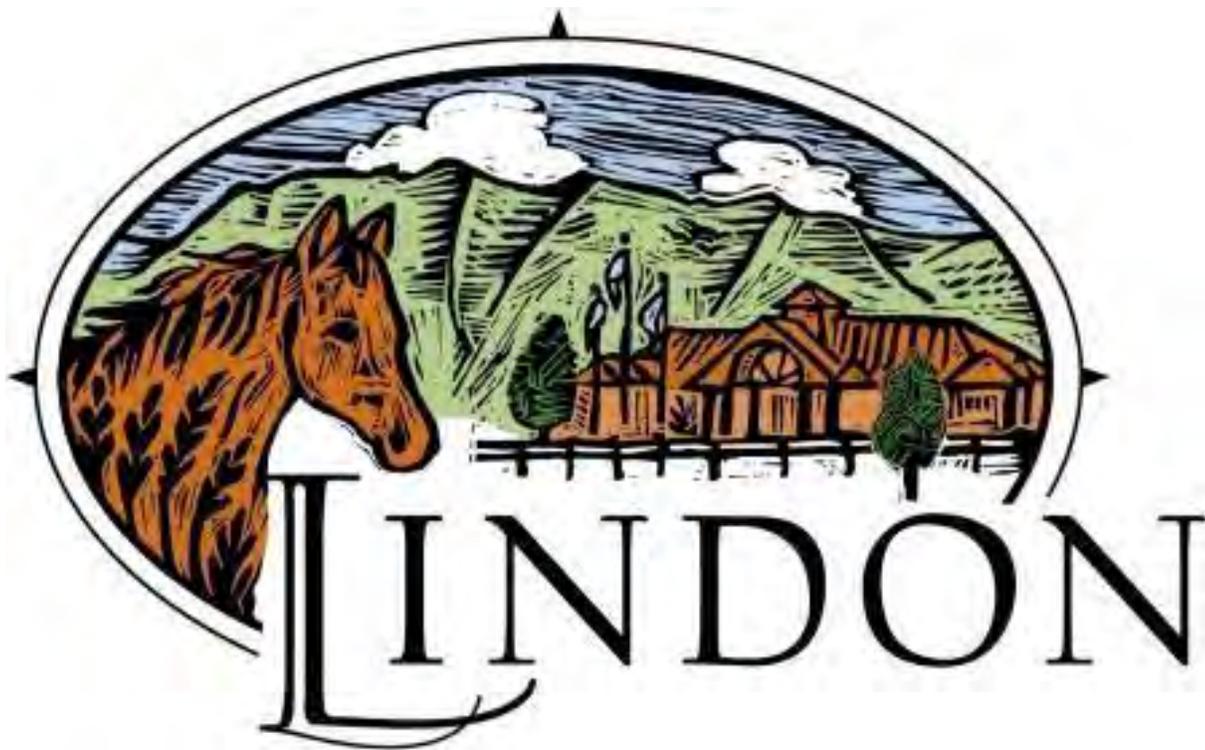


Lindon City Planning Commission Staff Report



November 28, 2017

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, November 28, 2017, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 11/14/2017

3. Public Comment

(30 minutes)

4. Conditional Use Permit — Garon Thorne, Elite Audio, 732 N. State Street

Garon Thorne, Elite Audio, requests conditional use permit approval for auto lube & tune-up (vehicle window tint, vehicle audio/video/electronics), to be located at 732 N. State Street, in the General Commercial (CG) zone.

(30 minutes)

5. Public Hearing—Street Master Plan Amendment, ~480 North 2500 West

Lindon City Planning Staff requests approval of an amendment to the Lindon City Street Master Plan Map to remove a master planned road located at approximately 480 North 2500 West. The proposal is west of I-15 Exit 275 on properties identified by parcel numbers: 13:063:0104, 13:079:0016, 14:059:0040, 14:059:0026, and 14:059:0048. Recommendations will be forwarded to the City Council.

(30 minutes)

6. Minor Subdivision — Mountain Hollow Subdivision, Plat B, ~92 West 225 North

Mike Frost requests preliminary plan approval of a two (2) lot residential minor subdivision, at approximately 92 West 225 North in the Single Family Residential (R1-20) zone.

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. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

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

Posted By: Brandon Snyder, Associate Planner

Date: November 20, 2017

Time: 2:30 p.m.

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



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

Item I: Call to Order

Lindon City Planning Commission Meeting November 28, 2017

Roll Call:

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

Item 2: Approval of Minutes

Lindon City Planning Commission Meeting November 14, 2017
fK]`V' d'fcj]XYX' df]cf' hc' h\Y'a Y'h]b['`L

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Conditional Use Permit — Garon Thorne, Elite Audio 732 North State Street

Garon Thorne, Elite Audio, requests conditional use permit approval for auto lube & tune-up (vehicle window tint, vehicle audio/video/electronics), to be located at 732 North State Street in the General Commercial (CG) zone.

Applicant: Garon Thorne, Elite Audio
Presenting Staff: Brandon Snyder

General Plan: Commercial
Zone: General Commercial (CG)

Property Owner: Jarrad Richins
Address: 732 North State Street
Parcel ID: 14-046-0070
Lot Size: 0.11 acres

Type of Decision: Administrative
Council Action Required: No

SUMMARY OF KEY ISSUES

1. Whether to **approve the applicant's** request for a conditional use permit.
2. Whether to impose reasonable conditions to mitigate any potential detrimental impacts.

MOTION

I move to (*approve, deny, continue*) the **applicant's request** for a conditional use permit for auto lube & tune-up (vehicle window tint, vehicle audio/video/electronics), to be located at 732 N. State Street, in the General Commercial (CG), with the following conditions (if any):

- 1.
- 2.

OVERVIEW



The applicant has requested approval for auto lube & tune-up type services (vehicle window tint, vehicle audio/video/ electronics). The **applicant's business plan** is attached. The Planning Director has determined that these types of uses are most closely associated with Auto Lube & Tune-up services. The Lindon City Land Use Table indicates **that "Auto Lube & Tune-up" is a**

conditional use in the CG zone. (Other auto related uses include: Auto Wash = P, General Auto/Vehicle Repairs = N, and Tire Shop/Tire Sales/Tire Services = C.) The applicant is not proposing any changes to the site. The applicant will be utilizing the existing garages and front/rear parking areas. The existing office and garages (north portion) were remodeled in 1997 (BP #2645). A rear garage addition was added in 2005 (BP #4582). The site (north portion) was last reviewed by the Planning Commission for Cross-fit. A conditional use permit was approved for Cross-fit (gymnasium/athletic club) on 10/22/2013 (File #13-059-1).



Third Party Public Notices required per Lindon City Code section 17.14.50 were mailed on 11/18/2017. No public comments have been received by Staff at this time.

Lindon City Code 17.48.010, indicates that the Commercial Ordinance is established to promote commercial and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.



