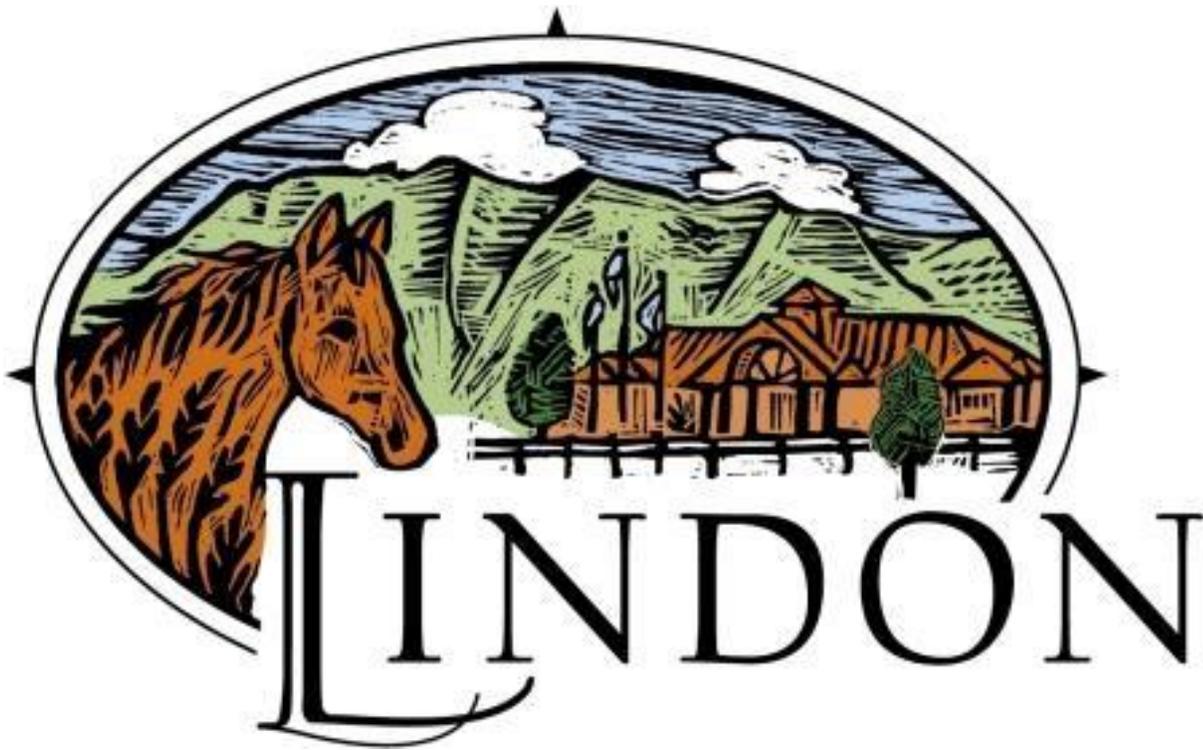


Lindon City Planning Commission Staff Report



April 24, 2018

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 24, 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 - AMENDED

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 04/10/2018

3. Public Comment

(15 minutes)

4. Site Plan — Elite Energy Solutions (EES) Addition, 162 South 1900 (1800) West

Elite Energy Solutions (EES) requests site plan approval for a 7,000 sq. ft. building addition to the existing facility. The property at 162 South 1900 (1800) West, is in the Light Industrial (LI) zone.

(15 minutes)

5. Site Plan — RAM Exteriors, 1925 West 200 North

RAM Exteriors requests site plan approval for a 9,000 square foot office/warehouse in the Light Industrial (LI) zone. The subject property is located at 1925 West 200 North.

(30 minutes)

6. Concept Review — Norton Retail and Self-Storage, ~570 N. State St.

Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at ~570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone. *A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided.*

(15 minutes)

7. Discussion Item — Lindon City General Plan, Parks and Trails

Heath Bateman, Parks & Recreation Director, and Hugh Van Wagenen, Planning & Economic Development Director, will review the Parks and Trails section with the Planning Commission. This is an informative discussion item only. No motions will be made.

8. New Business from Commissioners

9. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. 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
Time: 12:00 p.m.

Date: April 19, 2018
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 April 24, 2018

Roll Call:

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

Item 2: Approval of Minutes

Lindon City Planning Commission Meeting April 10, 2018

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **April 10, 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: Charlie Keller, Commissioner
10 Pledge of Allegiance: Devin Whetten, Troop 836

12 **PRESENT** **EXCUSED**

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

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

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
29 Planning Commission meeting of March 27, 2018 were reviewed.

30
31 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR MEETING OF MARCH 27, 2018 AS PRESENTED.
33 COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED
34 IN FAVOR. THE MOTION CARRIED.

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

40 **CURRENT BUSINESS** –

- 42 4. **Conditional Use Permit — HVR Performance, 1545 West 200 South, Unit**
43 **100.** Hayden Villarreal, HVR Performance, requests conditional use permit (CUP)
44 approval for motorcycle service and repair (Motorcycles, Personal ATV, Personal
45 Water Craft, & Snowmobile, Sales & Service) to be located at 1545 West 200
46 South, Unit 100, in the Light Industrial (LI) zone.

2 Brandon Snyder, Associate Planner, gave a brief background of this item stating
4 Hayden Villarreal with HVR Performance (who is in attendance), is requesting a
6 conditional use permit approval for motorcycle service and repair in the Light Industrial
8 zone. He pointed out the Lindon City Land Use Table indicates that the proposed use
10 requires a conditional use permit in the LI zone. He noted that Mr. Villarreal's business
12 plan is included in the staff report and he has applied for a business license. He added that
Mr. Villarreal is not proposing any changes to the site. He also indicated the existing site
plan was approved by the Planning Commission on April 12, 2016 (200 South Business
Park 16- 016-2) and the existing building was constructed in 2017. The minimum parking
requirements for this use are two (2) stalls (1/250 sq. ft. office/showroom and
1/employee).

Mr. Snyder stated third Party Public Notices were mailed on March 28, 2018 and
no public comments have been received at this time. He reminded the Commission the
purpose of the of the LI zoning district is to provide areas in appropriate locations where
light manufacturing, industrial processes and warehousing not producing objectionable
effects may be established, maintained, and protected. The regulations of this district are
designed to protect environmental quality of the district and adjacent areas. Mr. Snyder
stated this is a pretty straightforward request and staff would only recommend the one
condition included in the motion. He then turned the time over to the applicant for
comment.

Mr. Villarreal explained his business stating he does motorcycle service and repair
and installation of new parts and accessories. He stated people will drop off motorcycles
and pick them up when the service is completed. He is the owner and only employee and
the hours of operation will be Monday-Friday 9am-5pm. Mr. Villarreal then provided
some pictures of the building complex. He has submitted for a business license and will
be leasing the unit.

Mr. Villarreal indicated there is more than enough parking at this location and
there is also a handicap stall with a handicap sign. He went on to say he has been in
business for a little over a year, but only as a mobile service so he is excited to have a
shop. He noted there will be no increase of traffic in the area of operation and no increase
in light, noise, pollution or dust associated with this request.

Mr. Villarreal went on to say there will be no impact to neighboring businesses or
properties and no outside storage of any kind. There will be no hazardous chemicals of
any kind going into the sewer system and the water systems in the building will be more
than enough for his intended use. He noted the old oil will be stored in oil safe containers
and hauled away daily and will be disposed of responsibly.

There was then some general discussion regarding this request for a conditional
use permit. Chairperson Call explained to the applicant with a conditional use if there are
any complaints he will have to come back before the Commission for review. Following
discussion, the Commission agreed this is an appropriate location for this type of use.

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 A CONDITIONAL USE PERMIT FOR
MOTORCYCLE SERVICE AND REPAIR, TO BE LOCATED AT 1545 WEST 200
SOUTH, UNIT 100, IN THE LIGHT INDUSTRIAL (LI) ZONE, WITH THE

2 Mr. Jeff Alexander, owner and Mr. Gil Rand, Architect, addressed the
Commission at this time. Mr. Rand stated they will be happy to comply with the
4 additional trees as required. Mr. Alexander stated they have had lot of growth in the past
five years and they need the additional space, that is the reason for this addition.

6 Chairperson Call pointed out the parking is provided, the landscaping is already in
along the frontage, the 20 ft. landscaping strip is in, architectural standards are met,
8 building color is met with earthen colors and it meets the setbacks and height
requirements. She noted the only condition is with the interior parking lot landscaping
10 trees (15) of which the applicant is willing to comply. Mr. Van Wagenen pointed out
there is a tree planting guide with a 2-inch caliper requirement. Chairperson Call stated it
12 appears that this will be a very nice addition to the city.

Chairperson Call asked if there were any further comments or discussion.

14 Hearing none she called for a motion.

16 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITIONS THAT THE
18 APPLICANT WILL PROVIDE THE REQUIRED NUMBER OF INTERIOR PARKING
LOT LANDSCAPING TREES (15) AS DIRECTED BY STAFF. COMMISSIONER
20 VANCHIERE SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

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

- 30 6. **Site Plan — doTERRA, 2300 West 400 North.** doTERRA International
requests site plan approval for a 270,000 square foot distribution center in the
32 Regional Commercial (RC) zone. The subject property is located at about 2300
West 400 North.

34 Mr. Van Wagenen opened this item by noting this is an exciting project for the
36 city and the first one approval in the Regional Commercial Zone. He noted one change
since the staff report came out was the submittal of the landscape plan that was forwarded
38 to the Commissioners, so the condition can be stricken and not included in the motion.

He went on to explain the applicant is proposing to construct a 270,000 s.f.
40 distribution facility, primarily warehouse with some office space. The facility will house
250 employees across two daily shifts, with 20-30 trucks accessing the site per day. He
42 re-iterated this is the first site plan application under the recently approved Regional
Commercial (RC) zone. He noted parking standards are based on the zone and the
44 different uses in the building and their respective square footage. He explained the
applicant is requesting a reduction in parking spaces and has reserved an appropriate
46 "parking land bank" for future parking if necessary, which is a provision in the code.
However, no documentation has been provided to indicate that the number of spaces
48 provided will be sufficient for the size of the building.

2 Mr. Van Wagenen further explained the RC zone requires a 16-20 foot landscape
strip behind the meandering five (5) foot sidewalk along street frontages. Trees are to be
4 planted every 30 feet in the landscape strip with 30% to be evergreens. He explained
rather than planting trees, the applicant is proposing offset masonry walls with shrubs
6 planted in front. Mr. Van Wagenen indicated the landscaping plan is lacking any details
as to the types of plants/trees and other materials being proposed.

8 Mr. Van Wagenen went on to say the RC zone requires an 8-12 foot parkstrip
between the curb and the meandering sidewalk along street frontages with trees every 30
10 feet. This appears to be met; however, again, the landscaping plan is lacking any details
as to types of plants/trees and other materials being proposed.

12 Mr. Van Wagenen explained the Code requires that all buildings in the RC zone
provide appropriate articulation, variation in rooflines, and avoid flat looking
14 wall/facades and large, boxy buildings. A three-story office building is being planned to
the north of the warehouse, which will affect site lines from the freeway. Concrete tilt up
16 construction is permitted when stamped, stained, or textured panels are used to add
character and appeal to the building. He then referenced the architectural renderings and
18 elevations.

20 Mr. Van Wagenen stated varying colors are used on the concrete tilt up
construction to avoid the monotony of a large development. Rugged Brown, Tan Bark,
and Sand Dune are the colors noted on the elevations and these are appropriate earth tone
22 colors for the zone. He mentioned the proposed structure satisfies setbacks (30 feet from
all property lines) and height requirements (80 feet) in the RC zone. He pointed out the
24 City Engineer is working through technical issues related to the site and will ensure all
engineering related issues are resolved before final approval is granted.

26 Mr. Van Wagenen then referenced an Aerial photo of the site and surrounding
area, Site Plan, Landscaping, Elevations Proposed Building Addition, Architectural
28 Renderings and Photos of Existing Site followed by discussion. He then turned the time
over to the applicant for comment.

30 Mr. Mark Ringer and Mr. Niels Valentiner were in attendance as representatives
of doTerra. Mr. Valentiner talked about the site including the parking with the “land
32 bank” for an additional 80 stalls. He noted they have the room for it and will need to
ascertain how much parking they will need as there will be about 300 employees. He
34 pointed out the bike racks may be provided inside as some bikes are very expensive they
will work with staff on this issue. The landscaping will be done beautifully and will be
36 exceed the required percentage of what is normally done. He then showed some
renderings to the commission.

