feet wide shall be placed around all buildings.
- b. Lindon City Code 17.18.085 Interior Landscaping Required:
  - i. (2b) b. 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;
- 3. The applicant is proposing to remove sod and replace it with rock and minimal shrub placements. (See attached proposals and drawings). Trees and shrubs to remain. (Reasons include: maintenance concerns (steep slopes), cost (to water and maintain), waterwise (drought and desert).

Following Information is from the 2017 Review and Staff comments

## DISCUSSION & ANALYSIS

### Landscaping Standards

#### Landscaped Strip Along Frontage

The required 20-foot landscape strip along 600 North and Geneva Road is being provided with the requisite trees every 30 feet. However, these frontages are being used for storm water detention as well which pushed the trees off center. Grass sod is being provided for the majority of the landscaping frontage. Please see the attached Landscaping Plan for more information. The parcel has 475' of frontage along 600 N. and 269' of frontage along Geneva Rd. (The drive approach on 600 N. is 30' wide.) The applicant has provided three different proposals for discussion.

#### Interior Landscaping

With only 7 parking stalls provided, no interior landscaping is required.

#### Required Open Space

The MC zone requires a minimum of 15% open space on the site. This site requires 28,651 sq. ft. of open space and 38,706 sq. ft. is provided. *This equals to 20% of the site. The 2017 plans indicate that this included the area in the Geneva Road park-strip being all sod.*

#### Building Perimeter Landscaping

The required 5-foot landscape strip around the perimeter of the buildings per MC zone standards is being provided. Staff has not interpreted this requirement to apply to the interior of the project.

#### ATTACHMENTS

1. 2017 plan
2. Proposal(s) and Drawing(s)





10.22.2018 13:51





10.22.2018 13:52





10.22.2018 13:53

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, February 16, 2017 beginning at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION** – 7:00 P.M.

Conducting: Rob Kallas, Chairperson  
Invocation: Bob Wily, Commissioner  
Pledge of Allegiance: Charlie Keller, Commissioner

**PRESENT**

Rob Kallas, Commissioner  
Bob Wily, Commissioner  
Mike Marchbanks, Commissioner  
Charles Keller, Commissioner  
Mike Vanchiere, Commissioner  
Hugh Van Wagenen, Planning Director  
Kathy Moosman, City Recorder

**EXCUSED**

Sharon Call, Chairperson  
Steven Johnson, Commissioner

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission meeting of January 24, 2017 were reviewed.

COMMISSIONER KELLER MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 24, 2017 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

**CURRENT BUSINESS** –

4. **Minor Subdivision — Washburn Storage Plat A, 600 North Geneva Road.**  
Jeremy Washburn requests preliminary approval of a one lot subdivision plat consisting of 4.4 acres in the Mixed Commercial zone.

Hugh Van Wagenen, Planning Director, opened this discussion by giving some background of this application noting it is a project in two parts with the minor subdivision being reviewed now and the site plan as the second item on the agenda. He noted this plat will leave a remainder parcel of approximately 13.7 acres which is not included in the subdivision plat because it can be further subdivided. He explained the minimum lot size in the MC zone is one (1) acre (43,560 sq. ft.) and the lot created by this subdivision will be 4.4 acres . He noted this lot is a corner lot and has well over the

2 100 feet of the required frontage at 283 feet along Geneva Road and 489 feet on 600  
North. Mr. Van Wagenen stated 600 North will be improved with asphalt widening,  
4 curb, gutter and a four foot sidewalk. He noted the existing irrigation/storm drain ditch  
along Geneva Road will be piped and improved as part of this project. The City Engineer  
6 is addressing the engineering standards and all engineering issues will be resolved before  
final approval is granted. He then referenced an aerial photo of the proposed subdivision,  
8 **photos of the site and the preliminary subdivision plan followed by discussion.**

Mr. Van Wagenen then turned the time over to the applicant for comment. Mr.  
10 Washburn gave an overview and some background of the origin of their business and  
mentioned they are excited to begin development on the site noting it is a good location  
12 for this project. He noted there will be 543 units in the storage facility. He also  
mentioned they plan to pipe a portion of the ditch for liability and safety reasons that will  
14 also tie in and look very nice.

There was then some additional discussion amongst the Planning Commissioners  
16 regarding this proposal. The discussion focused around lot and frontage requirements and  
public improvements and special improvement district and retention questions. Mr. Van  
18 Wagenen stated this is a pretty straightforward as subdivision requests go and staff has no  
concerns.

Following some additional discussion Vice Chairperson Kallas asked if there  
20 were any further questions or comments from the Commission. Commissioner Vanchiere  
disclosed a possible conflict of interest as he has interacted with the applicant in a  
22 financial capacity. Mr. Van Wagenen stated since he doesn't have a personal financial  
gain with the subdivision itself he believes the Commissioner doesn't need to recuse  
24 himself from voting. Vice Chairperson Kallas asked if there were any further comments.  
26 Hearing none he called for a motion.

28 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A ONE LOT SUBDIVISION TO BE KNOWN AS  
30 WASHBURN STORAGE PLAT A, AS PRESENTED. COMMISSIONER  
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
32 FOLLOWS:

VICE CHAIRPERSON KALLAS AYE

34 COMMISSIONER MARCHBANKS AYE

COMMISSIONER WILY AYE

36 COMMISSIONER KELLER AYE

COMMISSIONER VANCHIERE AYE

38 THE MOTION CARRIED UNANIMOUSLY.

- 40 **5. Site Plan — Washburn Storage Units, 600 North Geneva Road.** Jeremy  
Washburn requests approval of storage unit complex consisting of 13 buildings  
42 which include an office and caretaker dwelling. In total 86,026 square feet will be  
developed on 4.4 acres in the Mixed Commercial one.

44 Mr. Van Wagenen, gave some background of this agenda item explaining Mr.  
46 Washburn is proposing to construct a 83,150 square feet of storage unit space with 1,438  
s.f. for the office and 1,438 s.f. for the caretaker dwelling for a total of 86,026 s.f. on



2 what will be Lot 1 of Washburn Storage Plat A. He noted the lot is located in the Mixed  
Commercial zone. He also mentioned that Mr. Menlove is also in attendance representing  
4 this item.

Mr. Van Wagenen explained the area has historically been used as pasture or  
6 horses etc. He noted that road improvements, including asphalt widening, curb, gutter,  
and sidewalk installation along 600 North are being taken care of with the Washburn  
8 Storage Plat A subdivision (that was just approved). He added that storage units are  
listed as “Vault Security Storage – Mini-Storage” and are permitted in the MC zone. He  
10 mentioned that caretaker facilities that are accessory to main uses are listed as a  
Conditional Use in the Mixed Commercial zone.

Mr. Van Wagenen pointed out that the Planning Commission may consider  
12 conditions of approval appropriate to protect the health, welfare, and safety of individuals  
and property owners that may be affected by the caretaker dwelling. He explained that  
14 the parking for the dwelling is being accommodated through one 12’x30’ designated  
tandem parking garage in Building B. Mr. Van Wagenen stated the only other condition  
16 staff recommends is that the occupant of the caretaker dwelling be an employee of the  
storage unit facility.

Mr. Van Wagenen went on to say that storage units are categorized as “Business  
20 Services” and need to provide one (1) parking stall for every 200 s.f. of floor area. For  
this calculation only the office is considered. Bike parking in the MC zone requires an  
22 8% ratio to required vehicular stalls up to 16 bike stalls. Total provided vehicle spaces is  
seven (7) which is adequate for the 1,438 s.f. office are being provided at the northeast  
24 corner of the office. Also, a bike rack detail is required to ensure it meets code. The  
required 20 foot landscape strip along 600 North and Geneva Road is being provided  
26 with the requisite trees every 30 feet, however, these frontages are being used for storm  
water detention as well which push the trees off center.

Mr. Van Wagenen commented that grass sod is being provided for the majority of  
28 the landscaping frontage and with only seven (7) parking stalls provided, no interior  
landscaping is required. He noted the MC zone requires a minimum of 15% open space  
30 on the site and this site requires 28,651 s.f. of open space of which 38,706 s.f. is  
provided. The required five (5) foot landscape strip around the perimeter of the buildings  
32 per MC zone standards is being provided and staff has not interpreted this requirement to  
apply to the interior of the project.

Mr. Van Wagenen reminded the Commission the code states that all structures in  
36 the MC zone must be aesthetically pleasing, well-proportioned buildings that blend with  
the surrounding property and structures. He went on to say that all structures in the MC  
38 zone shall have finishes of brick, decorative block, stucco, wood, concrete tilt-up, or  
other materials and designs approved within the Lindon City Commercial Design  
40 Guidelines, or as otherwise approved by the Planning Commission. He then referenced  
the colored elevations along with a materials sample board rendering. There was then  
42 some discussion on the retention basin with Mr. Van Wagenen noting it will be sod with  
trees, shrubs etc. Mr. Menlove stated the bottom of the pond will be approximately 6 ft.  
44 below the floor of the building and the existing irrigation ditch. There was also some  
discussion on building elevations.