ANALYSIS

Applicable laws and standards of review

- State Code defines a conditional use as "a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts."
- Section 10-9a-507 of the State Code requires municipalities to grant a conditional use permit "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Once granted, a conditional use permit runs with the land.
- State Code further provides that a conditional use permit application may be denied only if "the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards." Utah Code § 10-9a-507.
- Lindon City Code Section 17.20.060 provides that a conditional use may be denied when:
 - "[U]nder circumstances of the particular case, the proposed use will be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or

- injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate such detrimental effects;" or,
- "[T]he applicant cannot or does not give the Planning Commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with."

Business Plan

(Attached)

Proposed Use

For property at 732 No. State Street, Lindon, Utah, 84042

Audio Elite and Motorsport's daily operations will include: sales and installation of car electronics and accessories that include window tint, audio systems, speakers, back up cameras, DVD players, seat warmers, etc. A majority of the cars seen in an average day are those belonging to car dealerships in the surrounding area to have window tint installed or any of the other accessories listed above. On an average day, we will see one to three cars to have work performed so there would be no increase in traffic in this area. I will be the only employee at this time. The hours of operation will be 9:30 to 6:30 Monday through Friday and 10:00 to 4:00 pm on Saturday. There are 5 parking spots in front of the building which will be more than sufficient due to low traffic.

This is a new business although I have been in this industry for the past 15 years on both the sales and the installation side. In order for this business to succeed, the look and image of this business must be both clean and professional. That is a top priority for me. The parking lot and landscaping will be well maintained. Also, due to the nature of tinting, the inside of the building must be immaculately clean so dust and particles do not get into the tinting process and ruin the jobs. I do not use any chemicals in this industry and do not generate dust, odor or pollution.

I will not be discharging any contaminants into the city sewer system. This business consumes very little water.

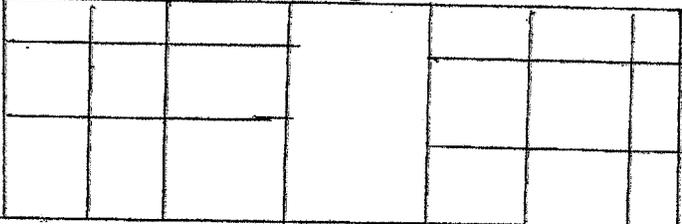
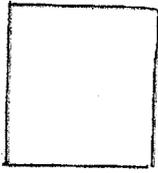
This particular property is an absolute perfect location for this business that I have dreamed of for years and hope to make a reality. The space, the layout and location are ideal for this business and I can assure that surrounding businesses will not be affected in any way. If anything, this will be a positive addition to the Lindon City and its community.

Office

Audio Elite

Garage Doors

Entrance



1

2

3

4

5

sign

sidewalk

Entrance from State Street

side walk

Turning lane

State Street

Overflow for dry time

Work Bench

Tint cutting machine
workspace (clean space)

bathroom

front desk

Show room and office

Entrance

Overhead door

Overhead door
(not used often)

Work Space

Tint Area

Item 5: Public Hearing — Street Master Plan Map Amendment Approx. 600 N. 2800 W.

<p>Applicant: City Staff Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone: Regional Commercial (RC), General Commercial A8 (CG-A8)</p> <p>Property Owners: WICP West Orem #3 LLC, WICP West Mountain Tech South, Property Reserve Inc., Veloy Jeppson Revocable Trust, Valley Properties LLC, Parcel IDs: 13:063:0104, 13:079:0016, 14:059:0040, 14:059:0026, 14:059:0048, 14:059:0035</p> <p>Type of Decision: Legislative City Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <p>1. Whether or not it is the public interest and furtherment of the General Plan to recommend approval of the removal of the identified streets from the Street Master Plan.</p> <p>Ordinance: # 2017-18-O</p> <p><u>MOTION</u> I move to recommend (<i>approval, denial, continuance</i>) of Ordinance # 2017-18-O to remove the streets identified in the staff report from the Street Master Plan with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. 2. 3.
--	---

OVERVIEW

Staff requests approval of a Street Master Plan Map amendment to remove master planned roads located at approximately between 400 and 600 North near 2800 West in Regional Commercial and General Commercial zones. The future roadways were identified based on the original concept alignment of the Vineyard Connector and its connection to I-15. A recent study identifies an alternative alignment that would have less impact on developable land in the area and provide cost savings by preserving existing infrastructure.

Additionally, WICP Commercial Properties and doTERRA own parcels 14:059:0040 and 14:059:0048, respectively, and prefer not to have 480 North on the map, as demonstrated by recent development concepts.

ANALYSIS

1. Horrocks Engineering recently produced a study of the future Vineyard Connector facility as sponsored by Utah Department of Transportation Region 3. The study had input from UDOT, Mountainland Association of Governments, Vineyard Town, Lindon City, and American Fork City.
2. For the Lindon portion of the Vineyard Connector, a new connection between I-15 and the Vineyard Connector was proposed and studied (see attachment #4).
 - a. Following the study recommendations, the new alignment was principally agreed to by UDOT and Lindon City.
 - b. The new alignment utilizes the existing I-15 Exit 275 off-ramp infrastructure, saving potentially millions of dollars in not having to realign the off-ramp per the previous plan.