38 There was some discussion on the use of dormers, halos, pop out windows and
varying heights in the parapet walls. Mr. Valentiner indicated they will put some
40 undulating walls (8'-10' tall) with stamped doTerra brands on the walls. Mr. Van
Wagenen pointed out this is a massive warehouse and sits on a big site, but the trees will
42 help when they grow and mature. The mechanical equipment will be inside with screened
compressors on the roof. Commissioner Vanchiere stated he feels they have done a good
44 job with some creative things to address the concerns expressed by the Commission.

46 Mr. Ringer understands this is a very large building, but the things they have put
in to the design will help mitigate the long wall. Mr. Valentiner stated they have a trailer
on site and ready to push dirt tomorrow and they plan to be done by August of next year.

2 Mr. Ringer commented they are bringing a significant facility to the city with
some tax revenue and this is where they want to be. Commissioner Marchbanks
4 expressed he is very pleased with the architecture abilities with a warehouse of this
magnitude. He is happy with what has been brought forward and is glad doTerra is
6 willing to put this kind of investment in Lindon.

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

10 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT'S
REQUEST FOR SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

12 1. STREET DEDICATION AND SIDEWALK/STREET LIGHT AND STORM
WATER EASEMENTS BE EXECUTED. 2. BIKE PARKING REQUIREMENT BE
14 MET. 3. PROVIDE WRITTEN JUSTIFICATION FOR REDUCED PARKING
REQUEST. 4. COMPLY WITH ALL ENGINEERING REQUIREMENTS AS
16 DETERMINED BY THE CITY ENGINEER BASED UPON CITY STANDARDS. 5.
OFFSET MASONRY WALLS ALONG 400 NORTH, EXTRA NUMBER OF TREES
18 GOING IN, EXTRA LANDSCAPING ABOVE AND BEYOND THE REQUIRED
25%, INCREASED SETBACK DISTANCES FROM PUBLIC RIGHTS OF WAY,
20 WINDOW POPOUT TREATMENTS AND HALO EFFECTS ALONG THE OFFICE
ENTRANCE AREAS, EXTRA PARKING LOT LANDSCAPING AND GOING
22 ABOVE AND BEYOND THE 25% LANDSCAPED OPEN SPACE FOR THE SITE.

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

CHAIRPERSON CALL	AYE
26 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
28 COMMISSIONER KELLER	AYE
COMMISSIONER JOHNSON	AYE
30 COMMISSIONER VANCHIERE	AYE

THE MOTION CARRIED UNANIMOUSLY.

32
34 7. **Concept Review — Castle Park Offices, 126 S. Main.** Eric Barzeele, Castle
Park, requests feedback regarding proposed offices and shared parking with the
event center. The subject property is in the General Commercial (CG) zone.

36
38 Mr. Snyder led this discussion by explaining Eric Barzeele with Castle Park (who
is in attendance), is requesting feedback regarding proposed offices and shared parking
with their event center (in the General Commercial (CG) zone). Mr. Snyder reminded the
40 Commission a Concept Review allows applicants to quickly receive Planning
Commission and/or City Council feedback and comments on proposed projects. He
42 added that no formal approvals or motions are given, but general suggestions or
recommendations are typically provided. The General Plan Land Use Map identifies this
44 area as Commercial. He noted the applicant has provided a list of the various businesses
they found currently in office buildings the size they are proposing. A commercial realtor
46 said the list was an accurate representation.

48 Mr. Snyder noted any redevelopment of the property will need to comply with all
applicable codes and ordinances (i.e. site plan: landscaping, parking, setbacks, etc.);

2 development manual, access and circulation, public improvements and engineering,
architectural design standards) Lindon City Codes (parking):

4 17.18.040 Mixed occupancies.

6 In the case of mixed uses in a building or on the lot, the total requirements for off-
street parking facilities shall be the sum of the requirements for the various uses
computed separately.

8 17.18.077 Alternatives to reduce required parking.

10 Exceptions to the minimum parking standards may be granted in order to reward
users of mass transit and to allow applicants options to reduce parking spaces in
order to save construction costs and reduce land area needed for parking. The
12 following exceptions to the minimum parking standards may be granted upon
approval by the Planning Director and City Engineer:

14 1. Shared parking agreements. Joint use of required parking spaces may occur where
16 two or more uses on the same or separate sites are able to share the same parking
spaces because their parking demands occur at different times. The Planning
18 Director and City Engineer may approve joint use of required nonresidential
parking spaces between two lots and/or uses upon a determination that no
20 substantial conflict in the periods of peak demand would occur from the shared
parking allowance. The total number of spaces provided between the uses shall be
22 at least equal to the sum of the minimum number of spaces required for each use.
Applicants requesting the use of shared parking shall submit the following
24 documentation as part of a building permit, business license, or land use
application:

- 26 a. The names and addresses of the uses and of the owners and tenants that
are sharing the parking;
- 28 b. A detailed site plan showing the location and number of parking spaces
that are being shared. The shared spaces shall be no more than 350' away
30 from the buildings or uses being served and shall have a safe and
convenient pedestrian connection provided between the shared parking
32 and the building or use. The shared parking allowance and/or pedestrian
connection shall be signed and identified at both the use being served and
34 the shared parking location;
- 36 c. An analysis showing that the peak parking times of the uses occur at
different times and that the parking area will be large enough for the
anticipated demands of both uses; and
- 38 d. A legal instrument written to the satisfaction of Lindon City that may
include easements or deed restrictions that guarantee access to the parking
40 for both uses in perpetuity.

42 Mr. Snyder indicated the document(s) must state that new uses that require more
parking spaces, or have similar peak parking times, will not be permitted by Lindon City
44 unless the minimum required parking is constructed to accommodate both the new use
and the existing uses which have claim on the shared parking agreement. The
46 instrument(s) shall be signed by all property owners involved and shall be recorded
against each property at the County Recorder's Office. He noted no motion is necessary
48 as this item is for discussion and feedback only. He then referenced the renderings of the

2 proposed office building, the Building Elevations and Concept Plan followed by
discussion. He then turned the time over to the applicant for comment.

4 Mr. Barzeele explained this small office concept is the one that seems feasible to
make the best use of the land, as they are not fully making it as just a reception center and
6 need an alternative to have both entities succeed. They are partners with this project and
this is an ideal location for this type of development and for these types of businesses in
8 Lindon. He noted the northern three buildings were added on the site plan, but they will
be built on a tiered plan as they lease out.

10 Mr. Van Wagenen gave a brief history of this subject noting there was past
discussion of using a “special improvement district” to execute the improvements.
12 Chairperson Call stated the zoning already allows for office buildings because it’s a
commercial zone. She pointed out as long as the architectural guidelines, parking and
14 landscaping are met it meets the requirements in the zone. There was then some general
discussion regarding this concept proposal. Mr. Snyder indicated the site plan for the
16 offices would have to be approved by the Planning Commission. Chairperson Call stated
she is hearing the Commission is not discouraging the project as long as the requirements
18 are met.

20 Chairperson Call asked if there were any further comments or discussion.
Hearing none she moved on to the next agenda item.

22 **8. Public Hearing — Ordinance Amendment, Lindon City Standard Land Use**
Table. Lindon City requests approval of an amendment to the Lindon City
24 Standard Land Use Table to allow vehicle services centers in conjunction with
new vehicle dealerships. Recommendations will be forwarded to the City Council
26 for final approval. (Pending Ordinance 2018-6-O).

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

32 Mr. Van Wagenen led this discussion by giving some background noting
Mercedes-Benz of Lindon recently vacated their home in Lindon in the PC 1 zone to
34 relocate in Draper. The Murdock Hyundai group is now in the process of purchasing the
Mercedes-Benz lot from the Larry H. Miller Group, which would allow for an expansion
36 of the Murdock campus (currently in the PC 2 zone). He noted as part of the expansion,
Murdock plans to use the Mercedes-Benz building to expand its vehicle service center.
38 Vehicle service centers perform services such as oil changes, tire rotations, emissions
checks, tune-ups, etc. He stated this is a pretty straightforward request to clarify the
40 language in the land use table code.

42 Mr. Van Wagenen further explained although it is common practice to have a
service center complimenting a new vehicle dealership, in the PC 1 and PC 2 zones,
stand-alone Auto Lube & Tune-up and General Auto/Vehicle Repair are not permitted.
44 To ensure there are no issues with Murdock utilizing the former Mercedes-Benz building
as a service center, staff is requesting this Standard Land Use Table change. He reiterated
46 this code change will not substantially change current practice at new dealerships, but
rather clarify that service centers are permitted with new dealerships even if stand-alone
48 service centers are not permitted in the same zone.

2 Mr. Van Wagenen then referenced ordinance #2018-6-O and the PC 1 and PC 2
3 Zoning Map followed by some general discussion. Following discussion, the
4 Commission agreed that this seems like a good move and makes sense.

5 Chairperson Call asked if there were any further comments or discussion.
6 Hearing none she called for a motion to close the public hearing.

8 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
9 HEARING. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT
10 VOTED IN FAVOR. THE MOTION CARRIED.

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

14
15 COMMISSIONER KALLAS MOVED TO APPROVE RECOMMEND
16 APPROVAL OF ORDINANCE AMENDMENT 2018-6-O AS PRESENTED.
17 COMMISSIONER VANCHIERE SECONDED THE MOTION. THE VOTE WAS
18 RECORDED AS FOLLOWS:

19 CHAIRPERSON CALL	AYE
20 COMMISSIONER MARCHBANKS	AYE
21 COMMISSIONER KALLAS	AYE
22 COMMISSIONER KELLER	AYE
23 COMMISSIONER JOHNSON	AYE
24 COMMISSIONER VANCHIERE	AYE

25 THE MOTION CARRIED UNANIMOUSLY.

26
27 **9. Discussion Item — Lindon City General Plan, Streets and Transportation.**

28 Lindon City Planning & Economic Development Director, Hugh Van Wagenen,
29 will review the Streets and Transportation section with the Planning
30 Commissioners. This is an informative discussion item only. No motions will be
31 made.

32
33 Mr. Van Wagenen led this discussion by explaining they will be reviewing
34 information regarding the Lindon City General Plan update by reviewing the Streets and
35 Transportation section. He noted no formal action will be taken at this time as this item is
36 for discussion purposes only. Mr. Van Wagenen then presented the highlights and
37 guidelines of the Streets and Transportation section of the Lindon General Plan followed
38 by some general discussion.

39 Chairperson Call asked if there were any further comments or discussion.
40 Hearing none she moved on to the next agenda item.

42 **10. New Business: Reports by Commissioners** – Chairperson Call called for any
43 new business or reports from the Commissioners. Chairperson Call mentioned
44 the application to apply for a Commissioner on the city Facebook page. Mr. Van
45 Wagenen explained the process noting the City Council will be included in this
46 process. He noted they would like to have diverse opinions and voices on the
47 Commission along with stability and decorum. Chairperson Call asked
48 Councilmember Bean his feelings on the doTerra project. Councilmember Bean

2 said his initial response was overall positivity and he feels it is going in the right
direction.

4

11. **Planning Director Report** – Mr. Van Wagenen had nothing to report at this time.

6

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

10 **ADJOURN** –

12 COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE
14 MEETING AT 9:40 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

16

Approved – April 24, 2018

18

20

Sharon Call, Chairperson

22

24 _____
Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Site Plan — Elite Energy Solutions (EES) Addition 162 South 1900 (1800) West

Elite Energy Solutions (EES) requests site plan approval for a 7,000 sq. ft. building addition to the existing facility. The property at 162 South 1900 (1800) West, is in the Light Industrial (LI) zone.

<p>Applicant: Chet Stevens Presenting Staff: Brandon Snyder</p> <p>General Plan: Light Industrial Zone: Light Industrial (LI)</p> <p>Property Owner: Elite Energy Solutions LLC Proposed Address: 162 S. 1900 (1800) W. Parcel ID: 48-245-0003 (Lot 3, Plat A, Ostler Industrial Park Subdivision) Lot Sizes: 1 acre</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether the request for site plan approval complies with applicable land use requirements. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant’s request for site plan approval for Elite Energy Solutions to be located at 162 S. 1900 (1800) W., in the Light Industrial zone, with the following conditions:</p> <ol style="list-style-type: none"> Address remaining Planning, Fire, and Engineering review comments.
--	---

BACKGROUND

The applicant is proposing to construct an addition to the south of the existing warehouse. The addition



will include office/warehouse spaces, which is permitted subject to site plan review. Amended site plans with over a 30% increase in building square footage are required to be brought into substantial compliance with all current city codes and ordinances – specifically as listed in Lindon City Code (LCC) section 17.17.130(3).