Mr. Washburn stated the office/caretaker building has a synthetic stone  
46 wainscoting, beige board and batten siding, corrugated metal roof line accents, wood trim

2 window treatments, and metal awnings overhanging larger windows. The block walls that  
compromise the exterior walls of the storage units will be a combination split/smooth  
4 faced block and corrugated metal with accents. He added the building is within the 48  
foot height limit in the LI zone, the highest point of the office/caretaker dwelling roof  
6 being 31 feet. Mr. Washburn stated it will be a nice building and will fit well in the area.  
He added there will be no outdoor storage at the facility and they are hoping to have the  
8 facility completes in approximately 9 to 10 months.

Mr. Van Wagenen noted there are some engineering issues that will need to be  
10 resolved before the plans are finalized and staff will ensure all of the requirements are  
met. He then referenced an aerial photo of the site and surrounding area, photographs of  
12 the existing site, the site plan, architectural elevations and materials board, the  
landscaping plan and color palette followed by some additional discussion including  
14 some discussion regarding signage. Mr. Washburn stated they plan on having a lighted  
monument sign at the facility. Mr. Van Wagenen pointed out they will need to submit for  
16 a sign permit that will have to meet code. Following discussion the Commission agreed  
that the building will look nice and appears to meet the requirements. Mr. Van Wagenen  
18 mentioned the fire department has reviewed and signed off on this proposal.  
Commissioner Marchbanks suggested adding a condition to the motion that the signage  
20 be clarified by staff and ensure that it meets the ordinance.

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

24 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE  
APPLICANT'S REQUEST FOR SITE PLAN APPROVAL FOR THE WASHBURN  
26 STORAGE PLAT A WITH THE FOLLOWING CONDITONS 1. WASHBURN  
STORAGE PLAT A BE RECORDED AND 2. APPLICANT WORKS WITH STAFF  
28 TO ENSURE THE SIGNAGE MEETS THE ORDINANCE. COMMISSIONER WILY  
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

30 VICE CHAIRPERSON KALLAS AYE  
COMMISSIONER MARCHBANKS AYE  
32 COMMISSIONER WILY AYE  
COMMISSIONER KELLER AYE  
34 COMMISSIONER VANCHIERE AYE  
THE MOTION CARRIED UNANIMOUSLY.

36  
12. **New Business: Reports by Commissioners** – Vice Chairperson Kallas called for  
38 any new business or reports from the Commission. New Planning Commissioner,  
Mike Vanchiere introduced himself and gave some of his background/history to  
40 the Commission. The Commission welcomed Commissioner Vanchiere and  
expressed their appreciation for his willingness to serve. Commissioner Keller  
42 mentioned the Dastrup Auto dealership entry way/design standard email from  
Brandon Snyder followed by some general discussion.

44  
13. **Planning Director Report** – Mr. Van Wagenen reported on the items listed  
46 below followed by general discussion.

- Design standards update

2 Vice Chairperson Kallas called for any further comments or discussion. Hearing  
none he called for a motion to adjourn.

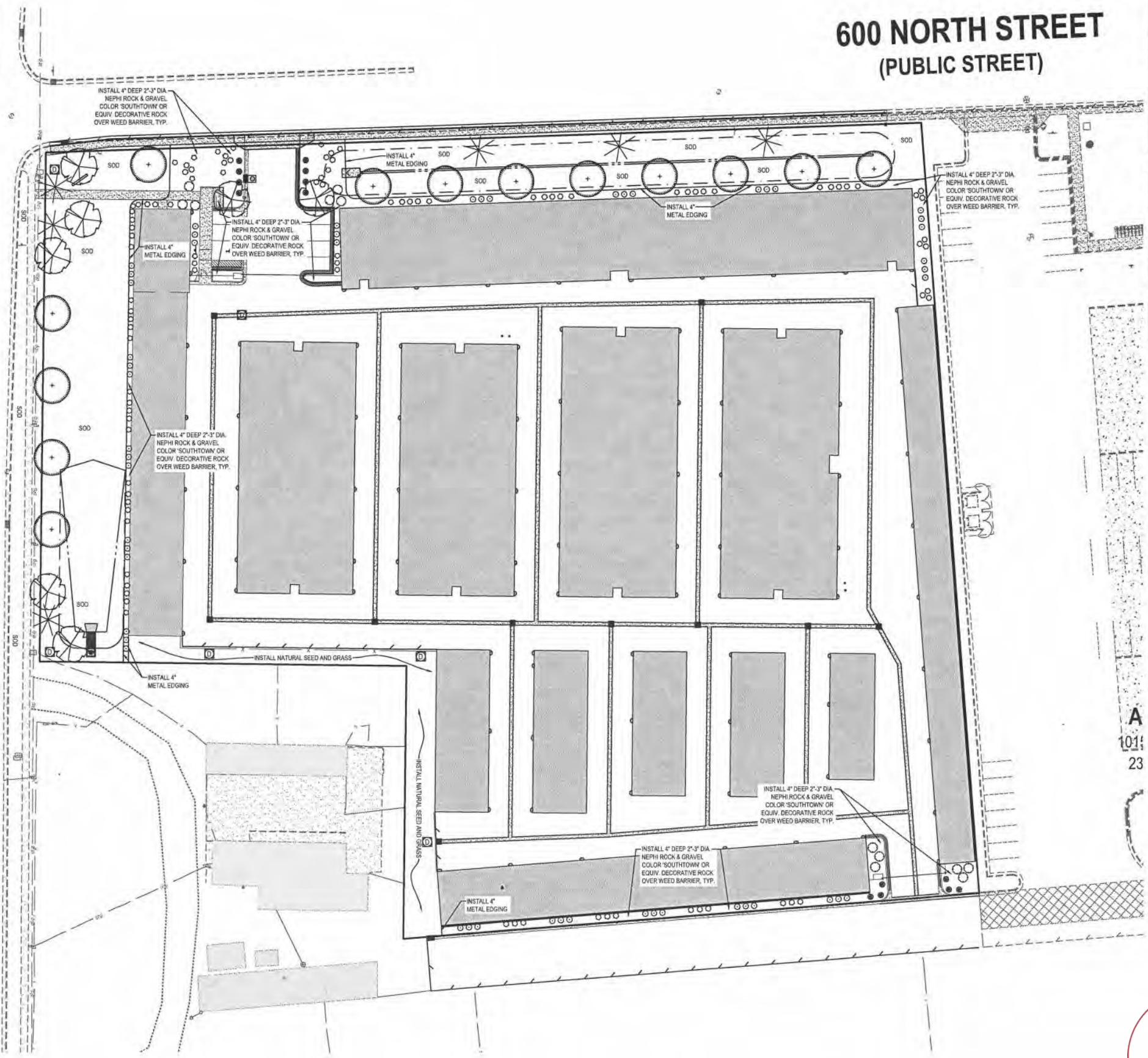
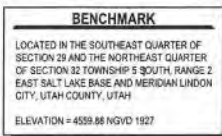
4 **ADJOURN** –




6  
8 COMMISSIONER VANCHIERE MADE A MOTION TO ADJOURN THE  
MEETING AT 8:20 P.M. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.





10  
12 Approved – February 28, 2017


14  
16 \_\_\_\_\_  
Rob Kallas, Vice Chairperson

18  
\_\_\_\_\_  
Hugh Van Wagenen, Planning Director

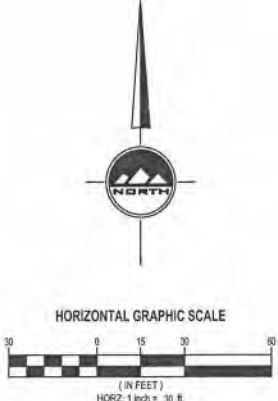


Landscape				
Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
7		Maple, Norway	<i>Acer platanoides</i> 'Columnare'	3" Cal.
8		Pine, Austrian	<i>Pinus nigra</i>	6' Min.
13		Sunburst Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst'	3" Cal.

Qty	Symbol	Common Name	Botanical Name	Plant Size
51		Barberry, 'Crimson Pygmy'	<i>Berberis thunbergii atropurpurea nana</i>	5 Gallon
63		Spirea, 'Gold Flame'	<i>Spirea bumalda</i>	5 Gallon
35		Cinquefoil	<i>Potentilla fruticosa 'Abbotswood'</i>	5 Gallon
12		Dwarf Winged Euonymus	<i>Euonymus alatus 'Compacta'</i>	5 Gallon

Ground Cover-Vines				
Qty	Symbol	Common Name	Botanical Name	Plant Size
14		Feather Reed Grass 'Karl Foerster'	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 Gallon