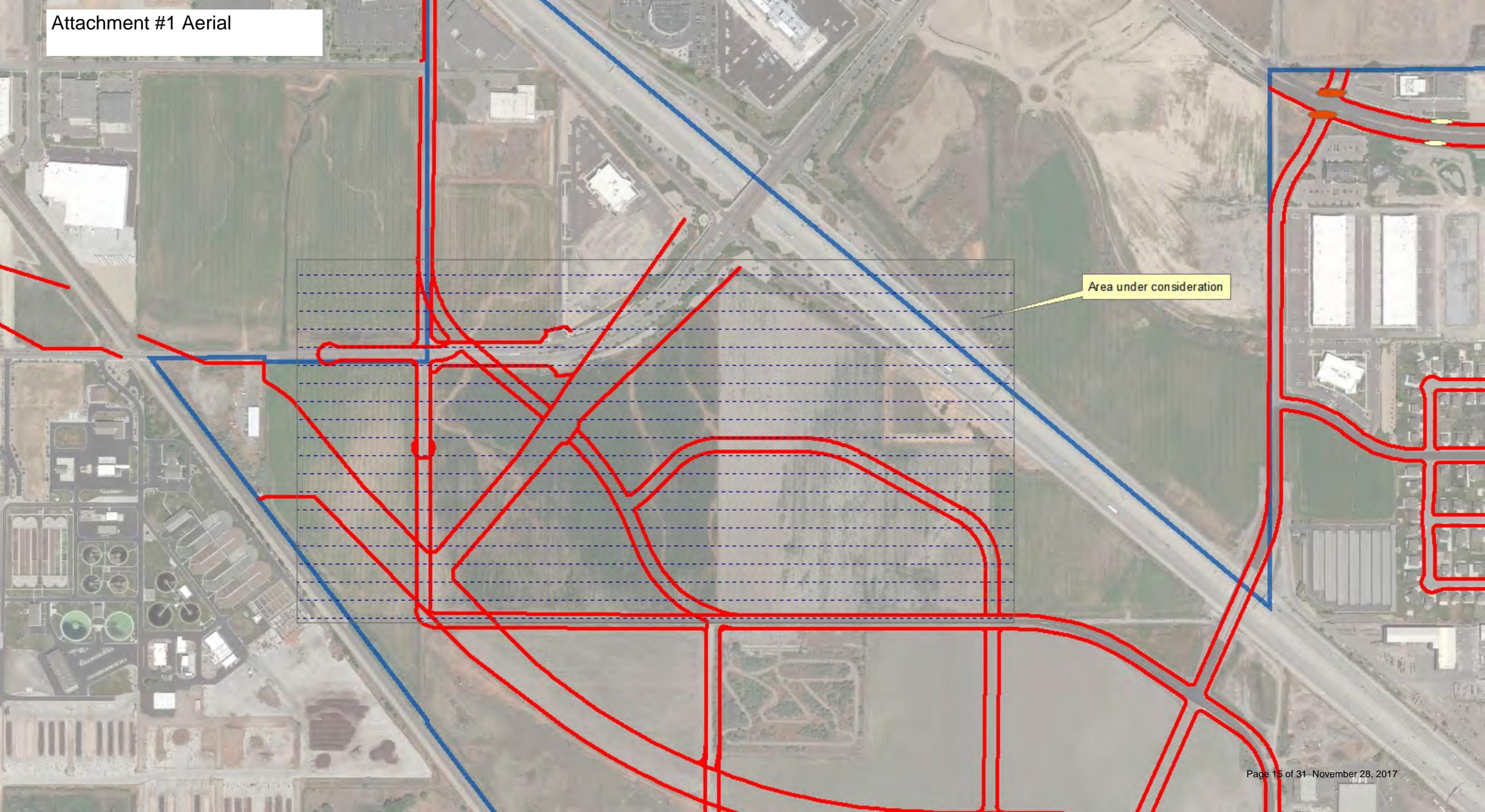
- c. The new alignment removes the necessity of future local road connections by utilizing existing roadways (see attachment #3).
 - d. The new alignment also frees up acres of land for development, increasing the tax base for Lindon City.
 - e. The new alignment does affect parcel 13:079:0016, owned by Property Reserve Inc., by adding roadway across the property to make the new connection.
 - f. The new alignment does necessitate a new local road connection from 2800 West to 400 North, but still has significantly less impact than the current plan (see attachment #5).
3. Parcels that have roadways being recommended for removal still have existing road frontage available to enable development of the property. All parcels affected retain development possibilities.
 4. 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..."

MOTION

See above.

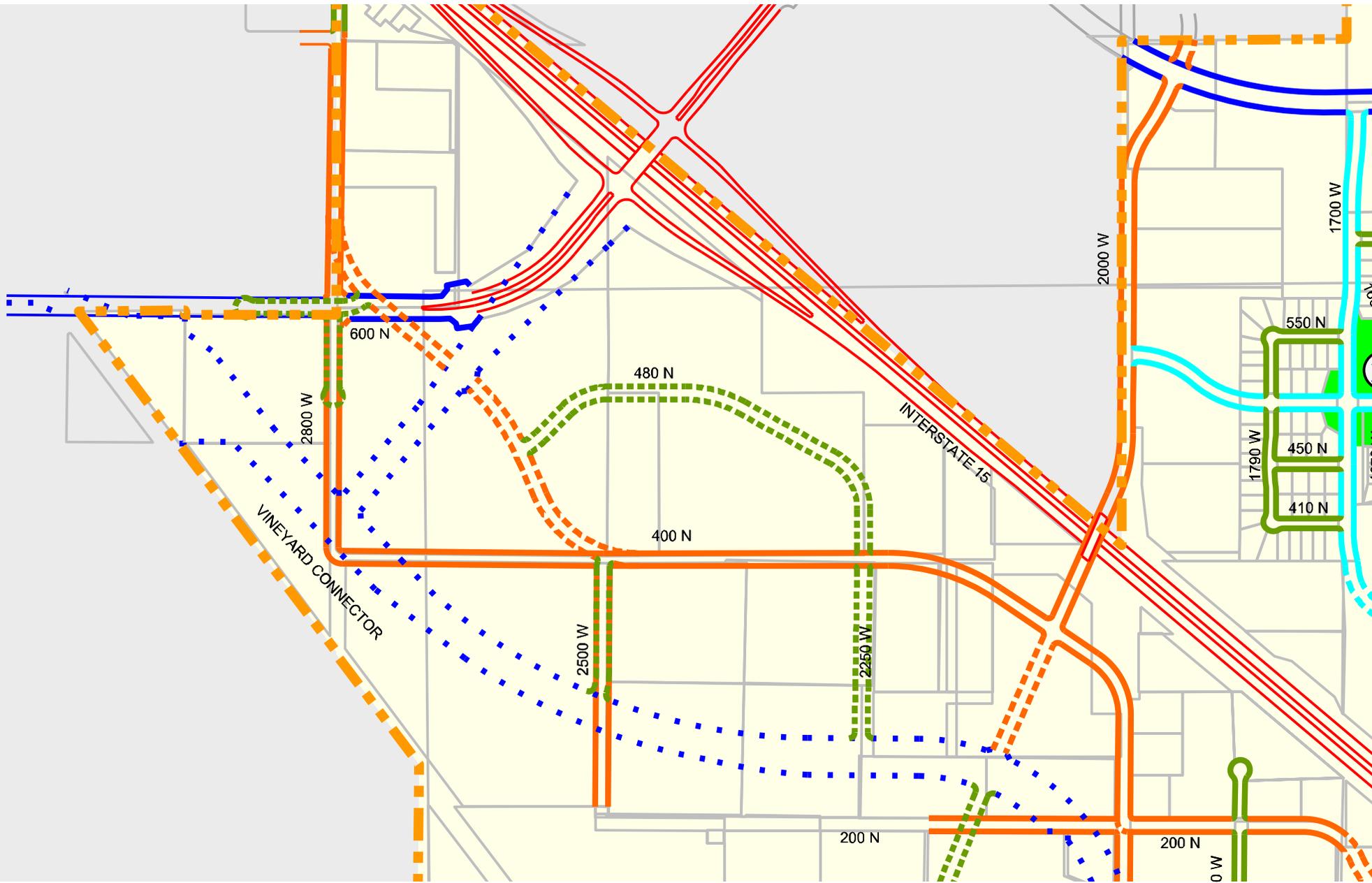
ATTACHMENTS

1. Aerial photo showing existing Street Master Plan
2. Current Street Master Plan for identified area off Exit 275
3. Roads being recommended for removal from plan
4. Proposed connection between I-15 and future Vineyard Connector
5. Proposed Street Master Plan for area identified
6. doTERRA concept plan
7. WICP Commercial Properties concept plan
8. Ordinance 2017-18-O