The existing site was approved by the Planning Commission

on 12/09/1998. The existing structure was built by way of building permit #3074-1999. The proposal will be adding additional parking and a new drive approach along the south property line. No sidewalks are required in the LI zone west of Geneva Rd.

Third party notices were provided on April 11, 2018, to the adjoining property owners in accordance with LCC Section 17.14.050 Third Party Notice. Staff has received no public comment at this time.

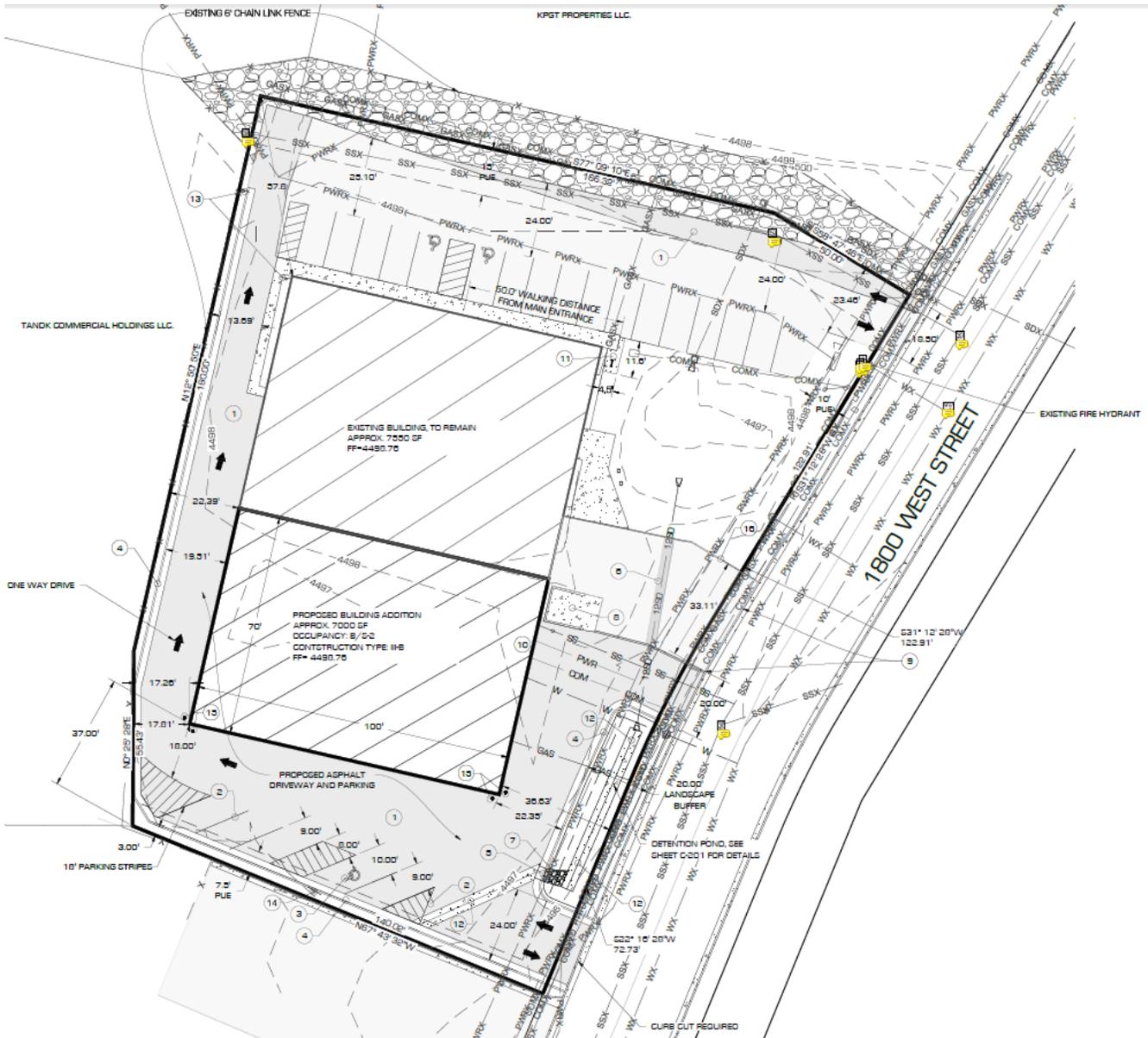
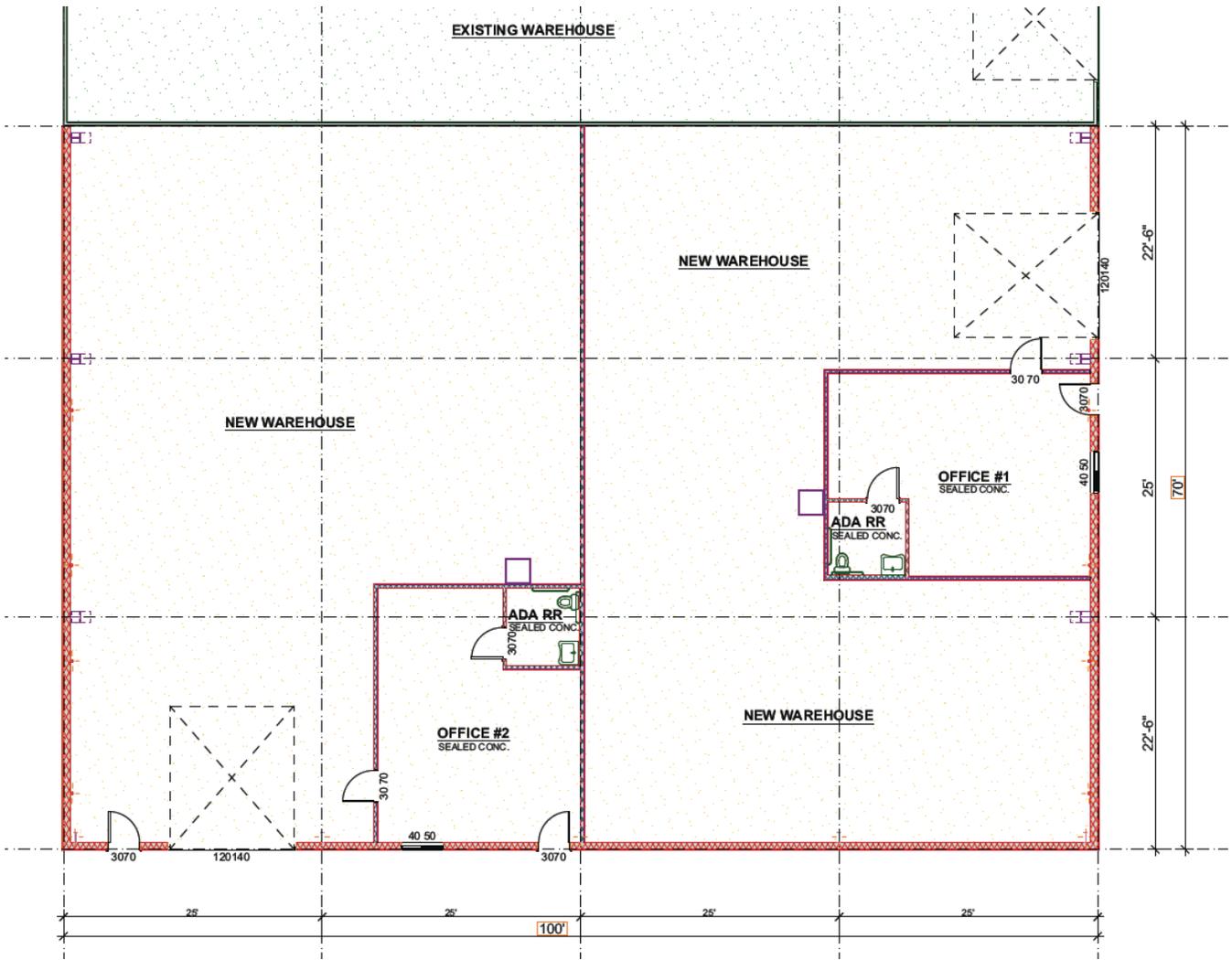


Table: Property Information (LCC 17.49)

	Minimum Requirement	Site
Lot area	1 acre	1 acre
Lot frontage	100 feet	195 feet
Building height	Max: 48 feet	27 feet
Onsite parking stalls and bicycle stalls	22 stalls 2 bicycle stalls	22 stalls 2 bicycle stalls
Building setbacks		
Front	20 feet	36 feet
Rear	0 feet (& no PUE or easement)	22 feet
Side (interior)	0' (20' if without 1-hour firewall)	37 feet



REVIEW

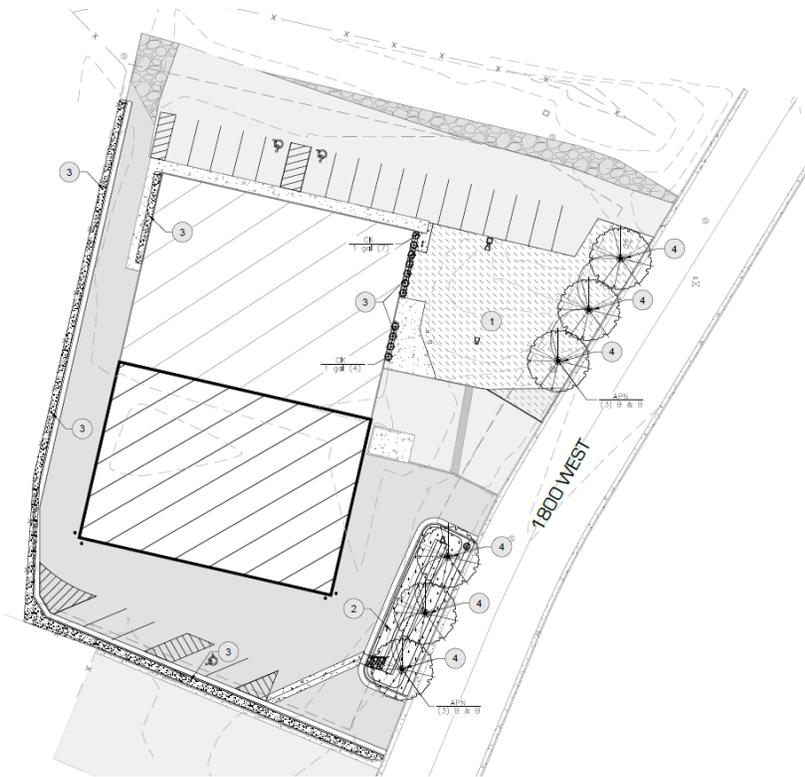
City Staff (Planning, Engineering, and Fire) and the applicant are working through technical issues related to the site and will ensure all issues are resolved before final approval of the plans is granted. The Fire Inspector is currently reviewing the submitted plans.



Landscaping and Fencing Standards

Landscape Strip The LI zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass and trees (every 30' on center) along all public street frontages. There is no minimum % landscaping requirement in the LI zone. The five stalls being added to the south do not trigger any additional interior parking lot landscaping. *These requirements are met.*

Fencing No fencing regulations apply as the site is not adjacent to a residential use or residential zone. Existing chain link fencing to side and rear of the building to remain. Site obscuring gates are being added to the existing dumpster enclosure. *These requirements are met.*



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY.
	1 EXISTING TURF GRASS TO REMAIN. CONTRACTOR TO REPAIR OR REPLACE ANY AREAS DAMAGED BY CONSTRUCTION.	4,231 sf
	2 TURF GRASS. CONTRACTOR TO INSTALL 6-INCH DEPTH OF TOPSOIL ACCORDING TO SPECIFICATIONS FOUND ON L-051 BEFORE PLACING SOO.	922 sf
	3 CRUSHED ROCK/PLANTER BED AREA. CONTRACTOR TO FIRST REMOVE ALL SHRUBS AND/OR WEEDS FROM AREAS. CONTRACTOR TO THEN INSTALL DEWITT PRO 5 WEED BARRIER AND 3-INCH DEPTH OF TAN COLORED CRUSHED ROCK (1/2" MINUS IN SIZE).	1,232 sf
	4 TREE RING. CONTRACTOR TO INSTALL 3-FT DIAMETER TREE RING AROUND BASE OF ALL TREES WITH TRENCH EDGE AND 3-INCH DEPTH OF DARK BROWN SHREDDED BARK MULCH.	42 sf
	5 EDGING. CONTRACTOR TO INSTALL 6-INCH BLACK METAL EDGING BETWEEN PLANTER AREA AND EXISTING TURF GRASS. ALSO PLACE BETWEEN DRAINAGE RIP RAP AND PROPOSED TURF GRASS IN SOUTHERN STORMWATER POND.	35 lf

PLANT SCHEDULE

TREES	CODE	QTY.	BOTANICAL NAME / COMMON NAME	CONT.	CAL.
	APN	6	Acer platanoides 'Parkway' / Norway Maple	B & B	2.0'
GRASSES	CODE	QTY.	BOTANICAL NAME / COMMON NAME	CONT.	
	OK	11	Calamagrostis x soustora 'Karl Foerster' / Feather Reed Grass	1 gal	

Architectural Standards

Building Materials

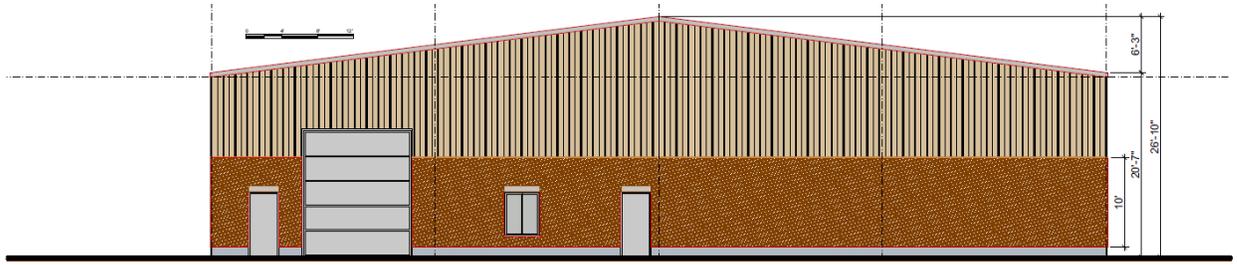
City Code requires that all buildings in the LI Zone must be “aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures.” The applicant is proposing to construct the exterior of the buildings out of metal siding with EIFS (stucco) treatment. All buildings in the LI zone are subject to the following standards:

- Twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning commission.