**A**  
01  
23



**WWW.ENSIGNENG.COM**

FOR:  
WASHBURN REAL ESTATE  
1286 E 900 S  
PLEASANT GROVE, UT 84062  
CONTACT:  
JEREMY WASHBURN  
PHONE: 801-362-8839

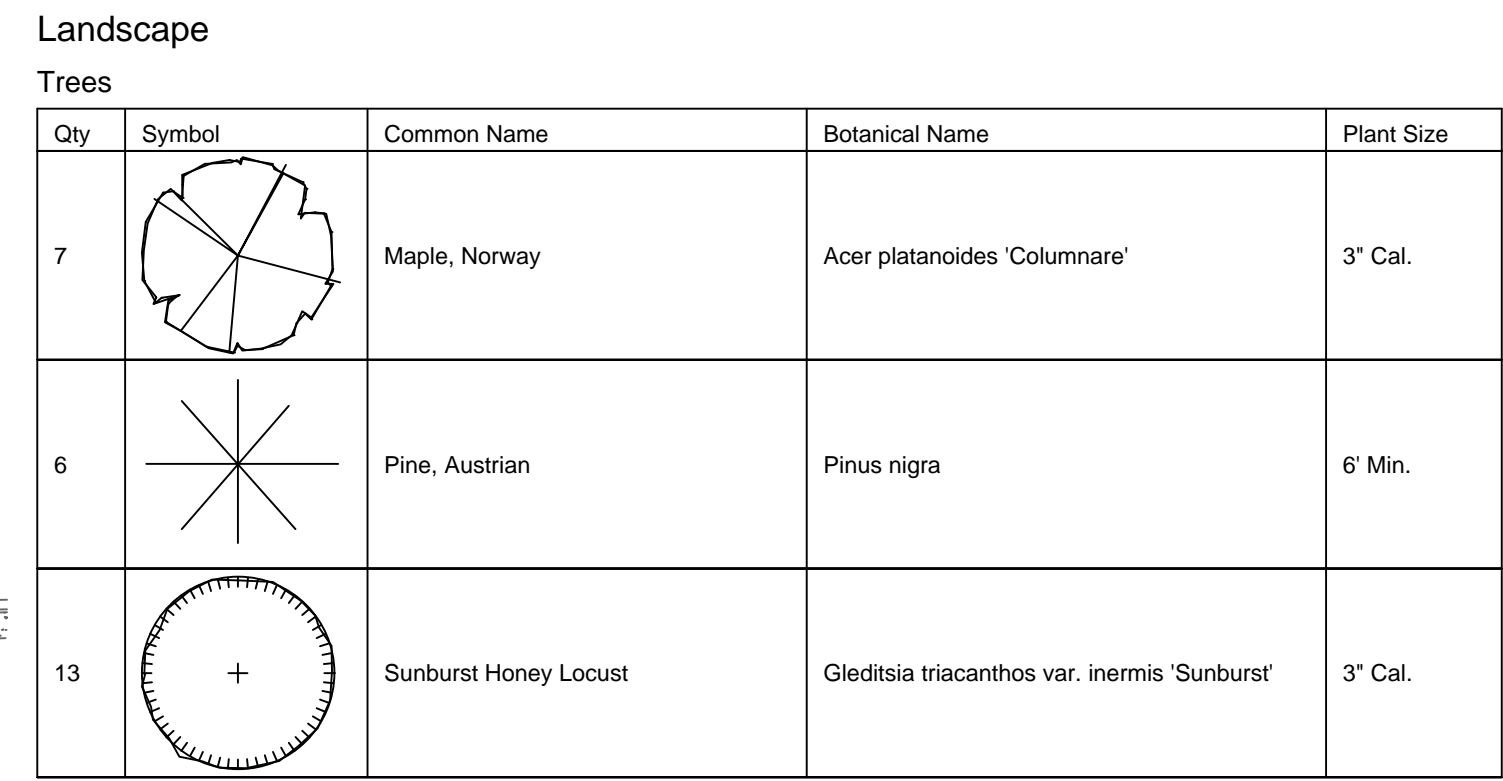
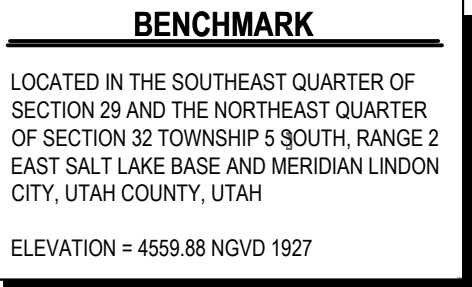
**WASHBURN STORAGE UNITS**  
600 NORTH GENEVA ROAD  
LINDON, UTAH 84042





AG	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			


LANDSCAPE PLAN

PROJECT NUMBER 6768C	PRINT DATE 6/21/17
DRAWN BY R. FORD	CHECKED BY J. FORD
PROJECT MANAGER J. FORD	

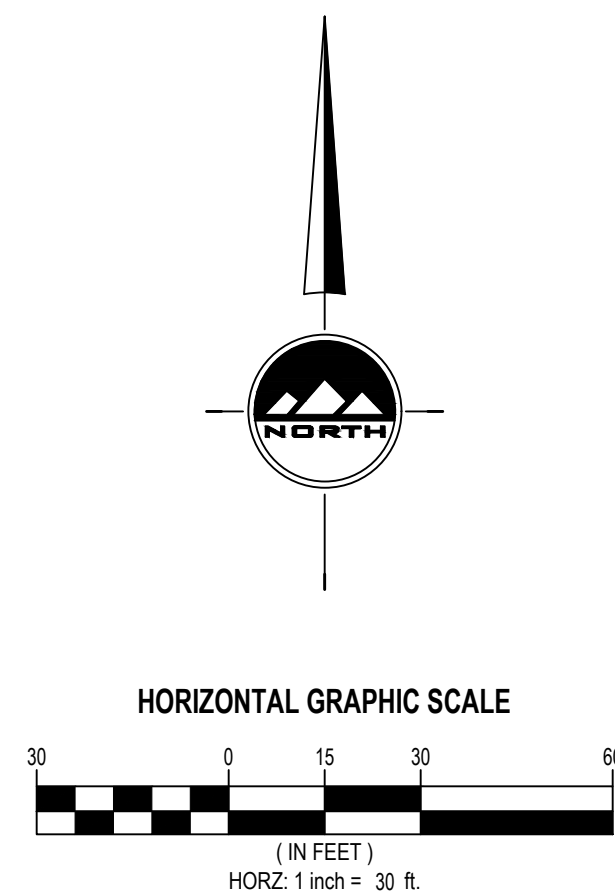




Shrubs Under 4 Feet				
Qty	Symbol	Common Name	Botanical Name	Plant Size
51		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
63		Spirea, 'Gold Flame'	Spirea bumalda	5 Gallon
35		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
12		Dwarf Winged Euonymus	Euonymus alatus 'Compacta'	5 Gallon

Ground Cover-Vines				
Qty	Symbol	Common Name	Botanical Name	Plant Size
14		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon

TOTAL 20' FRONT YARD LANDSCAPE CALCULATIONS  
 FT. YARD AREA = 14,330 SF  
 SOD AREA: 10,037 SF (70%)  
 ROCK MULCH: 4,296 SF (30%)  
 ADDITIONAL SOD IN FRONT OF BLDG. MORE THAN 20' FROM PL: 899 SF



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

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FOR:  
WASHBURN REAL ESTATE  
1286 E 900 S  
PLEASANT GROVE, UT 84062