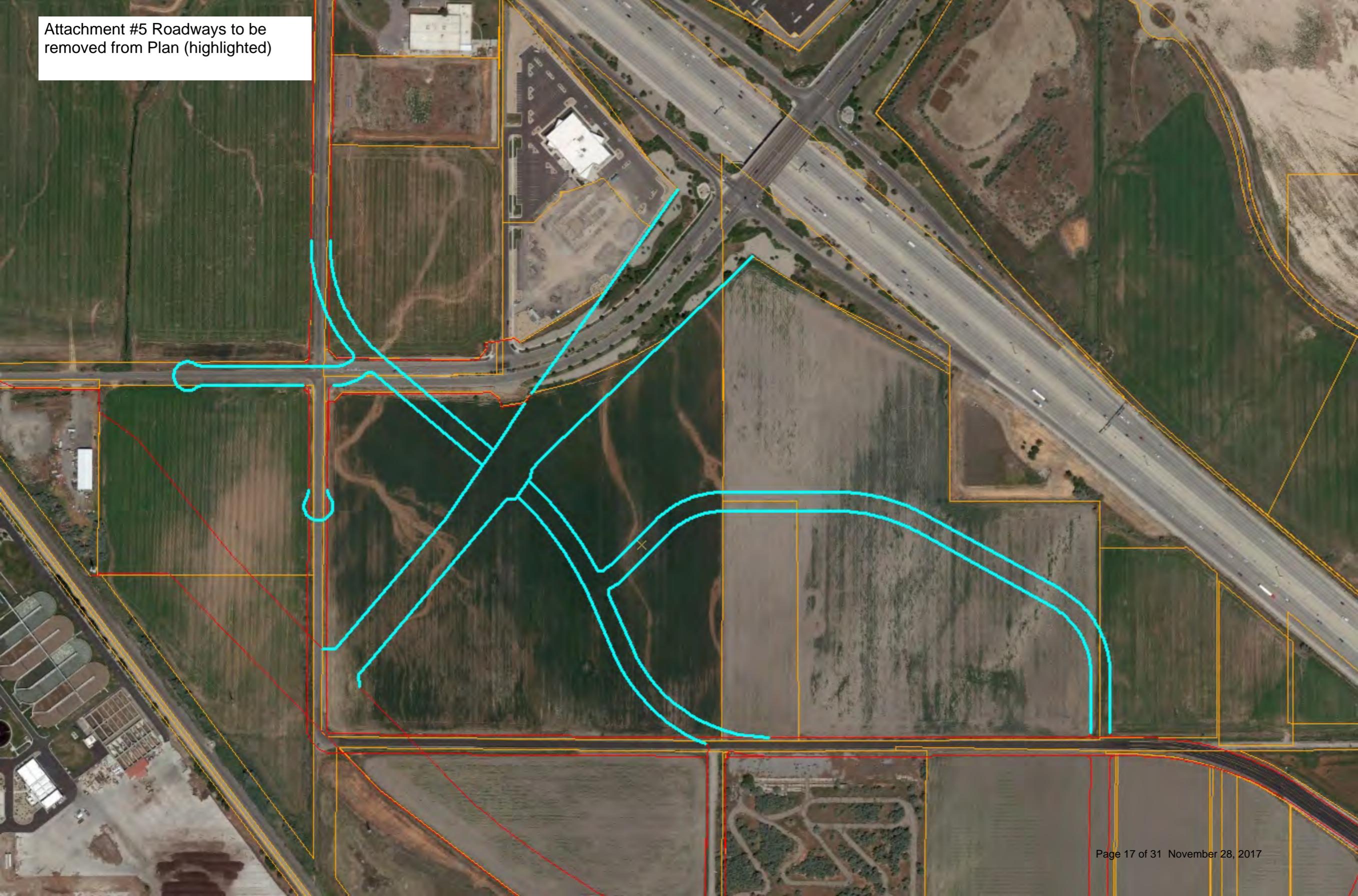


Area under consideration

Attachment #2 Current Street Master Plan for area



Attachment #5 Roadways to be removed from Plan (highlighted)