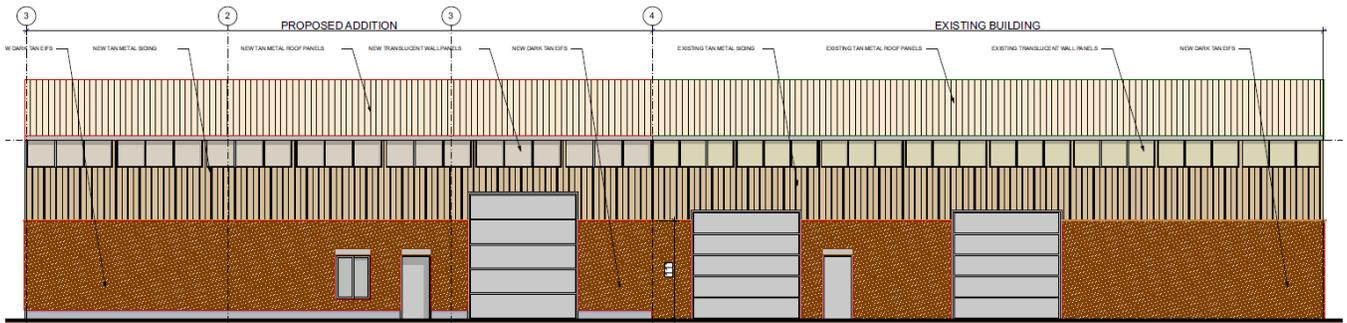
The applicant has shifted the EIFS (stucco) to the more visible south and east elevations. No net loss of treatment occurs. *These requirements are met.*

Building Color

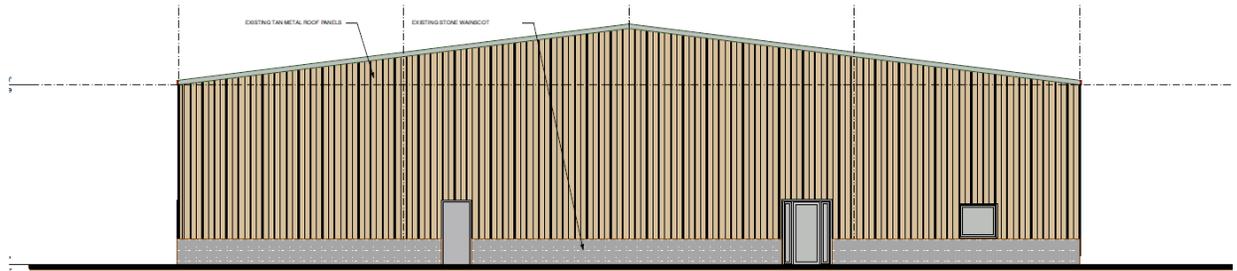
City Code requires buildings in the LI zone to be earth-tone colors. The applicant is proposing the EIFS to be dark tan. The metal roof and siding will be tan. *These requirements are met.*



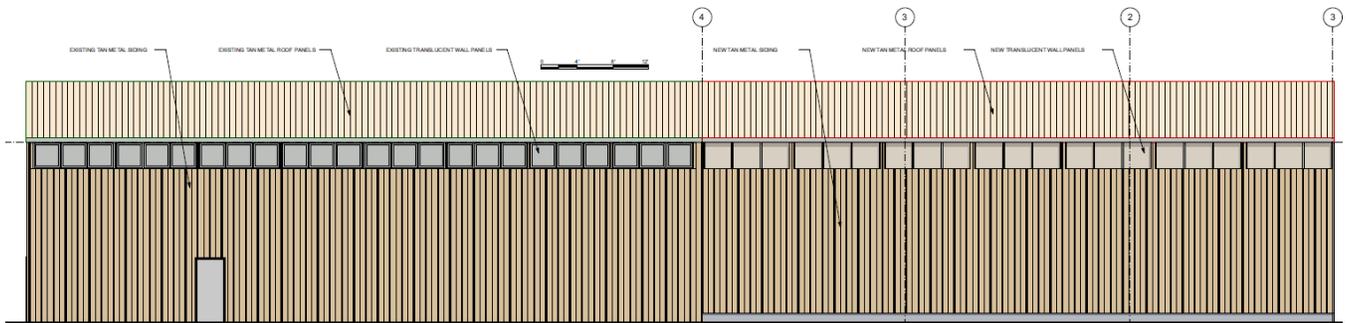
2 NEW SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

Item 5: Site Plan — RAM Exteriors Building & Storage Yard 1925 West 200 North

<p>Applicant: Kristopher McCoy Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: RAM Builders Stucco Repair Address: 1925 West 200 North Parcel ID: 44:224:0002 Lot Size: 2.9 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <p>1. Whether the request for a site plan for a 9,100 s.f. building complies with applicable land use requirements.</p> <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval with the following conditions (if any):</p> <p>1. Provide required street trees and landscape strip along 2000 West.</p>
---	--

BACKGROUND

1. The applicant proposes to construct a 9,100 s.f. building, primarily warehouse with some office space.
2. The majority of the 2.9 acres will be a gravel storage yard for the construction company.
3. The lot is located in the Light Industrial zone.

DISCUSSION & ANALYSIS

Parking Standards

Parking standards are based on the zone and the different uses in the building and their respective square footage.

<i>Required</i>	<i>Provided</i>
Warehouse, 1 stall per 1,000 s.f. (7,529/1000=8 spaces)	8 spaces
Office, 1 stall per 350 s.f. (2,575/350=8 spaces)	8 spaces
ADA stalls, 1 to 25 spaces requires 1 ADA stall	1 ADA
2 per first 50 spaces (2)	2 bike stalls

Landscaping Standards

Landscaped Strip Along Frontage

The Light Industrial zone requires a 20' landscaped strip along all street frontages with trees planted within the strip every 30' on center. This lot is a corner lot and requires a landscape strip along both frontages; *however, only 400 North is shown with the landscape strip on the plans*. Submittal of landscape plan meeting requirements is a recommended condition of approval. 2000 West does have a unique landscaping requirement due to the ditch along the roadway (attachment 5).

Interior Landscaping

<i>Required</i>	<i>Provided</i>
40 s.f. per parking stall (16*40=640)	Over 800 s.f. of interior parking lot landscaping
1 tree per 10 parking stalls (16/10=2)	2 interior parking lot trees.
75% living material in landscaping	Over 80% with trees and shrubs

Architectural Standards

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures.” The applicant is proposing to use a split-faced block wainscoting of four feet with stucco finishes for the remainder of the walls. Elevations are shown in attachment three and meet the code requirement below.

- Twenty-five percent (25%) minimum of the exterior of all buildings shall be covered with brick decorative block, stucco, wood, or other similar materials as approved by the Planning commission.

Building Color

The Code requires buildings in the LI zone to be earth-tone colors. The new building will be a light gray stucco with metallic blue banding. The split faced block will be grey (see attachment four).

Dimensional Standards

The proposed structure satisfies setback (20 feet front and 0 feet all others) and height requirements (48 feet) in the LI zone.

Engineering Requirements

The City Engineer is working through technical issues related to the site and will ensure all engineering related issues are resolved before final approval is granted.

ATTACHMENTS

1. Aerial photo of the site and surrounding area
2. Site Plan
3. Landscape Plan
4. Elevations Proposed Building Addition
5. 2000 West profile with ditch

200 NORTH

2000 WEST

RAM Exteriors
Office/Warehouse
w/storage yard
9,000 s.f. building
2.9 acres
Light Industrial zone
1925 W 200 N

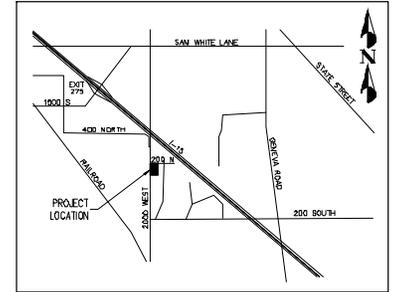
1800 WEST

I-15
I-15

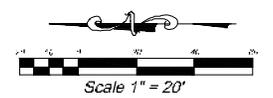
RAM BUILDERS

GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING. UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. LONDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LONDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ALL LANDSCAPING TO CONFORM TO LONDON STANDARD DRAWING C.
7. ZONE-LI
8. IBC CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATIONS: S1, B
9. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE: 5-B, OCCUPANCY CLASSIFICATIONS: S-1, B
10. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
11. ALL PUBLIC UTILITIES ARE ALREADY CONSTRUCTED IN THE STREET IN FRONT OF THE SITE.
12. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
13. THIS BUILDING WILL NOT BE FIRE SPRINKLED.
14. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED.
15. ALL FLOOR DRAINS ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.
16. NO FLOOR DRAINS ARE PROPOSED FOR THIS SITE.
17. THIS LOT IS OUTSIDE OF THE 100-YEAR FLOODPLAIN ACCORDING TO THE LOW-F APPROVED BY FEMA, CASE NO: 16-08-0413A, DATED MARCH 10, 2016-BASE FLOOD ELEVATION=4465.0 (NGVD83)
18. THE CENTRAL UTAH WATER CONSERVANCY DISTRICT DISTRICT EASEMENT AS RECORDED IN ENTRY NO. 20046-2012 REFERENCES AN AGREEMENT FOR EASEMENT DATED MARCH 12, 2002 AND REQUIRES THAT THE PROPERTY OWNER HAVE THE RIGHT TO USE THE EASEMENT, SO LONG AS THEY "SHALL NOT CONSTRUCT ANY PERMANENT BUILDINGS OR OTHER STRUCTURES OR IMPROVEMENTS OR PLANT ANY TREES OR SHRUBS WHOSE ROOTS WOULD CONTACT THE WATER FACILITIES OR OTHERWISE DO ANYTHING OR TAKE ANY ACTION WHICH WOULD UNREASONABLY OBSTRUCT OR INTERFERE IN ANY WAY WITH THE DISTRICT'S RIGHTS TO THE USE OF THE EASEMENT PROPERTY AND THE DISTRICT'S RIGHT OF INGRESS AND EGRESS THEREAS AS SET FORTH IN THE GRANT OF EASEMENT.
19. NO ACCESS TO THIS LOT WILL BE ALLOWED FROM 2000 WEST.