CONTACT:  
JEREMY WASHBURN  
PHONE: 801-362-8839

## WASHBURN STORAGE UNITS

**600 NORTH GENEVA ROAD  
LINDON, UTAH 84042**

## LANDSCAPE PLAN

PROJECT NUMBER	PRINT DATE
6768C	10/17/18
DRAWN BY	CHECKED BY
R. FORD	J. FORD
PROJECT MANAGER	
J. FORD	

# L-100

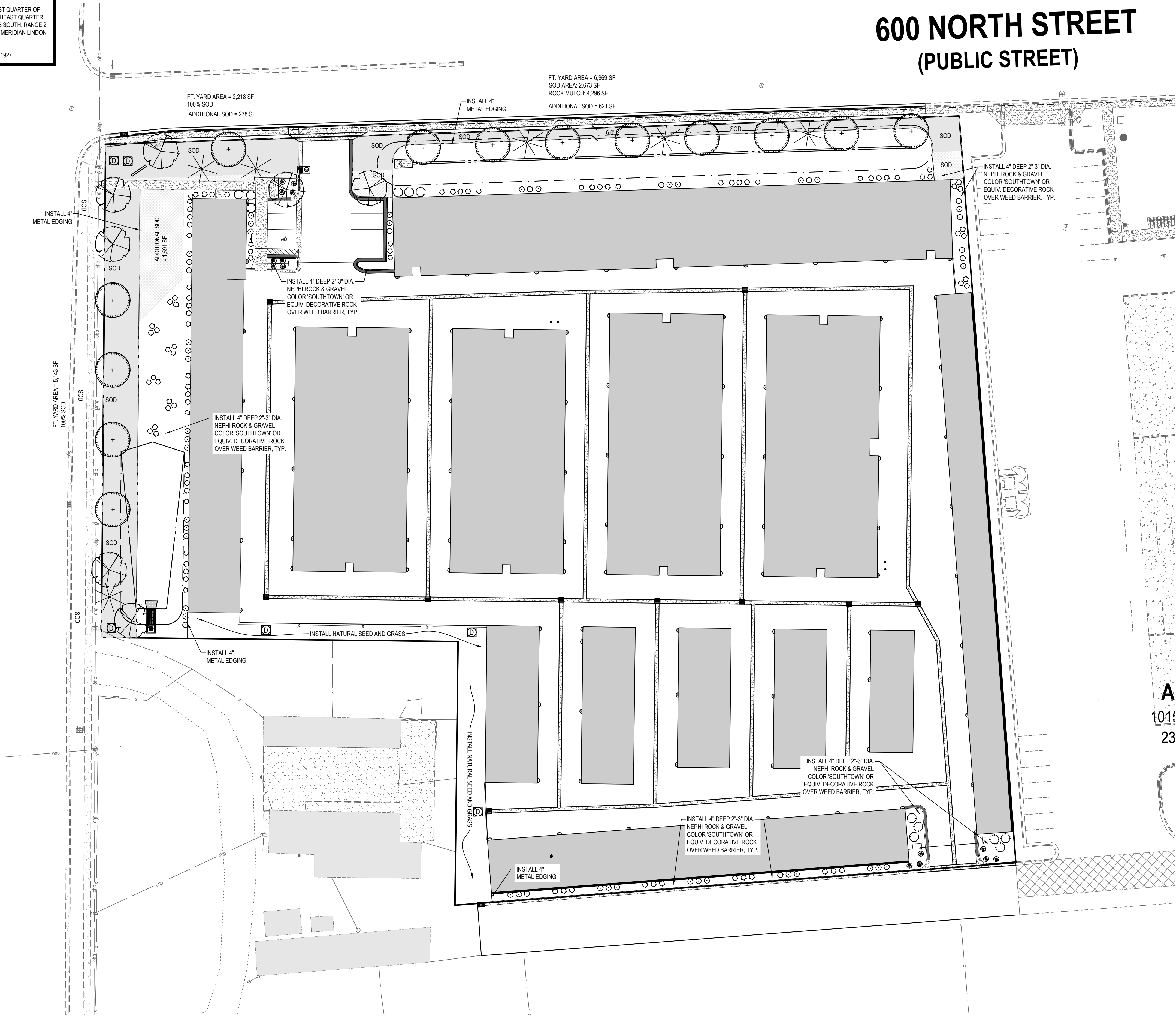
811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 29 AND THE NORTHEAST QUARTER  
OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2  
EAST SALT LAKE BASE AND MERIDIAN LINDON  
CITY, UTAH COUNTY, UTAH  
ELEVATION = 4559.88 NGVD 1927



# 600 NORTH STREET (PUBLIC STREET)

## Landscape

Trees				
Qty	Symbol	Common Name	Botanical Name	Plant Size
7		Maple, Norway	Acer platanoides 'Columnare'	3" Cal.
6		Pine, Austrian	Pinus nigra	6' Min.
13		Sunburst Honey Locust	Gleditsia triacanthos var. inermis 'Sunburst'	3" Cal.

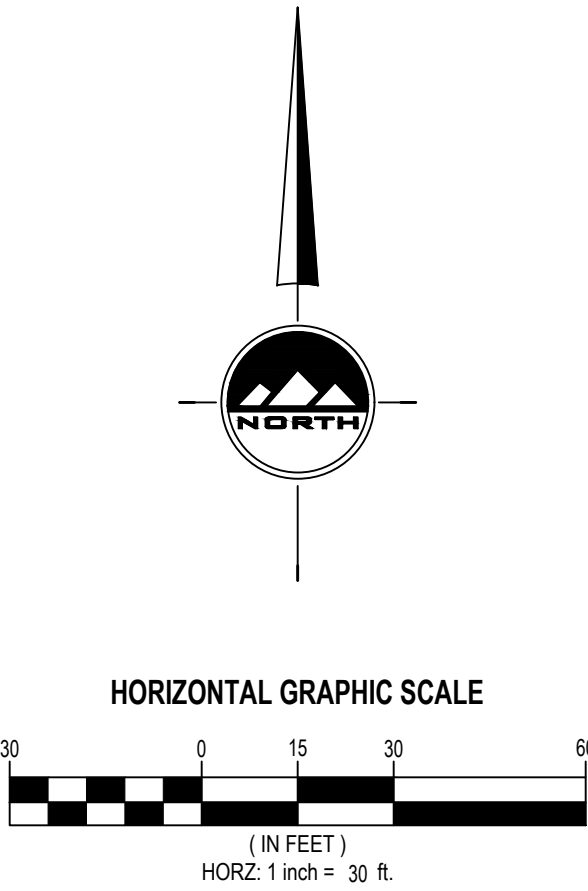
## Shrubs Under 4 Feet

Qty	Symbol	Common Name	Botanical Name	Plant Size
51		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
63		Spirea, 'Gold Flame'	Spirea bumalda	5 Gallon
35		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
12		Dwarf Winged Euonymus	Euonymus alatus 'Compacta'	5 Gallon

## Ground Cover-Vines

Qty	Symbol	Common Name	Botanical Name	Plant Size
14		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon

TOTAL 20' FRONT YARD LANDSCAPE CALCULATIONS  
FT. YARD AREA = 14,330 SF  
SOD AREA: 10,037 SF (70%)  
ROCK MULCH: 4,296 SF (30%)  
ADDITIONAL SOD IN FRONT OF BLDG. MORE THAN 20' FROM PL: 2,490 SF



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
WASHBURN REAL ESTATE  
1286 E 900 S  
PLEASANT GROVE, UT 84062

CONTACT:  
JEREMY WASHBURN  
PHONE: 801-362-8839

## WASHBURN STORAGE UNITS

600 NORTH GENEVA ROAD  
LINDON, UTAH 84042

## LANDSCAPE PLAN

PROJECT NUMBER  
6788C  
DRAWN BY  
R. FORD  
PROJECT MANAGER  
J. FORD  
PRINT DATE  
10/17/18  
CHECKED BY  
J. FORD

L-100





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@ 811 AT LEAST 48 HOURS  
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CONSTRUCTION.

## BENCHMARK



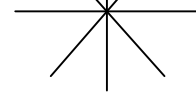
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 29 AND THE NORTHEAST QUARTER  
OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 2  
EAST SALT LAKE BASE AND MERIDIAN LINDON  
CITY, UTAH COUNTY, UTAH

ELEVATION = 4559.88 NGVD 1927







## Landscape

## Trees

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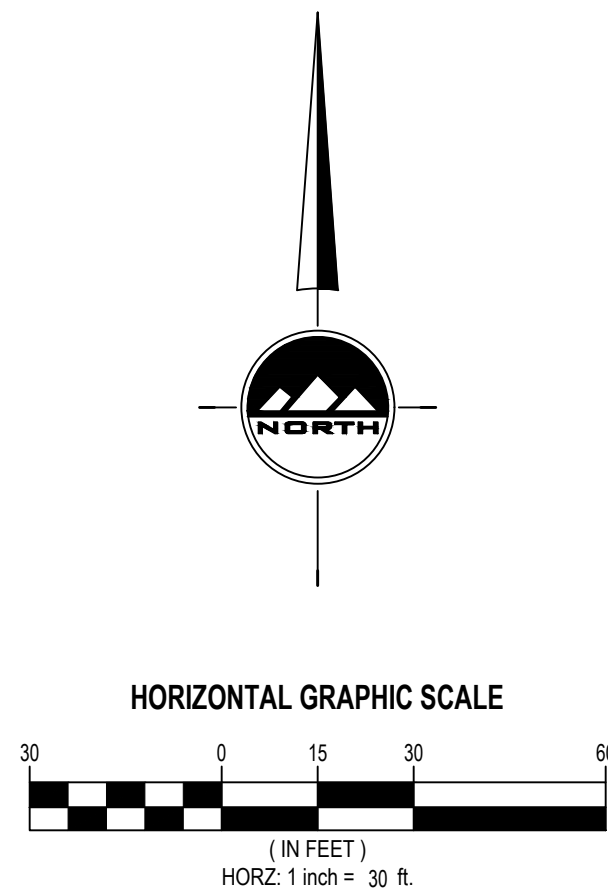
### TOTAL 20' FRONT YARD LANDSCAPE CALCULATIONS

FT. YARD AREA = 14,330 SF

SOD AREA: 7,813 SF (55%)

ROCK MULCH: 6,517 SF (45%)  
ADDITIONAL GDB IN FRONT OF

ADDITIONAL SOD IN FRONT OF BLDG. MORE THAN 20' FROM PL: 2,213 SF



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ASHBURN REAL ESTATE  
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EASANT GROVE, UT 84062

CONTACT:  
REMY WASHBURN  
PHONE: 801-362-8839

# WASHBURN STORAGE UNITS

600 NORTH GENEVA ROAD  
LONDON, UTAH 84042

## LANDSCAPE PLAN

PROJECT NUMBER	PRINT DATE
068C	10/17/18
DRAWN BY	CHECKED BY
FORD	J. FORD
PROJECT MANAGER	
FORD	

## L-100

# Meadowbrook Acres, Landscape Compliance

Total (720) * 20' landscaping	14400
Total (14,400) * 70% Sod	10080

## #0. Current Approved Layout: Landscaping Strip + Lawn

Road                      Length                      Width                      Area

Approved layout.