Attachment #6 New connection between I-15 and future Vineyard Connector

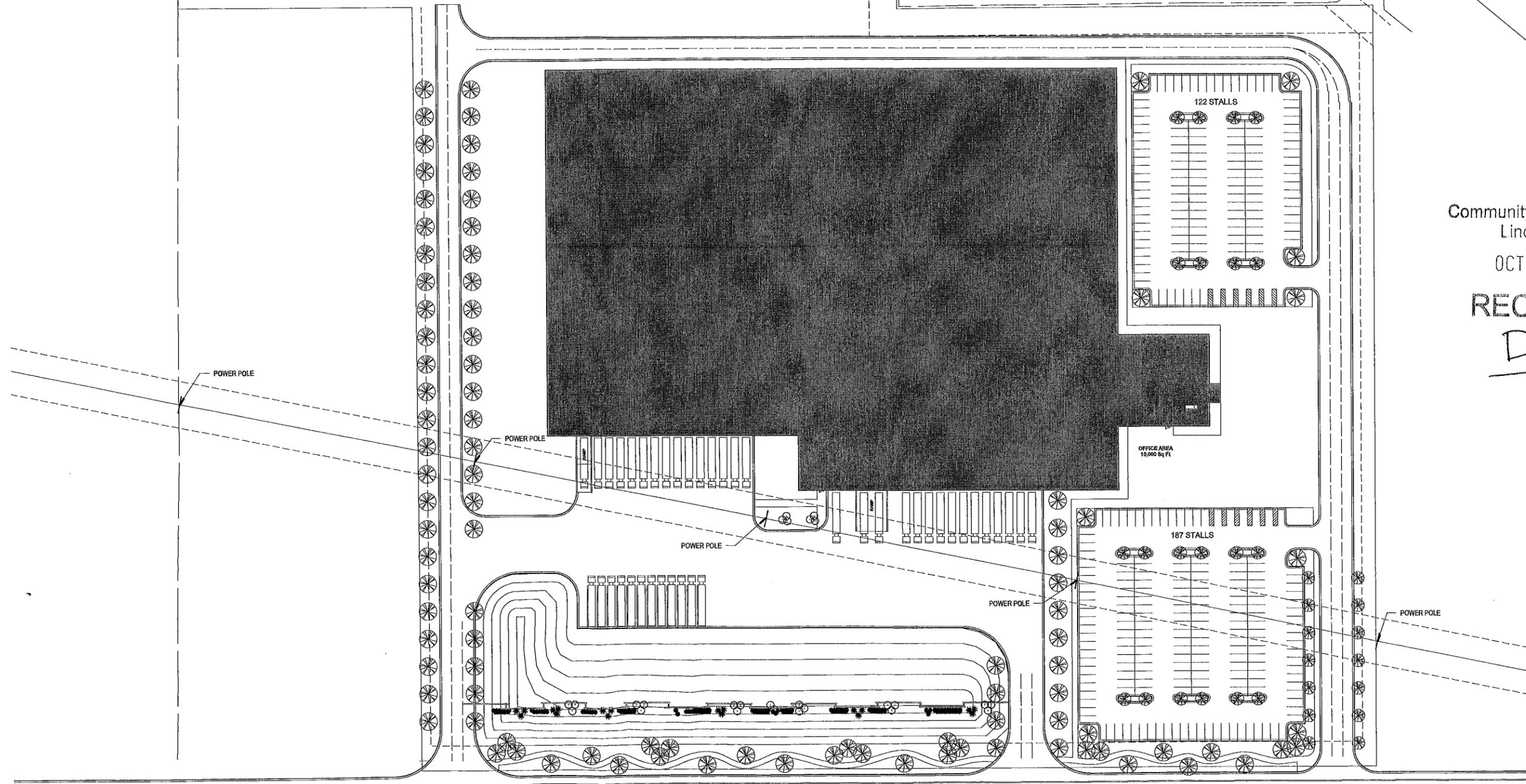


Attachment 7 Proposed Street Master Plan for area



REV	DATE	DESCRIPTION

VCB# NUMBER: 17200
 CLIENT NUMBER: 00000
 DATE: 20## XXX##

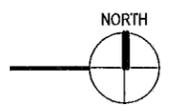


Community Development
 Lindon City
 OCT 24 2017
RECEIVED
DRC

DOTERRA DISTRIBUTION CENTER

OWNER NAME
 PROJECT ADDRESS; CITY, STATE
 PROJECT PHASE

OVERALL SITE PLAN FA
AS101.1

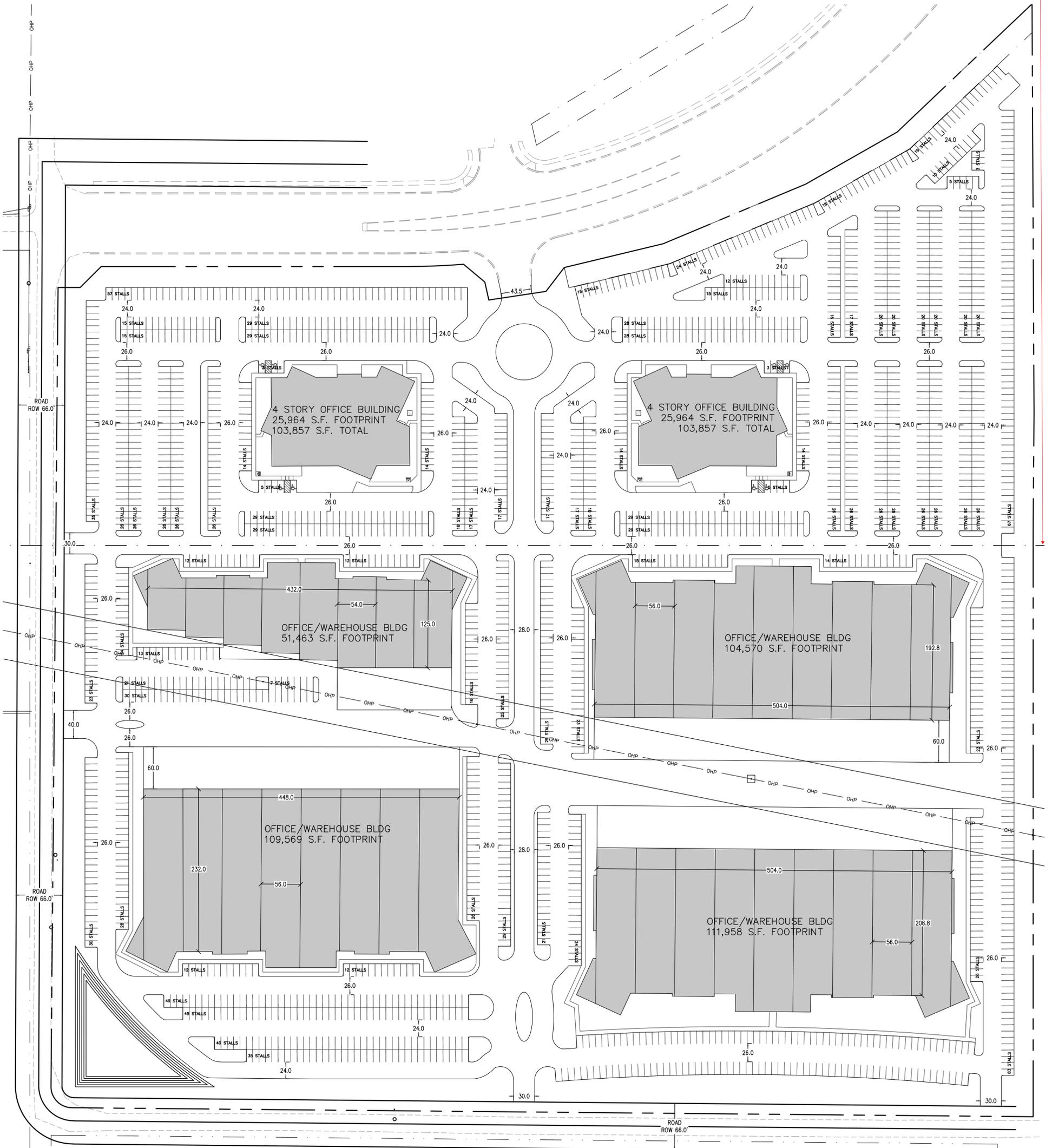


Attachment 9 WICP Commercial Properties concept

PARKING COUNT: (SITE IS SPLIT INTO TWO SECTIONS, SEPARATED BY THE DASH-DOT LINE)

NORTHERN SECTION = 1,205 STALLS
SOUTHERN SECTION = 865 STALLS

TOTAL PARKING PROVIDED = 2,070 STALLS



ORDINANCE NO. 2017-18-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY STREET MASTER PLAN THROUGH REMOVAL OF AN IDENTIFIED FUTURE STREET AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it is necessary to amend portions of the Lindon City Street Master Plan, specifically the areas identified in Exhibit A and Exhibit B; and

WHEREAS, the City finds it is necessary to amend the Street Master Plan to reinforce surrounding land development patterns and balance future demands generated by Land Use in the area; and

WHEREAS, a Vineyard Connector transportation study completed in 2017 with input from Utah Department of Transportation, Mountainland Association of Governments, Vineyard Town, American Fork City and Lindon City recommended changes to the planned street network in the area; and

WHEREAS, the Lindon City Council promotes fiscal responsibility in undertaking both local and State roadway construction projects; and

WHEREAS, the proposed changes still allow for property development; and

WHEREAS, the Planning Commission recommended adoption of revised provisions, and the revision of such provisions will assist in carrying out general plan goals related to the creation of a balanced transportation system within the City; and

WHEREAS, the current Street Master Plan should be amended to provide such provisions to the Municipal Code of Lindon City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lindon City, Utah County, State of Utah, the Lindon City Street Master Plan is hereby amended as follows:

SECTION I:

See Exhibit A showing streets to be removed from the Lindon City Street Master Plan and Exhibit B showing streets to be added to the Plan.