VICINITY MAP



Scale 1" = 20'



SHEET INDEX	
C1	SITE PLAN
C2	UTILITY PLAN
C3	GRADING PLAN
C4	EROSION CONTROL PLAN
C5	IMP DETAILS
C6	IMP DETAILS
C7	DETAIL SHEET
C8	LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN

Surveyor: PERS CONSULTING
 9270 South 350 West
 Sandy, UT 84070
 801-562-2221

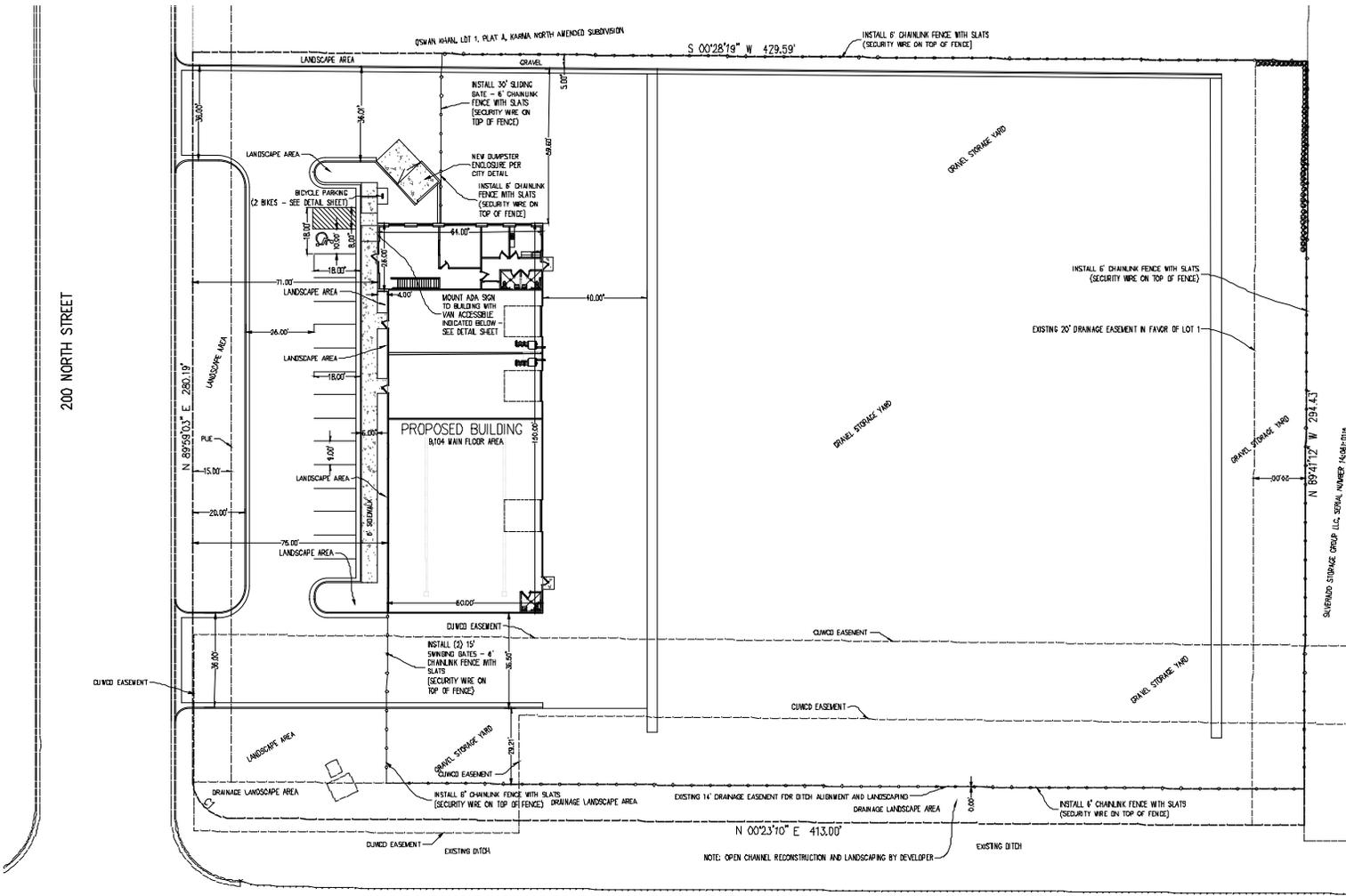


RAM BUILDERS

1925 WEST 200 NORTH UT

SITE PLAN

Scale: 1"=20'
 Date: 12/07/17



TABULATIONS:

TOTAL LOT AREA: 136,324 S.F. = 100K
 LANDSCAPING AREA: 7,281 S.F. = 5.2K
 BUILDING/PARKING/CONCRETE AREA: 113,101 S.F. = 80.5K
 OPEN CHANNEL LANDSCAPE AREA: 5,942 S.F. = 4.3K
 PARKING LANDSCAPE AREA REQUIRED: 40 S.F. PER STALL X 16 STALLS = 640 S.F.
 PARKING LANDSCAPE AREA PROVIDED: 854 S.F.

PARKING TABULATIONS:

WAREHOUSE AREA: 7,529 S.F. @ 17,000 S.F. = 8 STALLS
 OFFICE AREA: 2,076 S.F. @ 1,390 S.F. = 8 STALLS
 TOTAL PARKING STALLS REQUIRED: 16
 TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 16
 BICYCLE PARKING: 08 X 16 STALLS = 2 BICYCLE PARKING

CURVE TABLE (BOUNDARY)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	15.00'	23.46'	89°35'53"	N 45°11'07" E	21.14'

LEGAL DESCRIPTION

LOT 2, PLAT A, KARMA NORTH AMENDED SUBDIVISION,
 UTAH COUNTY SERIAL NUMBER 44-221-0002
 TOTAL AREA: 2.90 ACRES

Rev.	Date	Description
1	05/25/18	REVISED PER CITY REVIEW COMMENTS

Author: David W. Bowers
 Designer: David W. Bowers
 Checker: David W. Bowers
 Date: 12/07/17

LANDSCAPE PLAN SPECIFICATIONS

1. **GENERAL**
2. **PLANTING**
3. **IRRIGATION**
4. **CONCRETE**
5. **PAVING**
6. **WOOD**
7. **STEEL**
8. **GLASS**
9. **FINISHES**
10. **DETAILS**
11. **NOTES**
12. **APPENDICES**

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TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	TREE NAME	QUANTITY	SIZE	HEIGHT	SPREAD	REMARKS
T1	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
T2	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
T3	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
T4	MONSIEUR LEMON	4	4"	10'	10'	MODERATE

SHRUB LEGEND

SYMBOL	SHRUB NAME	QUANTITY	SIZE	HEIGHT	SPREAD	REMARKS
S1	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
S2	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
S3	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
S4	MONSIEUR LEMON	4	4"	10'	10'	MODERATE

GRASSES LEGEND

SYMBOL	GRASS NAME	QUANTITY	SIZE	HEIGHT	SPREAD	REMARKS
G1	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
G2	MONSIEUR LEMON	4	4"	10'	10'	MODERATE

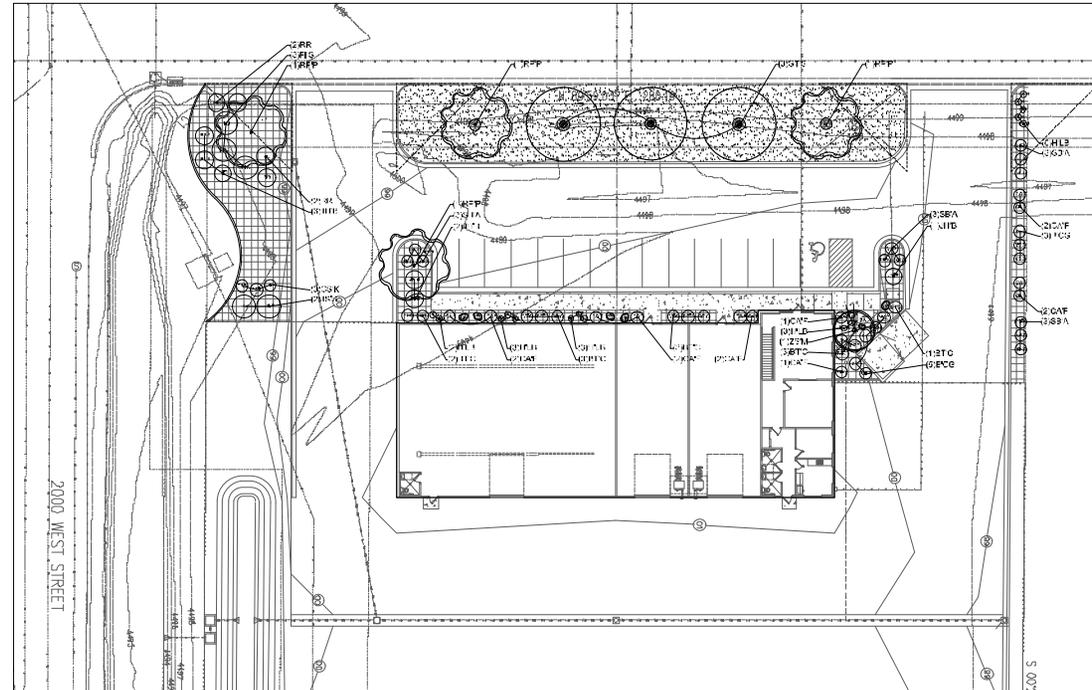
PERENNIAL LEGEND

SYMBOL	PERENNIAL NAME	QUANTITY	SIZE	HEIGHT	SPREAD	REMARKS
P1	MONSIEUR LEMON	4	4"	10'	10'	MODERATE
P2	MONSIEUR LEMON	4	4"	10'	10'	MODERATE

SITE MATERIALS

SYMBOL	MATERIAL	QUANTITY	REMARKS
M1	MONSIEUR LEMON	4	MODERATE
M2	MONSIEUR LEMON	4	MODERATE

- LANDSCAPE GENERAL NOTES**
1. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 2. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 3. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 4. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
 5. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
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SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	TREE COUNT	REQUIRED	PROVIDED
1000 WEST STREET	1	1	1
2000 WEST STREET	2	2	2
3000 WEST STREET	3	3	3
4000 WEST STREET	4	4	4
5000 WEST STREET	5	5	5
6000 WEST STREET	6	6	6
7000 WEST STREET	7	7	7
8000 WEST STREET	8	8	8
9000 WEST STREET	9	9	9
10000 WEST STREET	10	10	10

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
03/22/2018	UT17064	

811
 BLUE RIFLES OF UTAH
 1-800-REPAIR-4111
 www.811.com

PKJ
 PKJ DESIGN GROUP
 3450 N. TRUMPF BLVD. SUITE 102
 LEHI, UT 84043-9188 (801) 836-2938
 www.pkjdesigngroup.com

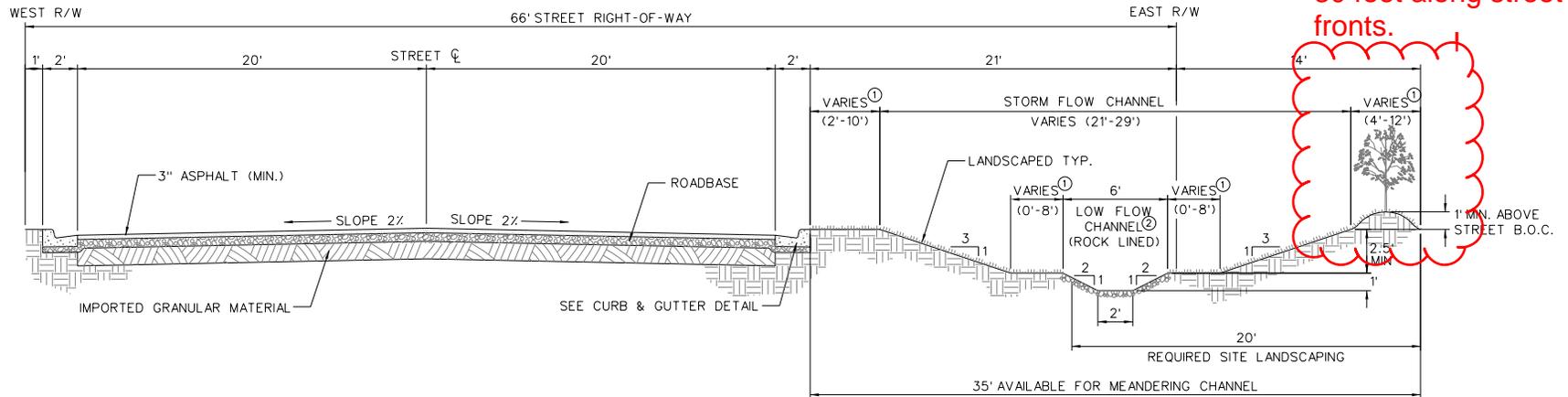
EXCH ENGINEERING

DAVID W. PETERSON, P.E.
 12 West 100 North 200 East
 American Fork, UT 84003-3501 765-9594

RAM BUILDERS
 1925 WEST 200 NORTH
 LINDON, UTAH

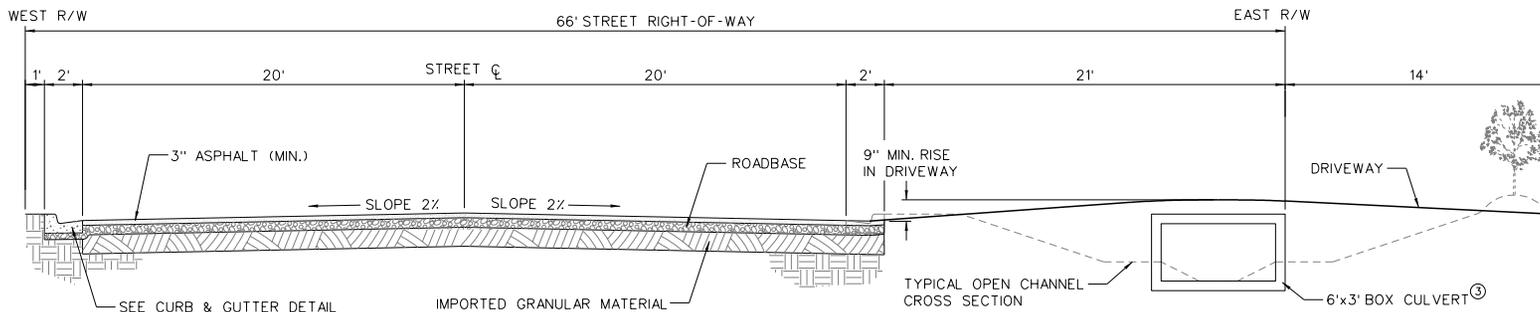
PKJ DESIGN GROUP
 PKJ DESIGN GROUP L.L.C.
 3450 N. TRUMPF BLVD. SUITE 102
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 www.pkjdesigngroup.com

LANDSCAPE ARCHITECT / PLANNER
 JTA
 KBA
 TM
 LANDSCAPE PLAN
 PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.0



Trees required every 30 feet along street fronts.