## #1. Full Sidewalk Border Planting Strip, Required

Geneva:

Sidewalk to

Property	250	20	5000
Small Strip	5	20	100
600 N Office	115	20	2300
600 N Pond	350	20	7000

**TOTAL City**

**Required**

**Planting Strip    14400**

**Additional**

**Geneva Road**

**existing Sod    637 sf**

## #2. Proposed Full Sidewalk Border, Pond Accomodation

Geneva:

Sidewalk to

Property	250	20	5000
600 N Office	115	20	2300
600 N Pond	300	7	2100
<b>600 N W Cap</b>	<b>25</b>	<b>20</b>	<b>500</b>
<b>600 N E Cap</b>	<b>25</b>	<b>20</b>	<b>500</b>
<b>TOTAL Plan</b>	<b>665</b>		<b>10400</b>

**Ratio                      14400                      10400                      0.722222222**

## #3. Finished, Cumulative

Geneva:

Sidewalk to

Property + 10	250	20	5000
600 N Office	115	20	2300
600 N Basin	300	7	2100
<b>600 N W Cap</b>	<b>25</b>	<b>20</b>	<b>500</b>
<b>600 N E Cap</b>	<b>25</b>	<b>20</b>	<b>500</b>
<b>Pond Caps</b>	<b>50</b>	<b>20</b>	<b>1000</b>
<b>Approximate</b>			
<b>Office Lawn</b>	<b>125</b>	<b>25</b>	<b>3125</b>

**Existing**

**Geneva Planter**

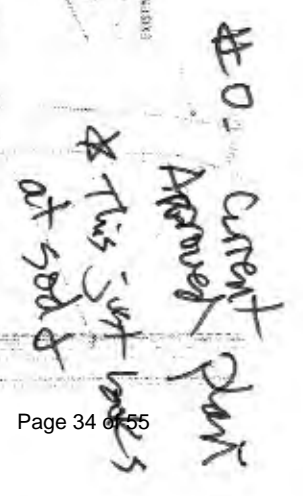
**Strip Lawn                      85                      7.5                      637.5**

**TOTAL Plan    15162.5**

**Lindon City Parameters**



1. Open Space: City Requires: 28,651. We providing 38,706 sf. Fully landscaped. Less sod, less water.
2. Landscape Strip, 70% Sod Req'd. Providing 72+%.
3. Volume of detention ponds. The volume is virtually unchanged.
4. Building Perimeter Landscaping: 5' required, 5' providing.

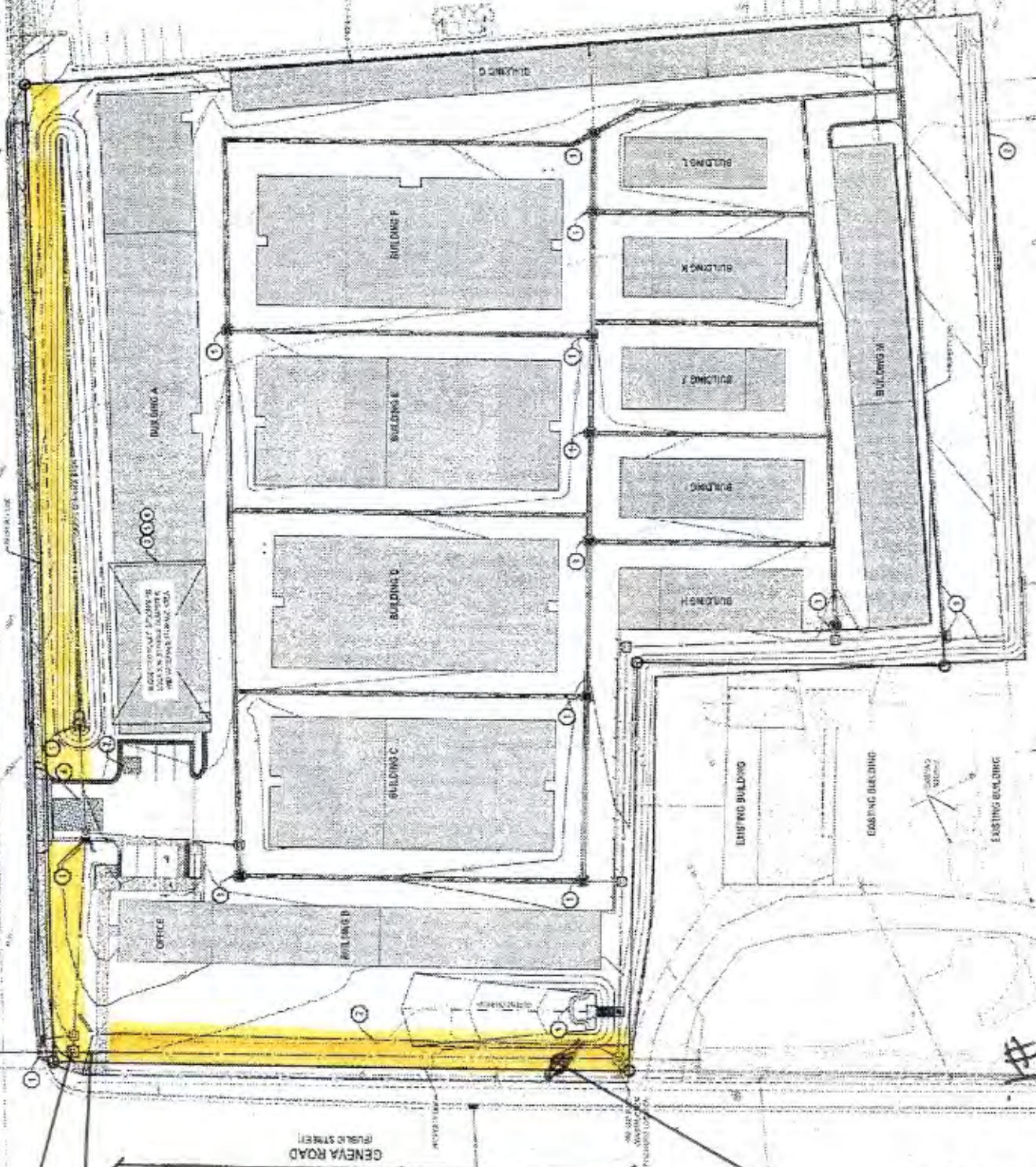




350' x 20' = 7,000'

115' x 20' = 2,300'

600 NORTH STREET  
PUBLIC STREET



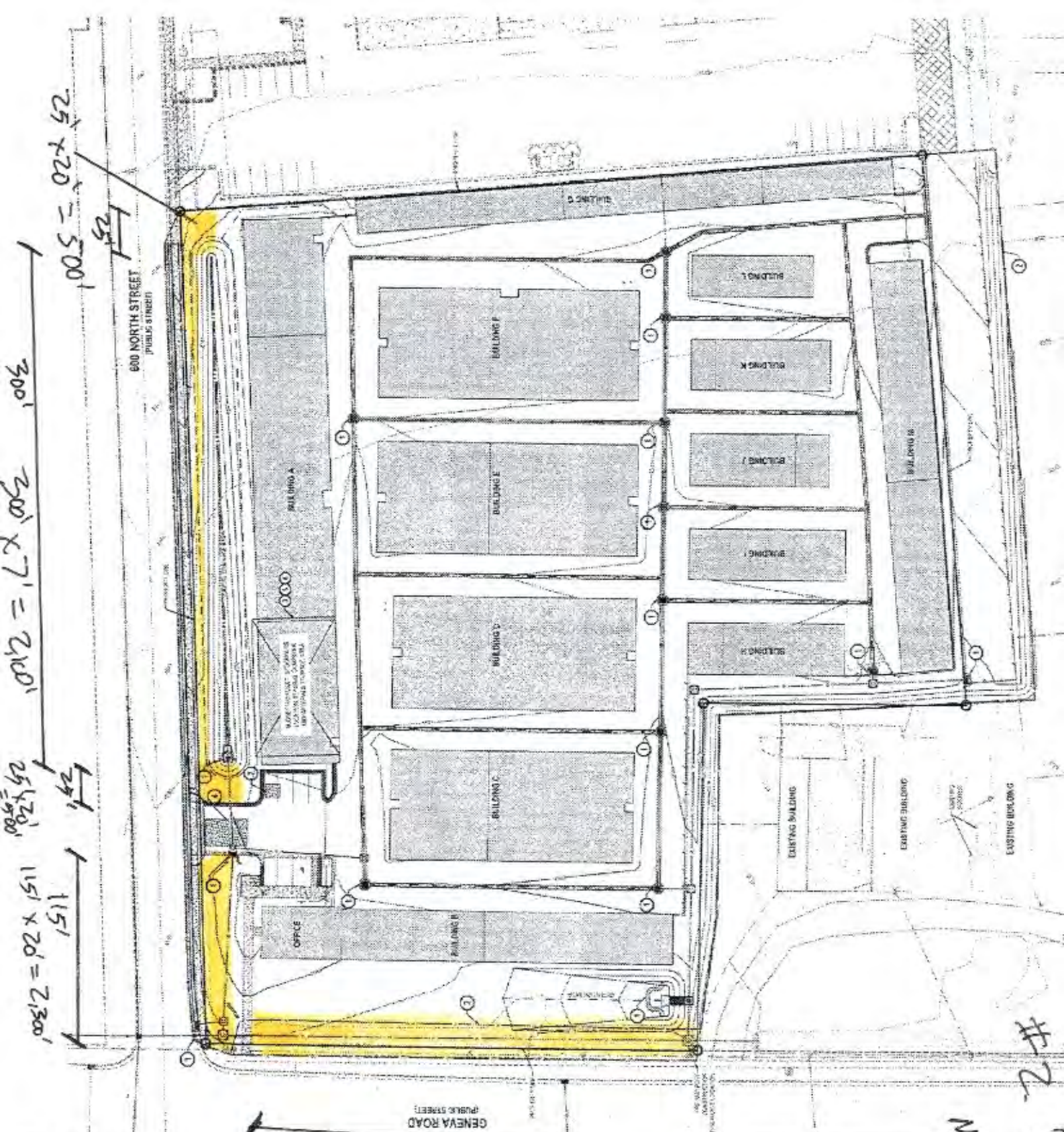
5' x 20' = 100'  
115' x 20' = 2,300'