Exhibit A—Highlighted roads to be removed from Street Master Plan



Exhibit B—Approved Map showing new roads on Street Master Plan



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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day of _____, 2017.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 6: Minor Subdivision — Mountain Hollow Plat B ~92 West 225 North

<p>Applicant: Michael Frost Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owners: Myrl K. Jarvis; Michael A. & Janel J. Frost</p> <p>Address: 250 N. 135 W. and 92 W 225 N Parcel ID: 14:068:0292 and 14:068:0290</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether to grant preliminary plan approval of a two-lot subdivision based on its compliance with requirements of the zone and other applicable development regulations.</p> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for preliminary plan approval of a residential minor subdivision to be known as Mountain Hollow Plat B, with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. 2. 3.
---	---

BACKGROUND

1. These two lots were originally proposed with Mountain Hollow Plat A, which was recorded in 2006. The developer at that time determined to delay development and identified these lots at Plat B. Lot 12 has an existing home and fronts on 135 West while Lot 11 will be a new building lot.

DISCUSSION & ANALYSIS

Lot Requirements

R1-20	Requirement	Lot 11	Lot 12
<i>Frontage</i>	50 feet	50 feet	~262 feet
<i>Lot size</i>	20,000 square feet	24,910 square feet	20,799 square feet
<i>Lot Width</i>	100 feet at front setback line (30 feet)	100 feet	181 feet

Public Improvements

- 225 North is already improved and utilities were stubbed into Lot 11 as part of Plat A.
- Road widening, curb, gutter, and a 10-foot asphalt trail improvement are required on 135 West along Lot 12. However, due to lack other improvements along 135 West, the City Council has authorized a cash payment be collected in lieu of the improvements being constructed. Money collected will be used toward a future street improvement project on 135 West.
- The home on Lot 12 is setback approximately 8 feet from the property line which doesn't meet current code. This nonconformity will be readily apparent whenever full street improvements are constructed.
- A 15 foot storm drain, sewer, and public utility easement runs along the southern borders of the lots.

Other Requirements

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

MOTION

1. See above

ATTACHMENTS

1. Mountain Hollow Plat B
2. Improvement Plans showing future public improvements
3. Aerial of proposed subdivision properties

MOUNTAIN HOLLOW PLAT B

A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, T5S. R2E. SLB&M.
LINDON CITY, UTAH COUNTY UTAH

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, that I have made a survey of the tract of land shown on this plat, have accurately described the same below, and have subdivided said tract of land into lots, block, streets and easements based on the boundary survey compiled and described hereon.



Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728

Date

BOUNDARY DESCRIPTION

Beginning at a point that lies North 00°08'49" West 653.754 feet along the Section Line and West 674.962 feet from the East Quarter Corner of Section 33, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running thence along the boundary of Mountain Hollow Plat A Subdivision the following (5) courses: 1) South 43°17'47" East 114.210 feet; 2) South 27°15'47" East 44.373 feet to a point on a 50,000 foot radius non tangent curve to the left, (radius bears South 30°38'57" East); 3) along the arc of said curve 56.894 feet through a central angle of 65°11'43"; 4) West 158.022 feet; 5) South 00°00'00" East 39.920 feet to the North line of the Lindon City Park; thence along said City Park the following (2) courses: 1) North 39°44'00" West 34.150 feet; 2) West 126.210 feet to a point on a 210,000 foot radius non tangent curve to the left, (radius bears North 30°57'12" West), also being on the East right-of-way line of 135 West Street; thence along said East right-of-way line the following (2) courses: 1) along the arc of said curve 140.348 feet through a central angle of 38°17'32"; 2) North 00°52'09" East 51.740 feet; thence along the South line of the Nelson properties the following (3) courses: 1) North 89°59'50" East 109.344 feet; 2) North 1.990 feet; 3) North 89°43'41" East 76.760 feet to the point of beginning.

Property contains 1.049 acres.

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF ALL THE PROPERTY OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATE HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS _____ DAY OF 20____ A.D.

BY: _____

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THIS _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

DATE: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, UTAH, APPROVES AND ACCEPTS THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