CROSS SECTION AT OPEN CHANNEL LOCATION



CROSS SECTION AT CHANNEL CROSSING LOCATION

- ① THE TOTAL WIDTH AVAILABLE FOR THE MEANDERING CHANNEL IS 35 FEET. THE WIDTHS OF THE FLAT PORTIONS AT THE TOP OF THE LOW FLOW CHANNEL AND AT THE TOP OF THE STORM FLOW CHANNEL WILL VARY. THEIR WIDTHS AT ANY GIVEN LOCATION WILL DEPEND ON THE MEANDERING OF THE CHANNEL AND THE ELEVATION OF THE CHANNEL RELATIVE TO THE ROAD.
- ② THE CHANNEL PROFILE HAS BEEN DESIGNED BY J-U-B ENGINEERS. CONTACT J-U-B FOR FLOW LINE ELEVATIONS.
- ③ WHERE CROSSINGS ARE ALLOWED, A 6'x3' BOX CULVERT SHALL BE USED, WITH THE CULVERT FLOWLINE MATCHING THE DITCH FLOWLINE. IT SHALL BE PLACED WITH THE EAST EDGE OF THE BOX CULVERT ON THE RIGHT-OF-WAY LINE.



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN LINDON CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF LINDON CITY. LINDON CITY CORPORATION CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APR.	DATE



Engineers • Surveyors • Planners

2000 WEST STREET AND CHANNEL CROSS SECTION

LINDON CITY
LINDON, UTAH

CAD DWG:
...\\2000West_X-sec.dgn
PLOT SCALE: 1,000
DRAWN BY: DHC
DESIGN BY: DCT
CHECKED BY: MLC

FIGURE 1

Item 6: Concept Review — Norton Retail and Self-Storage ~570 N. State Street

Steve Tobias and Patrea Marolf request concept review of the proposed Norton Retail and Self-Storage and associated rezoning, to be located at ~570 N. State St. (identified by Utah County Parcel ID #'s 14-067-0123 and 14-068-0001), currently in the General Commercial (CG) zone.

Applicant: Steve Tobias and Patrea Marolf
Presenting Staff: Brandon Snyder

Type of Decision: None
Council Action Required: No

SUMMARY OF KEY ITEMS

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

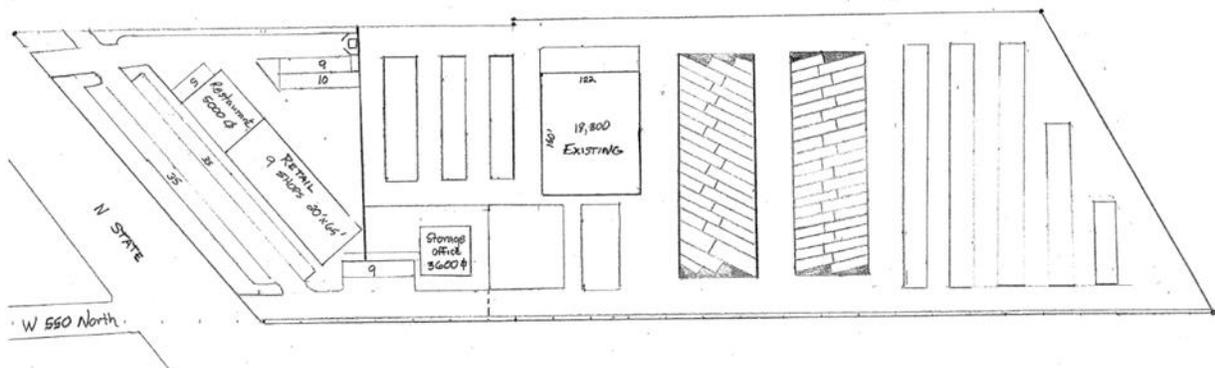
MOTION

No motion necessary.

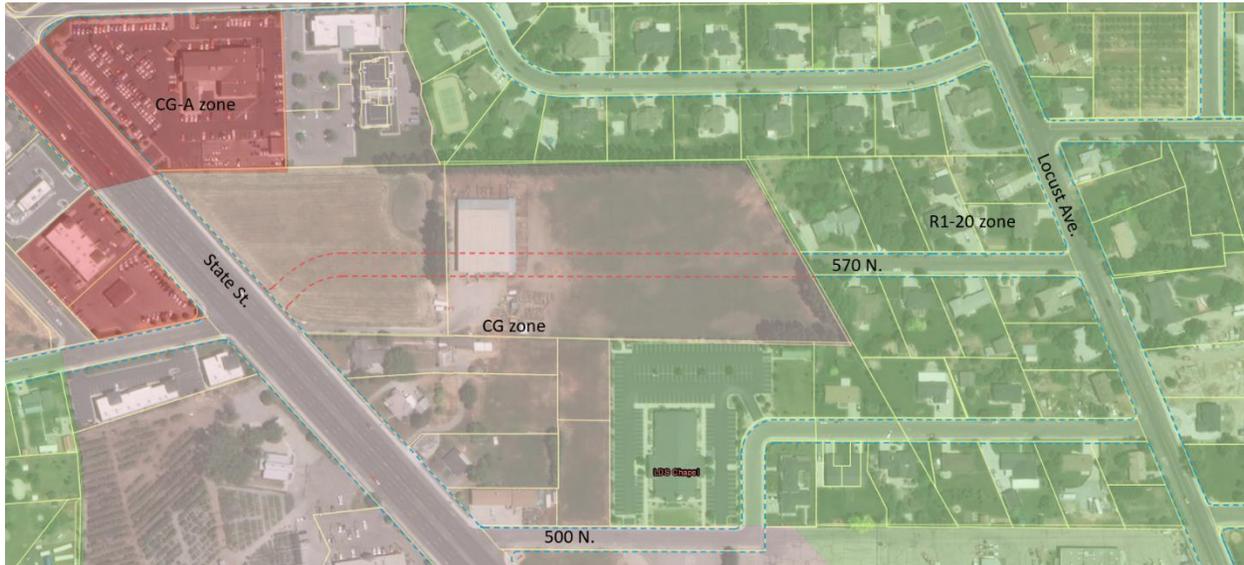
OVERVIEW

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

The property is located at approximately 570 N. State Street and is currently in the General Commercial (CG) zone. (The General Plan Land Use Map identifies this area as Commercial.) The property is currently used for agricultural purposes and the keeping of animals and livestock. The applicants request feedback on a proposal to rezone the property from the CG to the General Commercial Storage (CG-S) zone for storage units. The Lindon City Land Use Table indicates that storage units (*Vault Security Storage – Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)*) are only permitted in the Light Industrial (LI), Mixed Commercial (MC), and General Commercial Storage (CG-S) zones. The concept and request also indicate the potential for retail/restaurant along State Street.



Currently 570 North dead ends into the east side of the property. According to the Lindon City Street Master Plan Map, 570 North is planned to continue out to State Street. The applicant's proposal would prohibit 570 North directly connecting to State Street. The City Council and Planning Commission previously heard a request for residential units on this property in 2016. Minutes from the meetings are attached. At that time, it was recognized that this property is important as it is zoned commercially and has State St. frontage. It is also very deep.



Zoning

STAFF REVIEW

- A. Is there a desire for storage units at this location?
- B. Public Works has previously indicated that there is currently a temporary storm water basin at the end of 570 North (street).
- C. Should 570 North continue to either State Street or to 500 North? Another option would be to develop 570 North into a cul-de-sac with an improved turnaround. Additional residential lots may or may not be appropriate to plan for at the end of the cul-de-sac. Regardless, the temporary storm basin will need to be addressed.
- D. How to best reserve or restrict the area along State St. for more desirable commercial uses such as the proposed retail/restaurant? Considerations may include:
 1. retaining the present CG zone along State St.
 2. entering into a development agreement if the entire property, including along State St., is rezoned to CG-S.
- E. If the proposal and associated rezoning/master plan changes are looked upon favorably, the following Lindon City Codes (17.48 Commercial Zones) are important for future design consideration. Landscaping and setbacks in the commercial zones will need to be addressed. Setbacks required from residential: Side or rear yard setback when adjacent

to a residential use or a residential zone = 40'. The site would also be required to have a minimum of twenty percent (20%) of each lot maintained in permanent landscaped open space (in addition to the landscaping strip along State St.). A masonry or concrete fence, seven feet (7') high shall also be constructed and maintained along any property line between a nonresidential development and a residential use or a residential zone. Architectural design standards would also apply. Those codes would help in addressing how to be good neighbors to and transition into the existing residential.

The Lindon City General Plan indicates the following:

- “Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as research and development office uses.” (Commercial Land Uses, Page 9)
- Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. (Guideline #6, Land Use Guidelines, Page 14)

MOTION

No motion necessary.

ATTACHMENTS

1. Additional information from the applicant
2. North Ogden Example
3. 570 N. Storm Drain
4. 2016 concept review minutes

Hugh Van Wagenen

From: Steve Tobias <stevetobias@kwcommercial.com>
Sent: Wednesday, April 18, 2018 3:46 PM
To: Hugh Van Wagenen
Cc: patrea.realestate@gmail.com
Subject: Tobias- Norton Retail and Self-Storage 525 N. State St., Lindon- Email #1
Attachments: Demographic Report 3 mile radius.pdf; Copy of Lindon Area Storage Units R.xlsx; RS- Norton- Looking east from State St. Lindon.jpg; RS-Aerial- Bach Self Storage 2197 N. 400 E..jpg

Hi Hugh,

Patrea is sending you the Lindon Land Use Application separately, that has been signed by Ron Norton, her father who is one of the property owners of the family. In this application we are requesting the zoning of 10.3 acres located at approximately 525 N. State Street in Lindon be changed from C-G to C-G-S so that we can develop about 3.76 acres into retail along the frontage of State Street and the remaining back portion of the property to be developed into self – storage including climate controlled and RV parking. The existing use of the property has a large equestrian riding barn where lessons for horse riding are conducted. This structure would remain as part of the development and be incorporated as pod storage in the self storage project.

I am sending you two emails to provide additional material to show the City Council. I have been involved in developing subdivisions, apartments, and self storage projects for many years. In 2009 I received final approval from North Ogden City for the construction of approximately 96,000 sq. ft. of self-storage on 5.2 acres and my partner Bach Corporation, build out the project over a 18 month time period. Since that time we have also added 2.7 acres of RV parking (see attached aerial photo). The address for the project is 2195 N. 400 E. in North Ogden and here is the link to the website <https://www.bachselfstorage.com/self-storage-north-ogden-ut-f2756>. The project has been very successful and the mayor of North Ogden City told us this was the nicest self storage project he has ever seen and was so glad to have it in the city. The project is 95% occupied. The city neighborhoods and HOA's in the area have also loved the RV Storage portion of the project.