Total landscape  
SHIP =  
5,000  
100  
2,300  
7,100  
14,400

250' x 20' = 5,000'

Landscape Ship  
Per City Code





#2. Proposed language

Moving Safety

orig landscape 547  
14.400  
page 36 of 5

Page 36 of 55

Foodpack landscape

$$\begin{array}{r} 5,000 \\ 2,300 \\ 500 \\ 2,100 \\ 500 \\ \hline = 10,400 \end{array}$$
$$250' \times 20' = 5,000'$$

Proport  
Ratio  
 $\frac{10,400}{14,400}$   
 $= 72\%$



Other landscaping  
already approved.  
Decorative Rock

800 NORTH STREET  
(PUBLIC STREET)

Sod

GENEVA ROAD  
(PUBLIC STREET)

Install  
Decorative Rock  
- Replaces Sod.  
- 2nd Pond.

#3. Finished  
Proposed.

REVISIONS  
DATE  
BY  
REASON  
1. 10/1/2011  
2. 10/1/2011  
3. 10/1/2011  
4. 10/1/2011  
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## Item 5: Site Plan & Conditional Use Permit Lindon Ridge Apartments, ~45 S. Main Street

Julie Smith, on behalf of the Christensen's, requests preliminary site plan approval for senior housing apartments at a density of 30 units/acre as a conditional use on the property located at approximately 45 S. Main St., in the Senior Housing Facility Overlay (SHFO) zone. Total land area of ~3.44 acres. Recommendation(s) will be forwarded to the City Council.

<p>Applicant: Julie Smith Presenting Staff: Brandon Snyder</p> <p>General Plan: Commercial Zone (base): General Commercial (CG) Overlay Zone: Senior Housing Facility Overlay (SHFO)</p> <p>Property Owner(s): Christensen, Richard &amp; Sharon Address: ~45 S. Main Street Parcel ID: 14-070-0036, 0090, 0092, 0124, 0125, 0126, 0229, 0249, 0254, and 0320 Lot Size: 3.44 acres</p> <p>Type of Decision: Administrative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> <li>Whether the proposal and request for site plan and conditional use permit approval complies with applicable land use requirements.</li> </ol> <p><u>MOTION</u></p> <p>I move to recommend to the Lindon City Council to <i>(approve, deny, continue)</i> <b>the applicant's request</b> for site plan approval for senior housing apartments at a density of 30 units/acre as a conditional use on the property located at approximately 45 S. Main St., in the Senior Housing Facility Overlay (SHFO) zone, with the following conditions (if any):</p> <ol style="list-style-type: none"> <li><i>Address remaining City review comments and finalize the plans with the City Engineer,</i></li> <li><i>Clarify on the plans, by adding the details and location of, the on-site full-time management,</i></li> <li><i>Recording of the required deed restriction relating to occupancy,</i></li> <li><i>Address building material requirements (if deemed necessary by the Planning Commission that changes are needed),</i></li> <li><i>Comply with Maintenance of Premises regulations found in Lindon City Code 17.75.040,</i></li> <li><i>That the property and project (including the individual units) remain under single ownership. Individual dwelling units may not be developed or converted to condominiums and may not be sold separately from the rest of the development,</i></li> <li><i>In order to address the necessary easements, and in order to ensure the combination of the multiple parcels involved in the project, record an approved subdivision plat prior to finalizing the plans with the Lindon City Engineer (or accomplish these items in another manner approved by the City Engineer and Planning Staff), and</i></li> <li><i>Tender water shares or pay the fee in lieu of to the City.</i></li> </ol>
---	--

### BACKGROUND

- The Planning Commission discussed the proposal on 10/09/2018. The item was continued after discussion about the proposed materials. The applicant will present additional information.

2. The applicant proposes 103 apartment units in the SHFO zone. The proposed density is 30 units per acre. The applicant is not proposing any outdoor storage or RV storage space.
3. The Senior Housing Facility Overlay regulations are found in Lindon City Code (LCC) chapter 17.75.
4. The Senior Housing Facility overlay provides standards for development which recognizes and accommodates the varied housing and lifestyle needs and desires of seniors age 55 and older. It promotes independence and a high quality of life to meet the physical and social needs of seniors by encouraging specialized design features, and convenient access to community and civic centers, support services, mass transit stations and stops, recreational facilities, and shopping centers. (LCC 17.75.005(1) Purpose)
5. The overlay is not for non-age restricted residential housing of any type including, but not limited to, apartments, condominiums, townhomes, single-family homes, twin homes, triplexes, fourplexes, etc. (LCC 17.75.005(3) Purpose)
6. Senior Housing Facilities are a conditional use in the SHFO zone. (LCC Section 17.75.015(2))
7. **“Senior housing facility” as used in this chapter shall mean residential housing for persons age 55 and older in a multi-unit development under a single ownership that consists of apartment or independent living facilities and which are located within the MC and CG zones.** (Lindon City Code (LCC) Section 17.75.010)
8. The SHFO zone was applied to the subject property by the City Council on July 16, 2013, by way of ordinance (2013-7-0). The text that regulates SHFO projects was also adopted the same day by way of ordinance (2013-5-0). (Files 13-23-0 and 13-24-8).
9. Application and Submittal Requirements (LCC 17.75.060): The Lindon City Council shall be the final land use authority for all Senior Housing Facility applications. The City Council shall not render a decision on an application until the Planning Commission has reviewed the application and provided a recommendation to the City Council. (Application for approval shall be subject to sections 17.12—Document Submission and Review, 17.20—Conditional Use Permits and all other applicable sections of the Lindon City Code.)
10. Unified Ownership. Senior housing development projects within the zone shall be under a single ownership, with respect to each development. Individual dwelling units may not be developed or converted to condominiums and may not be sold separately from the rest of the development. (LCC 17.75.030(17)).

## 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.

### Public Comment

Third party notices were mailed on September 28, 2018, to the adjoining property owners in accordance with LCC Section 17.14.50 Third Party Notice. Staff has received no written public comment at this time. The applicant and staff have reviewed the most recently revised plans with an adjoining property owner (Lee LA Enterprises).



## DISCUSSION & ANALYSIS

### Density

LCC 17.75.030(8): Density. The Senior Housing Facility Overlay may have a maximum density of 30 dwelling units per acre if full-time on-site management is present and one (1) indoor and one (1) outdoor common area/recreation space is provided within the facility. If full-time onsite management is not present or the two common area/recreation spaces are not provided, the maximum density shall be 15 dwelling units per acre. *The plans currently do not call out the presence of full-time on-site management. The applicant has indicated that it will be located on the first floor of one of the apartment buildings. (It will be required based on the requested density of 30 units per acre.) Amenities shown on the plans include the following-Indoor amenities: Fitness Room, Gathering Lounge, Theater Room. Outdoor amenities: Dog Park, Garden Boxes, Covered Sitting Areas, Outdoor Benches, Outdoor Smokers Lounge, Walking Path.*

Table 1. Property Information (Senior Housing Facility Overlay (SHFO) zone LCC Chapter 17.75.030)

	Minimum Requirement	Proposed Site
Project Acreage	Project acreage shall be a minimum of 2.5 acres but not larger than 5 acres.	3.44 acres (Area identified as future development is currently not in the SHFO zone).
Lot frontage	No minimum requirement	<b>45.50' (State Street) and 40.02'</b> (Main Street)
Building height	Maximum 48'	<b>45'6"</b>
Min. Dwelling Unit Size	700 sq. ft.	703 (1 bedroom), 930 (two bedrooms), and 1141 sq. ft. (three bedrooms).
Parking  1.10 parking stalls per unit (projects are encouraged to provide covered parking and adequate ADA stalls)  *The applicant is going with <b>wider parking stalls (10' instead of 9')</b> to accommodate covered parking and ease of access.  **Concrete paving in the parking lot.	Vehicle: 113 stalls  ADA: 5 stalls  Bicycle: 11	Vehicle: 142 stalls (1.35 per unit) (105 covered)  ADA: 6 stalls  Bicycle: 12
Building setbacks		
Front	40 feet	60 feet
Side or rear yard setback when adjacent to a non-residential zone	20 feet	22 feet (South) and 64 feet (East)



Side or rear yard setback when adjacent to a residential use or a residential zone	40 feet	79 feet (West) and 97 feet (North). The building nearest State Street is also 74 <b>feet to the south of the Abbott's.</b>
Street-side yard setback (corner lot) determined by type of adjacent street	Local street = 30 feet Collector street = 40 feet Arterial street = 40 feet	N/A

LCC 17.75.030(10): Occupancy Restrictions. The units are restricted to three (3) persons as the maximum number of occupants with a maximum unit size of three (3) bedrooms, with the following restrictions:

- a. In one (1) bedroom units, the maximum number of occupants shall be two (2) persons;
- b. The units are intended for, and to be occupied by, at least one person fifty five (55) years of age or older per unit with all occupants being at least 18 years of age;
  - i. A unit may be occupied by the surviving spouse of a household, regardless of age, if the fifty five (55) years of age or older qualifying person has passed away, provided the surviving spouse was a resident of the unit at the time of that qualifying person's death;
  - ii. Dependents of the deceased qualifying person may continue to reside in the unit if a surviving spouse of the qualifying person is remaining in the unit under the circumstances outlined in (8)(a)(i). Otherwise, dependents shall have a 90 day transition period during which they are able to remain in the unit following the qualifying person's **death**.
- c. A deed restriction shall be recorded on the property indicating the occupancy restrictions in paragraphs 9 above.