MAYOR/PLANNING COMMISSION CHAIR: _____

PLANNING DIRECTOR: _____

CITY ENGINEER (SEE SEAL BELOW): _____

CITY CLERK/RECORDER (SEE SEAL BELOW): _____

CITY ATTORNEY: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON: _____

DIRECTOR - SECRETARY: _____

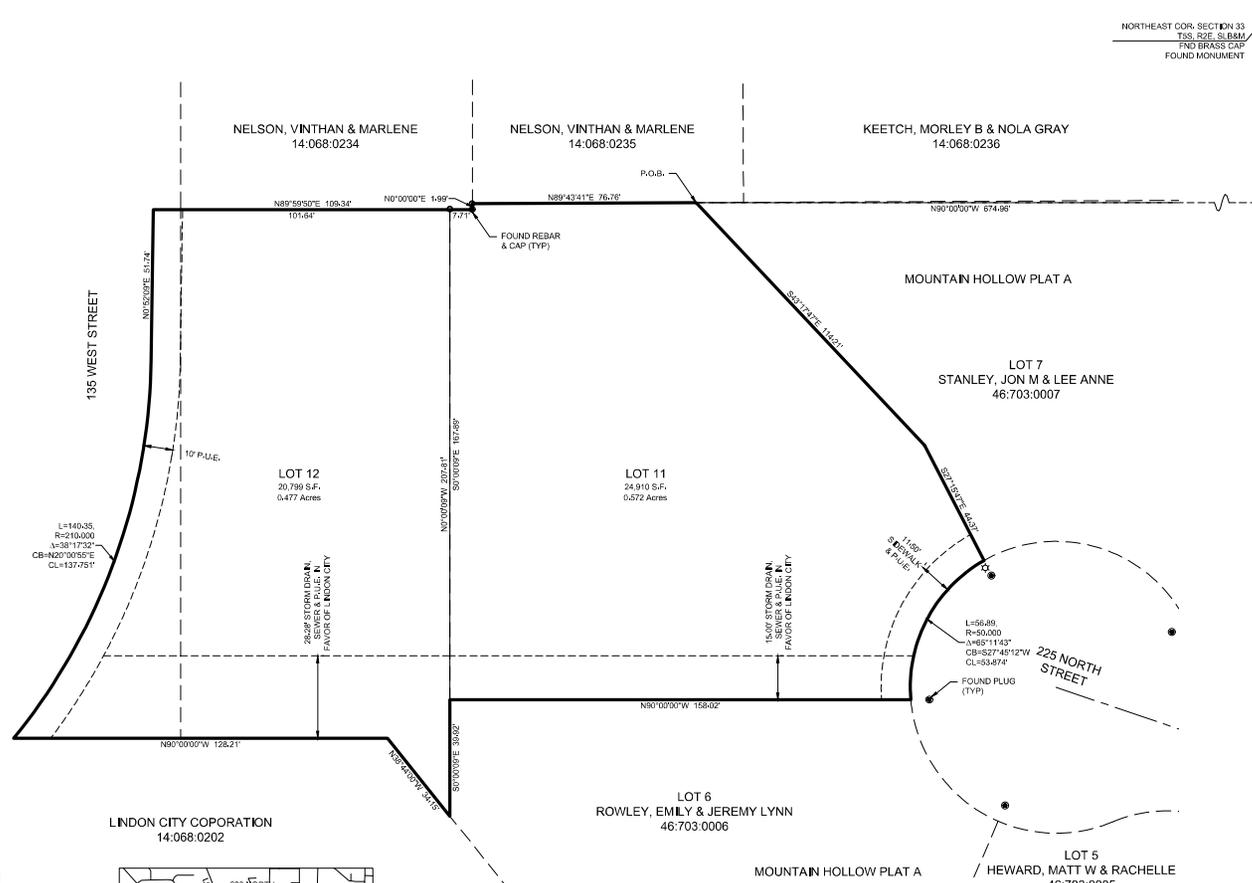
OCCUPANCY RESTRICTION NOTICE

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

MOUNTAIN HOLLOW PLAT B

SUBDIVISION
LINDON CITY, UTAH COUNTY, UTAH

A PORTION OF THE NE 1/4 OF SECTION 33, T5S. R2E. SLB&M.

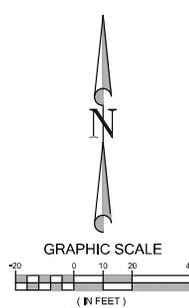


NOTES:
 1. 30 FOOT FRONT AND REAR SETBACKS, 10 FOOT SIDE SETBACK

NOTICE OF LINDON CITY MULTIPLE FAMILY HOUSING ORDINANCE
 1. ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LINDON CITY ZONING OVERLAY ORDINANCE. UNDER THIS ORDINANCE THERE IS POTENTIAL FOR SMALL LOCALIZED MULTIFAMILY HOUSING PROJECTS IN THIS NEIGHBORHOOD CONSISTING OF SINGLE FAMILY PLANNED UNIT DEVELOPMENTS, DUPLEXES, TRIPLEXES AND ACCESSORY APARTMENTS; CONDENSED COVENANTS AND RESTRICTIONS (C-C & R) WHICH PROHIBIT THE TYPE OF HOUSING IN SPECIFIC SUBDIVISIONS ARE CONSIDERED ILLEGAL AND IN VIOLATION OF THE LINDON CITY CODE. PLEASE CONTACT THE LINDON CITY PLANNING DEPARTMENT AT (801)768-6887 FOR DETAILS REGARDING THE ORDINANCE.

LEGEND

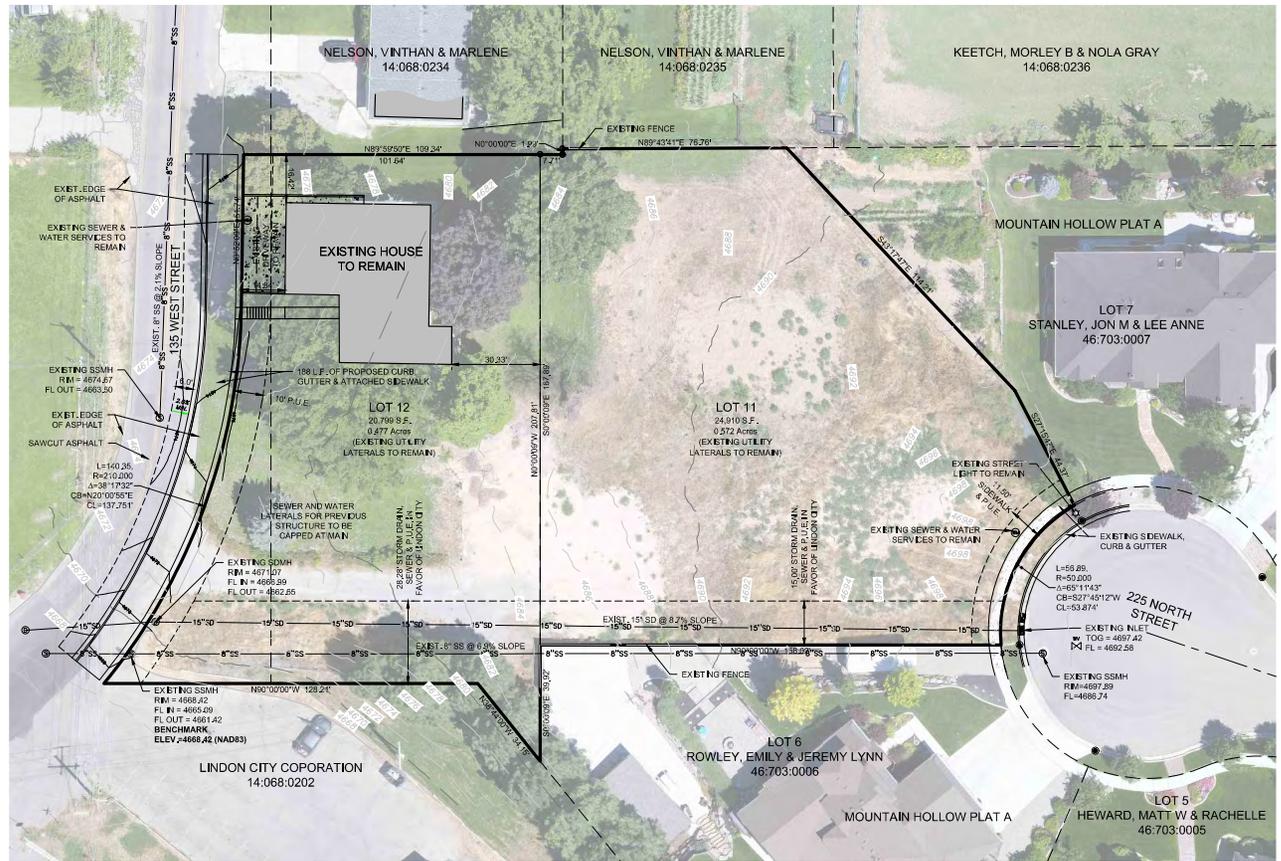
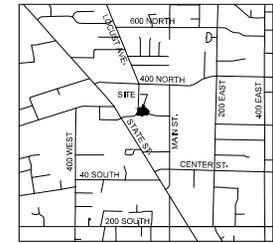
	FOUND UTAH COUNTY SECTION CORNER
	FOUND REBAR & CAP
	FOUND PLUG
	SECTION LINE
	CENTER LINE
	P.U.E.
	ADJACENT PROPERTY LINE