Supply

One of the concerns the City Council may raise is based on the existing self –storage projects in the city, will adding an additional project be viable. The Self Storage Industry uses a 3 mile radius for the market draw of the project. I've attached an Excel Worksheet that indicates our initial research of existing or under construction projects within that 3 mile radius. It indicates the 7 existing projects comprise 401,474 sq. ft. of storage on 22 acres of land or 958,320 sq. ft. of land. Thus this 3 mile radius ratio of land to self storage developed square footage is 958,320 sq. ft. of land / 401,474 sq.f.t. of storage is a ratio of **2.38**. The newest Lindon project under construction with 10 acres of land is 435,600 sq. ft. of land / 2.38 ratio = estimated 183,025 sq. ft. of additional self storage for a total of **584,499 sq. ft. of total available storage as supply within the 3 mile radius.**

Demand

According to the Self –Storage Almanac the rentable sq. foot per person in Utah is 9.57 sq. ft.. I've attached a demographic study from CoStar that indicates a 3 mile radius of the subject property in 2017 has a population of 75,539 and the estimate for 2022 is 82,962 based on a average growth of 3% per year. Thus in 2017, the population of 75,539 at a demand of 9.57 sq. ft. per person is **722,908 sq. ft.** and in 2022 the storage demand will be 82,962 X 9.57 = **793,946 sq.ft. of self storage demand.**

The Norton Retail & Self Storage proposed project 6 acre project would thus bring on an estimated additional 109,815 sq. ft. of self storage based on the existing 3 mile project average. (6 acres X 43,560 sq. ft./ acre = 261,360 sq. ft. / 2.38 ratio = 109,815 sq. ft. of storage). Thus this new proposed project of 109,815 to the existing stock of self storage of 585,499 is **695,314 sq. ft. which is still under the total demand of 722,908 but if you also factor it takes about 18 months to build and bring the project on to a 85%-90% occupancy the demand by then with the growth of population will be 766,933 sq. ft. of storage, so the project is very feasible to meet the demand.**

The second email contains photos of the Bach Self Storage Project in North Ogden including the office.

Thanks,
Steve Tobias



Steve Tobias – Director

2121 S McClelland St #201

Salt Lake City, UT 84106

Office: 801.326.8883

Cell: 801.381.9103

	A	B	C	D	E	F	G	H	I	J	K
1	Lindon City and Surrounding area Storage Developments										
2											
3	Name	Address	Phone	Storage Sq Ft	Off/Res Sq Ft	RV Parking	Serial Number	Parcel Size	Year Built	Website	
4	Lindon Storage Center	98 South State Street Lindon, UT 84042	(801)785-0520	30505		No	140690014	1.45	1972	Www.lindonstorage.com	
5	Pleasant Grove Self Storage	582 W 220 S St Pleasant Grove, UT 84062	(855) 861-5979	74594			468630003	3.29	2014	https://www.extraspace.com/Storage/Fa	
6	Timp Storage	415 S Geneva Rd, Lindon, UT 84042	(801) 874-1471	44795		No	170210052	3.25	2016	https://www.timpstorage.com/	
7	Blue Ribbon Storage	502 W 700 S, Pleasant Grove, UT 84062	(801) 785-1243	85141	3672		140510009	3.82	2002	https://www.blueribbonstorage.com/	
8	Big RV Storage	335 S 1250 W, Lindon, UT 84042	(801) 796-3596	22202		Indoor RV Stc	452410009	2.526	2004	http://www.bigrvstorage.com/	
9	Desert Storage	135 S Pleasant Grove Blvd, Pleasant Grove, UT 8406	(801) 785-1363	58211	9603	Yes	140250181	3.28	1985	http://deseretstorage.com/	
10	Washburn Farms Storage	965 W 600 N Lindon, UT		86026		No	140640148	4.38	UC	https://siterepository.s3.amazonaws.com	
11				401474				21.996			
12											
13	Silverado Self Storage	100 N 1800 W, Lindon Ut (Managed by Extra Space)		Est. 183,025		No	140610113	9.95	UC	https://siterepository.s3.amazonaws.com	
14	Conceptual	250 W 600 S, Lindon UT						9	Conceptual		
15				584,499 Ft. of Market Storage							Page 34 of 62
16	*Timp Storage Site Plan	http://siterepository.s3.amazonaws.com/442/sr_12616.pdf									

Demographic Summary Report

530-532 N State Rd, Lindon, UT 84042

Building Type: Class B Office
 Class: B
 RBA: 2,030 SF
 Typical Floor: 2,030 SF

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	10,181	82,962	172,546
2017 Estimate	9,235	75,539	156,892
2010 Census	7,983	67,069	137,975
Growth 2017 - 2022	10.24%	9.83%	9.98%
Growth 2010 - 2017	15.68%	12.63%	13.71%
2017 Population by Hispanic Origin	865	9,385	20,386
2017 Population	9,235	75,539	156,892
White	8,675 93.94%	70,318 93.09%	145,794 92.93%
Black	60 0.65%	598 0.79%	1,284 0.82%
Am. Indian & Alaskan	75 0.81%	692 0.92%	1,518 0.97%
Asian	154 1.67%	1,386 1.83%	2,810 1.79%
Hawaiian & Pacific Island	54 0.58%	621 0.82%	1,462 0.93%
Other	218 2.36%	1,923 2.55%	4,025 2.57%
U.S. Armed Forces	0	76	131
Households			
2022 Projection	2,742	23,207	48,603
2017 Estimate	2,483	21,116	44,178
2010 Census	2,130	18,725	38,877
Growth 2017 - 2022	10.43%	9.90%	10.02%
Growth 2010 - 2017	16.57%	12.77%	13.64%
Owner Occupied	1,943 78.25%	15,017 71.12%	31,134 70.47%
Renter Occupied	540 21.75%	6,100 28.89%	13,044 29.53%
2017 Households by HH Income	2,482	21,114	44,178
Income: <\$25,000	282 11.36%	3,030 14.35%	6,702 15.17%
Income: \$25,000 - \$50,000	487 19.62%	4,399 20.83%	8,973 20.31%
Income: \$50,000 - \$75,000	414 16.68%	4,249 20.12%	8,956 20.27%
Income: \$75,000 - \$100,000	419 16.88%	3,481 16.49%	7,247 16.40%
Income: \$100,000 - \$125,000	392 15.79%	2,547 12.06%	5,081 11.50%
Income: \$125,000 - \$150,000	138 5.56%	1,174 5.56%	2,373 5.37%
Income: \$150,000 - \$200,000	202 8.14%	1,377 6.52%	2,800 6.34%
Income: \$200,000+	148 5.96%	857 4.06%	2,046 4.63%
2017 Avg Household Income	\$92,436	\$82,310	\$82,750
2017 Med Household Income	\$78,460	\$68,452	\$67,781



Consumer Spending Report

530-532 N State Rd, Lindon, UT 84042

Building Type: Class B Office
 Class: B
 RBA: 2,030 SF
 Typical Floor: 2,030 SF
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$85,070	\$666,594	\$1,382,888
Total Apparel	\$5,168	\$41,367	\$85,409
Women's Apparel	1,890	14,977	31,104
Men's Apparel	1,046	8,261	17,136
Girl's Apparel	505	4,028	8,216
Boy's Apparel	359	2,891	5,854
Infant Apparel	269	2,283	4,708
Footwear	1,099	8,927	18,391
Total Entertainment & Hobbies	\$6,966	\$55,167	\$114,574
Entertainment	1,747	13,704	28,444
Audio & Visual Equipment/Service	2,664	21,486	44,653
Reading Materials	341	2,669	5,619
Pets, Toys, & Hobbies	2,215	17,307	35,858
Personal Items	5,781	44,864	93,460
Total Food and Alcohol	\$22,778	\$183,533	\$380,608
Food At Home	12,849	103,958	215,449
Food Away From Home	8,563	68,573	142,201
Alcoholic Beverages	1,366	11,002	22,959
Total Household	\$11,598	\$89,038	\$185,190
House Maintenance & Repair	2,160	16,325	33,849
Household Equip & Furnishings	4,714	36,721	76,183
Household Operations	3,579	27,698	57,832
Housing Costs	1,146	8,295	17,326



Consumer Spending Report

530-532 N State Rd, Lindon, UT 84042

2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$22,724	\$174,944	\$361,976
Vehicle Purchases	10,751	79,838	164,563
Gasoline	7,132	57,414	118,773
Vehicle Expenses	537	4,107	8,570
Transportation	1,645	12,590	26,250
Automotive Repair & Maintenance	2,659	20,995	43,819
Total Health Care	\$4,266	\$33,415	\$70,022
Medical Services	2,541	19,969	41,613
Prescription Drugs	1,361	10,598	22,406
Medical Supplies	365	2,849	6,004
Total Education/Day Care	\$5,789	\$44,266	\$91,648
Education	3,655	28,250	58,425
Fees & Admissions	2,134	16,016	33,223



Bach Self Storage

2137 N. 400 E., North Ogden

Legend

 2157 N 400 E St

2197 N 400 E St

E 2775 N

235

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Google Earth

©2017 Google

2150 N

400 ft





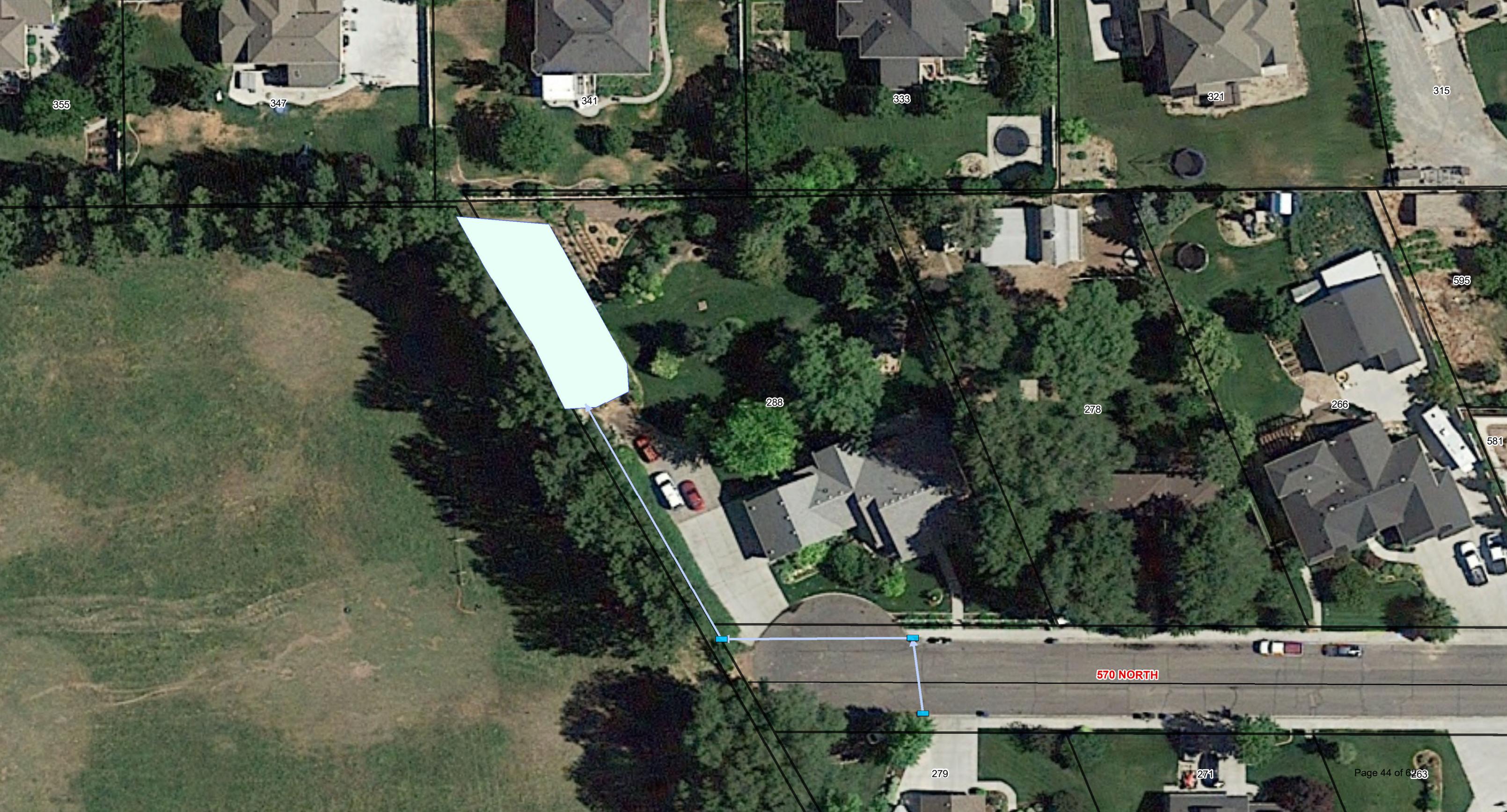
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570 NORTH

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271

2 COUNCILMEMBER LUNDBERG AYE
COUNCILMEMBER BRODERICK AYE
4 COUNCILMEMBER HOYT AYE
COUNCILMEMBER SWEETEN AYE
6 THE MOTION CARRIED UNANIMOUSLY.