## Landscaping Standards



LCC 17.075.030 (5) Landscaping. (Unless called out differently, landscaping requirements shall be the same as those found in LCC 17.48.030, Landscaping within the general commercial zones.)

### LCC 17.48.030

2. Interior parking lot landscaping 17.18.085: Interior landscaping must be provided at 40 square feet per stall with one tree per 10 stalls. *The required amount of interior landscaping and trees are provided.*

4. Landscaping Strip. Unless otherwise approved by the planning commission, a landscaped berm at least three feet (3') high and twenty feet (20') wide shall be planted with grass and maintained in a living, growing condition along all public street frontages. *The plans provide for the 20' of landscaping (grass) along State Street. However, the applicant requests to use the landscaped area as a drainage swale instead of the berm. The Planning Commission may approve of this modification.*

c. Trees shall be planted thirty feet (30') on center, centered ten feet (10') from the edges of the strip in all required landscaped and bermed areas. *The landscaping complies.*

7. Concrete curbing shall be provided between landscaped areas and off-street parking areas that are at least six inches (6") higher than the parking areas. *All landscaped areas are protected by raised (6") curbing.*

b. Open Space. A minimum of thirty percent (30%) of each project shall be maintained in permanent landscaped open space. *The landscaping areas equal 33%.*

#### Fencing Standards

LCC 17.75.030(6). Fencing. Seven foot (7') high, site obscuring fencing shall be installed along the perimeter of the property, regardless of whether it abuts existing residential or commercial properties or uses. The fence shall be constructed and maintained by the owner of the senior housing facility. Installation of fencing should not limit pedestrian access to vehicular access points. Such fencing will be constructed in a manner consistent with a residential character of the senior housing structure. The Planning Commission shall approve the style and design of any fencing before a conditional use permit is issued. Any exceptions to fence height, material, location and timing of installation shall be approved by the Planning Commission. A chain link fence with slats shall not be considered site obscuring for the purposes of this section.

*The plans propose a 7' high masonry wall. (The wall is not proposed along State Street, and will end 25' from the drive entrance and crash gate exit for clear view purposes). The applicant requests that the wall not be required for a portion of the south property line adjacent to the Lee LA Enterprises building. The applicant desires to install a 3' high split rail or picket vinyl fence adjacent to the CMU block building. The intent is to beautify the adjacent building wall and grounds. The applicant wishes to discuss this request with the Planning Commission. (On the north side of the project, the required wall is shown on the plans where the applicant proposes a future north access point. The wall would not be removed until additional site plan approvals are given).*

#### Architectural Standards

LCC 17.75.030(15): Architectural Design. The architectural design of a senior housing facility shall comply with architectural design guidelines as established in the underlying zone where the facility is proposed. Also, design should reflect the residential nature of the building use. *The underlying zone is the General Commercial (CG) zone. The CG zone requires architectural design to be consistent with the Lindon City Commercial Design Standards. It also requires attention to be given to all sides of the buildings. (LCC17.48.080)*

#### Building Materials and Color

Lindon Commercial Design Standards 5.2.4 and 5.3.1(4). Use of more durable materials is recommended. Stucco is generally a secondary material. Brick, Stone, or Colored Decorative Block should be utilized as the primary building material. (Primary generally means 85% or greater of the building). Cement Stucco, Wood, Architectural Metals, colored or decorative concrete, and cement board siding may be used as secondary (less than 40%) building materials, and on less visible facades. See Lindon City Codes 17.75.030(15) and 17.48.080. Fenestration can also be used to count toward the 85% of the

recommended building materials. *“Other materials may be considered for use as a primary building material, based on review by the city.”*

Details to be provided by the applicant. Proposed elevations and materials shown below.



Lighting. All outside lighting shall be arranged and shielded as to prevent glare, nuisance, inconvenience or hazardous interference on adjoining streets or property. Street lights shall be installed on all public roads according to standards established in the Land Development Policies, Standard Specifications and Drawings manual. *The applicant is proposing wall lighting, parking lot area lights, and lighting under the covered parking. The lighting will be shielded and directional in order to comply.*

### Special Provisions

#### Maintenance of Premises

LCC 17.75.040(3): All solid waste storage facilities shall be enclosed with a masonry wall and constructed as per adopted City standards. The minimum access width to a solid waste storage facility shall be fifteen (15) feet. *The site plans comply.*





ATTACHMENTS

1. Current Site Conditions (pictures)







## Item 6: Site Plan — Lindon Tech 5, 1971 West 700 North

Mark Weldon, WICP West Lindon 2 LLC, requests site plan approval for a two-story 51,949 square foot office building in the Lindon Village Commercial (LVC) zone.

<p>Applicant: Mark Weldon Presenting Staff: Brandon Snyder</p> <p>General Plan: Commercial Current Zone: Lindon Village Commercial (LVC)</p> <p>Property Owners: WICP West Lindon 2 LLC Address: 1971 West 700 North Parcel ID: 45-618-0005 (Lot 5, Plat B, Lindon Tech Center Subdivision) Lot Size: 4.68 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Does the proposal comply with applicable land use requirements?</p> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the <b>applicant's request</b> for site plan approval of the Lindon Tech 5 site plan to be located at 1971 West 700 North, in the Lindon Village Commercial (LVC) zone, with the following conditions (if any):</p> <p>1. 2.</p>
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### BACKGROUND

1. The property is currently vacant.
2. The sidewalk, streetlights, and parking easements were addressed with the subdivision plat approval given 11/22/2016.
3. No outdoor storage is proposed.

### DISCUSSION & ANALYSIS

Table 1 (LCC 17.48.020)

	LVC	Site
Min lot size	20,000 sq ft.	4.69 acres (204,213 sq. ft.)
Front setback	20 feet	57.9 feet
Side or rear yard setback when adjacent to a nonresidential zone	0 feet	52.2 feet
Street side yard setback (corner lot)	20 feet	260 feet
Minimum structure height	10'	N/A
Maximum structure height	48'	35' 7"

### Architectural Standards

All development in the Lindon Village commercial zone shall comply with the Lindon City commercial design standards. The building materials proposed for the exterior of the structure include painted concrete tilt-up panels (portico color), Umber Glaze Metal Panel System, Tan Metal Column Wrap/Soffit, Black aluminum sun shade systems, Black-Storefront/Curtain Wall window system, and Break Metal Fascia.



## Land Use

Professional Office is a permitted use in the zone.

## Sales Tax Production/District Plan

The site is located in district 1, which includes corner j. City records indicate that Airborne and Alcatraz are both producing sales tax. They are both located within the existing office/warehouse building included in the south portion of district 1. Due to the existing drainage ditch along 1700 West, the applicant requests approval to locate the buildings off of the corner. This office proposal will completely develop the remaining area in district 1.



## Landscaping Standards

### Landscaped Strip

This site has public frontage along 1700 West and 700 North. The improvements along 1700 West are being coordinated with Public Works due to the location of the existing drainage ditch. Appropriate trees and landscaping will be provided. The 700 North landscaping improvements follow the adopted 700 North street cross section which provides plantings in the median and places the sidewalk 14' behind the back of curb. The 14' park strip includes grass and street trees. The sidewalk is on-site within a Lindon City and Public Utility easement. Trees are being installed per the approved street tree plan.

### Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall. 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. Trees are required at a ratio of one tree for every 10 required parking spaces. *Required/Provided (13,680/13,683 sq. ft.). The existing landscaping on the south of this lot was installed with the office/warehouse projects further south. Trees required/provided (21/25). Percentage coverages are also met.*

### Total Open Space Requirement

The Code requires that a minimum of 20% of each lot be maintained in permanent landscaped open space. *Proposal 21.9%*

## Parking Standards

Office: 51,949 sq. ft.