<p>CITY COUNCIL APPROVAL PRESENTED TO THE LINDON CITY COUNCIL THIS _____ DAY OF _____ 20____, AT WHICH TIME IT WAS APPROVED.</p> <p>ATTEST: CITY RECORDER _____ MAYOR _____</p>	<p>CITY ATTORNEY APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE LINDON CITY ATTORNEY.</p> <p>LINDON CITY ATTORNEY _____</p>	<p>CITY ENGINEER APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE LINDON CITY ENGINEER.</p> <p>LINDON CITY ENGINEER _____</p>	<p>IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ 20____ BY THE IMPROVEMENT DISTRICT.</p> <p>IMPROVEMENT DISTRICT MANAGER _____</p>	<p>COUNTY RECORDER COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF _____ PAGE NO. _____ ENTRY NO. _____ BOOK NO. _____ FILED THIS _____ DAY OF _____, 20____, AT _____ PM</p> <p>COUNTY RECORDER _____</p>
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NOTES:

1. ALL PUBLIC UTILITY EASEMENTS ARE TO BE 10 FEET UNLESS NOTED OTHERWISE
2. 30 FOOT FRONT AND REAR SETBACKS, 10 FOOT SIDE SETBACK
3. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND NOTIFY ENGINEER OF ANY CHANGES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LAND DEVELOPMENT POLICIES, STANDARDS, SPECIFICATIONS AND DRAWINGS OF LINDON CITY.



CITY ENGINEER		DATE	
NAME	DATE	DATE	DATE

DATE	BY	REVISION/NOTES	DATE

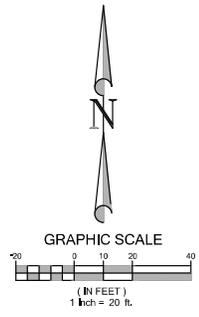
MOUNTAIN HOLLOW PLAT B
LINDON CITY, UTAH

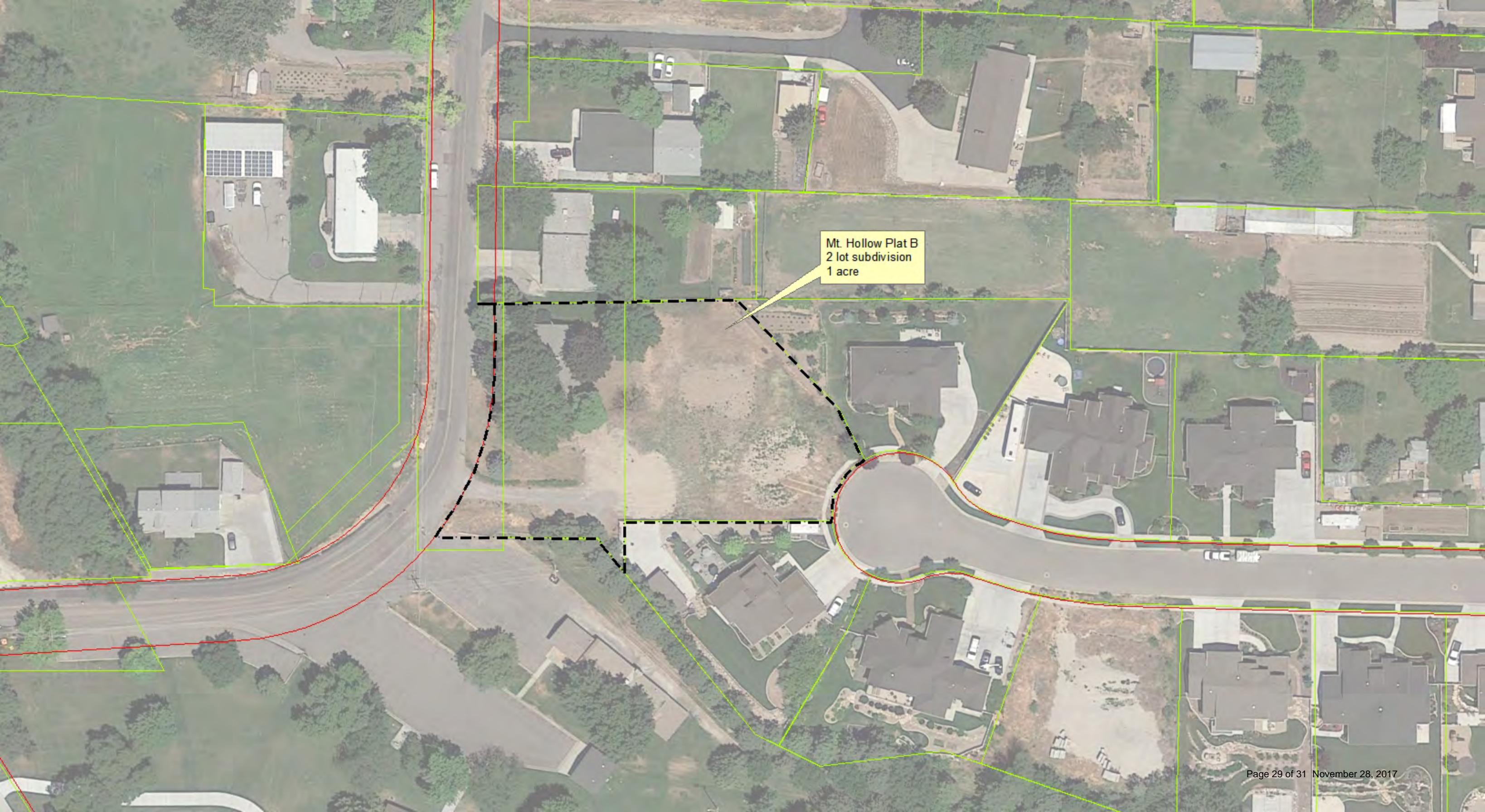
SHEET NUMBER
1
DRAWING NAME
SITE

OWNER:
MIKE FROST
92 WEST 225 NORTH
LINDON, UT

DEVELOPER:
MIKE FROST
92 WEST 225 NORTH
LINDON, UT

SURVEYOR:
MARSHALL BYRD, PLS #6390728





Mt. Hollow Plat B
2 lot subdivision
1 acre

Item 7: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 8: Planning Director Report

- Christmas Tree Lighting Ceremony 12/04/2017, 6:30 PM @ Lindon Community Center (25 N Main St)
- 2018 Meeting Schedule
- 2018 Planning Commission Chair and Vice-Chair (PC Meeting 12/12/2017)

Adjourn