Total Parking Required/ Provided: 208/342

Total ADA Spaces Required/Provided: 8/8

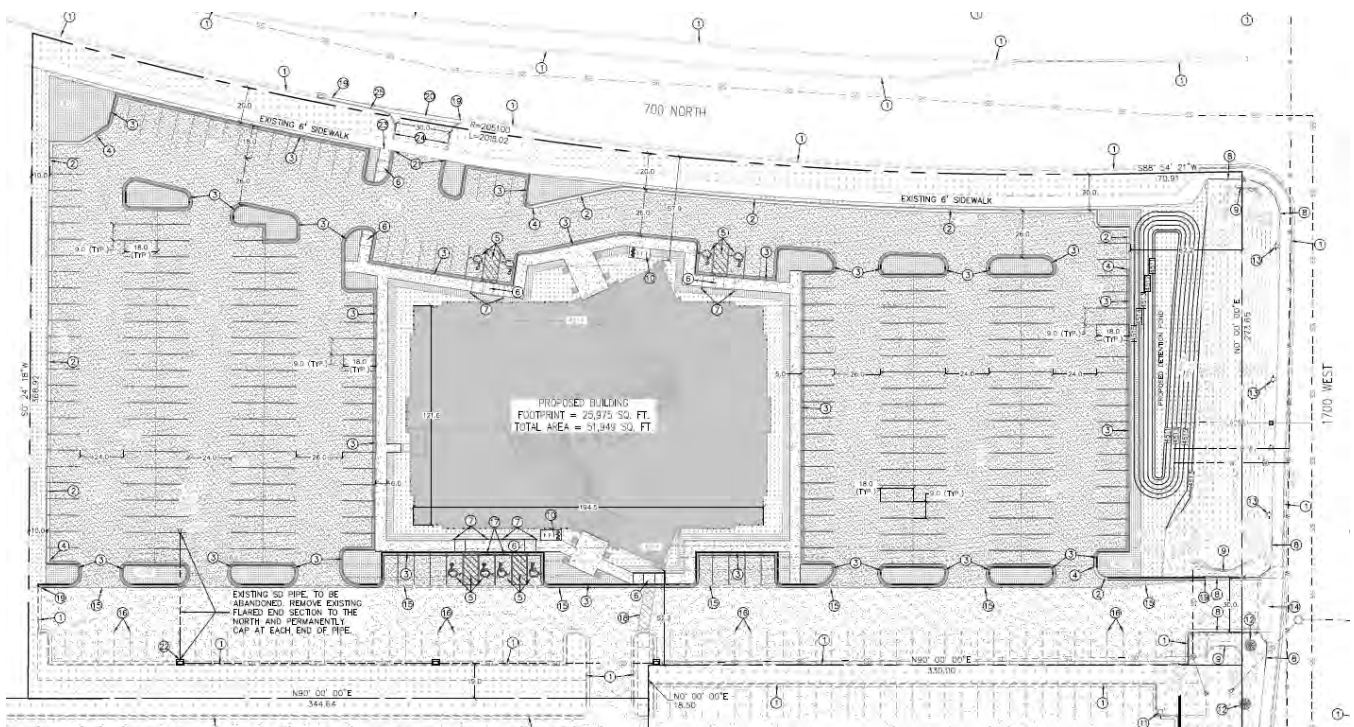
Total Bicycle Spaces Required/Provided: 16/16

## ATTACHMENTS

1. Aerial photo
2. Photograph existing site
3. Site Plan
4. Elevations
5. Landscaping
6. 700 N. Street Cross Section

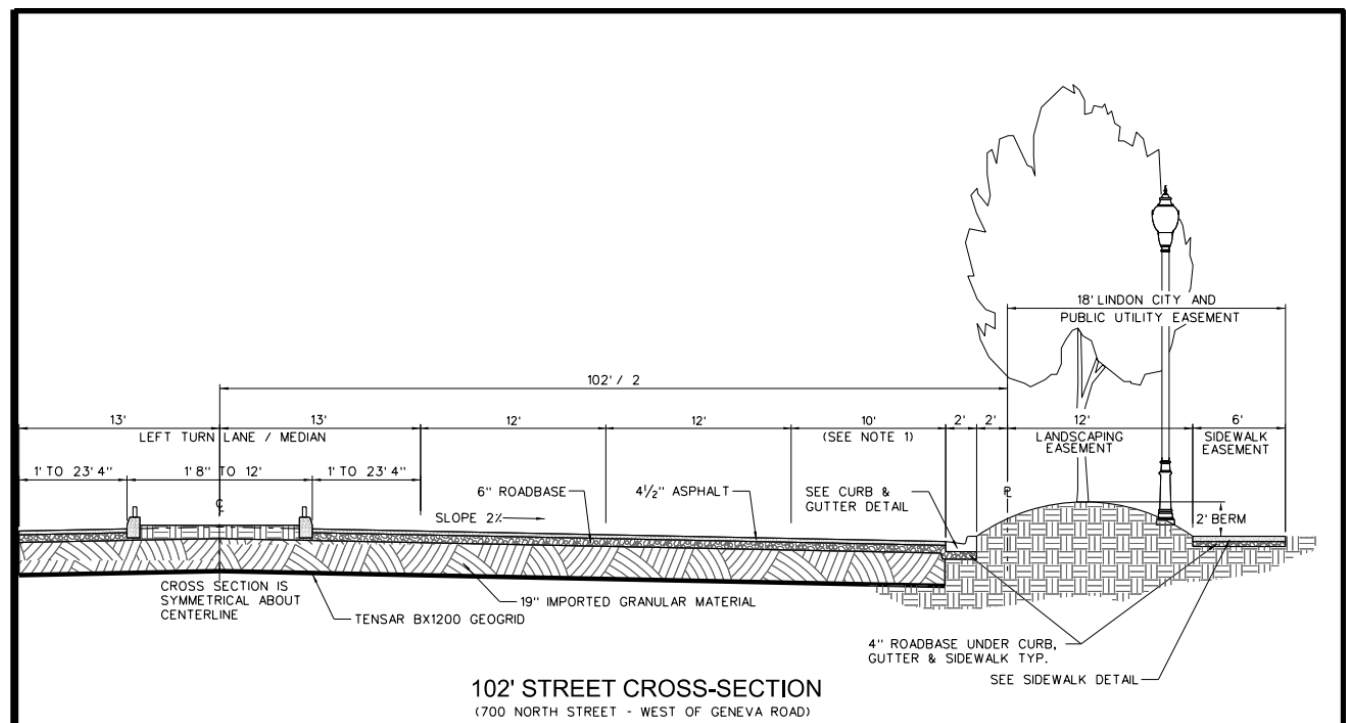
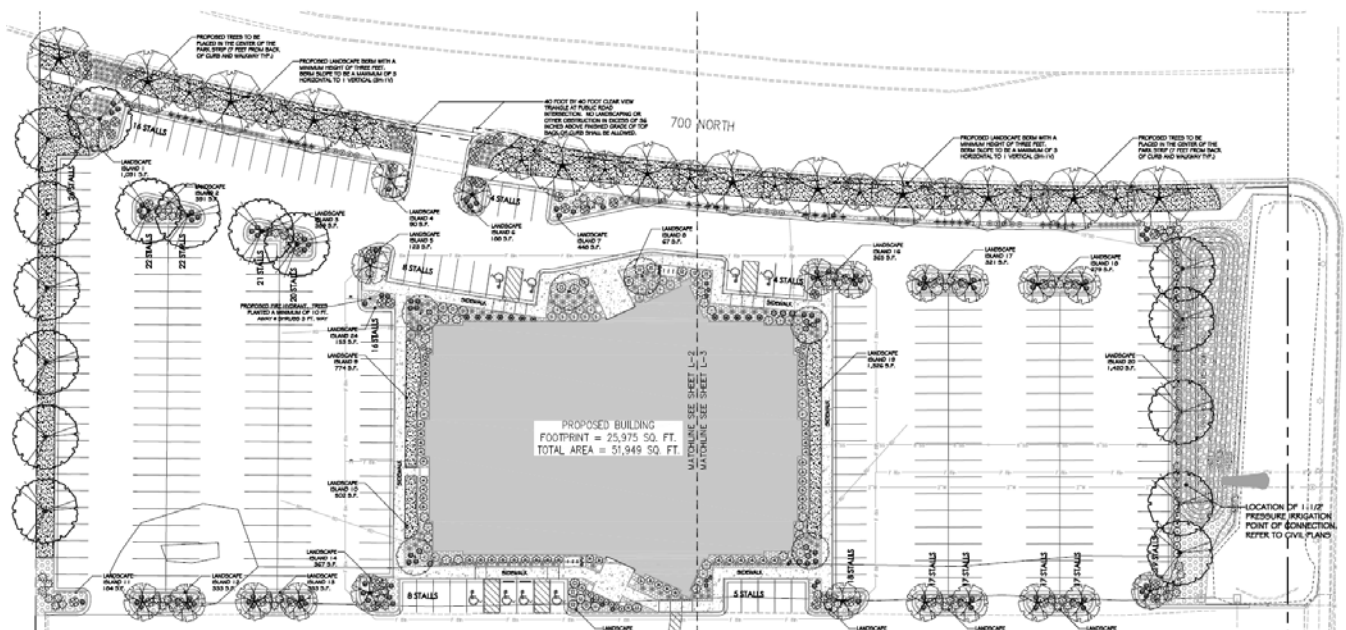












## Item 7: New Business (Planning Commissioner Reports)

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 8: Planning Director Report**

- Hiring update

**Adjourn**