8 4. **Consent Agenda** – No items.

10 5. **Open Session for Public Comment** – Mayor Acerson called for any public
comment not listed as an agenda item.

12

CURRENT BUSINESS

14

16 6. **Concept Review – Norton Assembly; DR Horton, 570 N. State.** Krisel Travis,
with DR Horton Homes, requests feedback on a concept plan for higher density
residential development at approximately 570 N. State Street. Feedback is
18 requested but no formal action will be taken.

20

Brandon Snyder, Associate Planner, led this agenda item by explaining this Krisel
Travis, with DR Horton Homes, is in attendance and requesting feedback on a concept
22 plan for higher density residential development at approximately 570 N. State Street. He
noted that no approvals or motions are needed as this item is for discussion only and for
24 general suggestions or recommendations. He stated the property in question is located at
approximately 570 N. State Street and is currently in the General Commercial (CG) zone,
26 of which the General Plan Land Use Map identifies this area as Commercial.

28

Mr. Snyder explained the property is currently used for agricultural purposes and
the keeping of animals and livestock. Currently 570 North dead ends into the east side of
the property included in this concept review. According to the Lindon City Street Master
30 Plan Map, 570 North is master planned to continue out to State Street. This proposal
would reroute 570 North to connect into 500 North instead of continuing on through to
32 State Street.

34

Mr. Snyder went on to say the applicant is requesting feedback on a proposal to
rezone a portion of the property for residential use. The submitted concept plan is for 45
dwelling units (21-single family and 24 twin home) to be built on 7.9 acres. The total
36 project area is 12.1 acres. The area adjacent to State Street would remain in the
commercial zone and would be approximately 4.2 acres. The nature of this request is to
38 discuss the proposed site layout and density for a residential project that would transition
from future commercial uses to the existing larger lot subdivision.

40

Mr. Snyder stated Public Works has indicated that there is currently a temporary
storm water basin at the end of 570 North (street).
42 He then referenced the possible concerns/options with this issue as follows:

44

- Use of double frontage lots is limited to reasons of topography per Lindon City
Code 17.32.110.

46

- Is the proposed density for transition purposes appropriate at this scale?
 - Possibility to utilize (existing codes) R1-20, R1-12 and the PRD
ordinance (found in Lindon City Code 17.76) to transition to

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commercial? Staff recognizes that there are acreage and unit limitations to the use of the PRD ordinance.

- Verify remaining parcels along State Street (west of the LDS Chapel) will comply with the minimum acreage requirements of the CG zone.

Mr. Snyder then turned the time over to Ms. Travis for her presentation. Ms. Travis gave a brief background of D.R. Horton noting they are the second largest builder in the state. She explained they are proposing a concept plan that would rezone the back 7 acres to a 55 and older community with 45 homes (combination of twin homes and family homes) and they will target “empty nesters” and also incorporate CC&R’s. They would propose re-routing 570 North to connect into 500 North instead of continuing on through to State Street. She also showed photos of the product they are proposing (including floor plans) and referenced other similar projects and invited the Council to visit them (Highland). Ms. Travis stated they would buffer the commercial use and would transition back to the larger lots; this development would be a 100 % maintained community.

The Council brought up setbacks, road width, lot size, utilities and tax revenue followed by discussion. The Council also brought up the fact that commercial development is vital as there is not a lot of commercial ground left in the city. They also discussed the depth of the commercial piece and the issues it poses with re-zoning as it is an odd shaped piece of property. The Council asked if there is a market for ½ acre lots. Ms. Travis agreed that Lindon is a desirable place to live but to build a \$500,000 house on a ½ acre lot next to a commercial area is not viable option as they do not know what commercial development will be there in the future. The Council also asked how the existing neighbors would feel with this type of density. At this time Ms. Travis asked the Council what density the Council would feel comfortable with.

The Council mentioned they are hesitant on high density in this specific area of Lindon as they just approved a large scale project on the west side (Ivory Development) that includes high density. They would feel more comfortable with R1-20 in this specific area with perhaps twin homes on the end and may be more open to a standard subdivision. Ms. Travis mentioned the market is demanding smaller lots and they are seeing a tendency for less maintenance and more flexible lot sizes. She added what she is hearing tonight is there are concerns that the residential take is a little large and they be comfortable with something not quite as dense. The Council agreed if the right commercial comes in it would make it less restrictive and they may be open to some residential.

Mayor Acerson called for any further comments or discussion from the Council. Hearing none he moved on to the next agenda item.

- 7. Public Hearing – FY2016 Budget Amendments & Fee Schedule updates (Resolution #2016-18-R).** The City Council will review and consider Resolution #2016-18-R outlining the proposed FY2017 budget amendments and fee schedule updates.

COUNCILMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.
COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

2 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS
 RECORDED AS FOLLOWS:
 4 CHAIRPERSON CALL AYE
 COMMISSIONER KALLAS AYE
 6 COMMISSIONER WILY AYE
 COMMISSIONER MARCHBANKS AYE
 8 COMMISSIONER KELLER AYE
 COMMISSIONER JOHNSON AYE
 10 THE MOTION CARRIED UNANIMOUSLY.

12 6. **Concept Review — Norton Assembly, 570 N. State Street.** Krisel Travis, DR
 Horton, requests feedback on a concept plan for higher density residential
 14 development at approximately 570 N. State Street. The associated concept plan is
 for 45 units on the rear 7.9 acres. The property is currently in the General
 16 Commercial (CG) zone. As a concept review, feedback is requested but no formal
 action will be taken.
 18

Mr. Snyder led this agenda item by explaining a Concept Review allows applicants
 20 to receive Planning Commission and/or City Council feedback and comments on
 proposed projects with no formal approvals or motions needed, but general suggestions
 22 or recommendations are typically provided. He noted they are not mandatory, but a
 Concept Review is recommended for all large development projects. Mr. Snyder stated
 24 the property in question is located at approximately 570 N. State Street and is currently in
 the General Commercial (CG) zone. He then referenced the General Plan Land Use Map
 26 which calls out this area as Commercial. He noted the property is currently used for
 agricultural purposes for animals and livestock.

28 Mr. Snyder went on to say that currently 570 North dead ends into the east side of
 the property. He noted according to the Lindon City Street Master Plan Map, 570 North
 30 is master planned to continue out to State Street. The applicant’s proposal would reroute
 570 North to connect into 500 North instead of continuing on through to State Street.

32 Mr. Snyder further explained the applicant is requesting feedback on a proposal to
 rezone a portion of this property for residential use. The associated concept plan is for 45
 34 dwelling units (21-single family and 24 twin home) to be built on 7.9 acres. The
 applicant’s submittal also indicates that the total project area is 12.1 acres. He pointed out
 36 that the area adjacent to State Street would remain in the commercial zone and would
 total approximately 4.2 acres. The applicant would like to discuss the proposed site
 38 layout and density for a residential project that would transition from future commercial
 uses to the existing larger lot subdivision (Manzana Acres Subdivision, Plat A).
 40 He then referenced the Lindon City General Plan indicates the following:

- 42 • “Methods of protecting residential areas by providing transitions and buffers
 between residential and commercial areas include increased setbacks,
 landscaping, restricted land uses, diversion of traffic, controlled noise or light,
 44 height limitations, and transitional land uses such as research and development
 office uses.” (Commercial Land Uses, Page 9)

- 2 • Transitions between different land uses and intensities should be made gradually
4 with compatible uses, particularly where natural or man-made buffers are not
 available. (Guideline #6, Land Use Guidelines, Page 14)

6 Mr. Snyder mentioned that Public Works has indicated that there is currently a
8 temporary storm water basin at the end of 570 North. He noted that staff would prefer
10 that the road continue to either State Street or 500 North to allow the continuation of
 utility lines and would prefer that the utilities be located in the public road and not in a
 backyard or side yard (easement).

12 Mr. Snyder then referenced for discussion the possible concerns and options as follows:

- 12 • Use of double frontage lots is limited to reasons of topography per Lindon City
 Code 17.32.110.
- 14 • Is the proposed housing density for transition purposes appropriate at this scale?
 o Possibility to utilize (existing codes) R1-20, R1-12 and the PRD
16 ordinance (found in Lindon City Code 17.76) to transition to
 commercial? Staff recognizes that there are acreage and unit
18 limitations to the use of the PRD ordinance.
- 20 • Verify remaining parcels along State Street (west of the LDS Chapel) will comply
 with the minimum acreage requirements of the CG zone.

22 Mr. Snyder mentioned the City Council reviewed this concept on October 18,
24 2016 where the applicant presented the proposal as a senior (55 yr+) community. He
 noted the proposal includes 20' setbacks on all sides and the building footprint is 1,700
26 sq. ft. with a 50' cross section. He then referenced the following feedback/concerns from
 the City Council that was provided to the applicant:

- 28 1. Appropriate to reduce available commercially zoned property? (specifically
 vacant property on State Street)
- 30 2. Concern over the proposed lot sizes (departs from traditional neighborhood
 pattern)
- 32 3. Density (too high)
- 34 4. Desire to allow the Ivory Homes project to begin (is there a need for additional
 housing options beyond large lots at this point in time or at this location)
- 36 5. Recognize that this is a very deep commercial lot
- 38 6. Encourage the use of high quality product and materials
- 40 7. Retain as much of the commercial along State Street. Would consider housing
 along the rear, but at a lower density.
8. Recommend a smaller footprint than proposed for residential area.
9. Opportunity to continue large residential lots.

42 Mr. Snyder then turned the time over to Ms. Travis for her presentation. Ms. Travis
44 stated they came before the City Council on October 18th and had a nice visit with some
 good feedback. She then gave a brief background of D.R. Horton noting they are the
46 second largest builder in the state. She explained they are proposing a concept plan that
 would rezone the back 7 acres to a 55 and older community with 45 homes (combination of
 twin homes and family homes) where they will target "empty nesters" and also incorporate
 CC&R's which would be deed restricted. They would also propose re-routing 570 North to

2 connect into 500 North instead of continuing on through to State Street. Ms. Travis then
4 presented photos of the product they are proposing (including floor plans) and referenced
6 other similar projects and invited the Commission to visit there other community
developments (Sky Estates in Highland). Ms. Travis stated they would buffer the
commercial use and would transition back to the larger lots; this development would be a
100 % maintained community.

8 The Commission brought up some of the same issues the Council had concerns
with including setbacks, road width, lot size, utilities and tax revenue followed by
10 discussion. The Commission also brought up the fact that commercial development is vital
as there is not a lot of commercial ground left in the city. They also discussed the depth of
12 the commercial piece and the issues it poses with re-zoning as it is an odd shaped piece of
property. The Commission asked if there is a market for ½ acre lots. Ms. Travis agreed
14 that Lindon is a desirable place to live but to build a \$500,000 house on a ½ acre lot next to
a commercial area is not a viable option as they do not know what commercial
16 development will be coming in the future.

The Commission also mentioned they are hesitant on high density in this specific
18 area of Lindon as they just approved a large scale project on the west side (Ivory
Development) that includes high density. They would feel more comfortable with R1-20 in
20 this specific area. Ms. Travis mentioned the market is demanding smaller lots and they are
seeing a tendency for less maintenance and more flexible lot sizes.

22 Chairperson Call mentioned her biggest concern is the reduction of the
commercial zoned property as there is limited commercial property in the city.
24 Commissioner Wily pointed out that it is an odd shaped, very deep lot. Commissioner
Johnson stated when they drew the line it went through the middle of the property so they
26 made the whole piece commercial. He lives in that neighborhood and asked the
neighbors their opinion on this proposal and got a “mixed bag” with some wanting
28 nothing but ½ acre lots and others thinking this may be a good use. There was also
concerns by the neighbors with increase of crime etc. with the higher density. He added
30 being so close to commercial it would be hard to have ½ acre lots but he likes the concept
with a buffer; it may be a little dense but it has to be viable. He wants to make sure there
32 is enough room for commercial development.

Chairperson Call also mentioned the concerns with the roads and the positioning
34 of going through so it doesn't cut into the commercial. Ms. Travis stated there has not
been a lot of interest in any large commercial developers; maybe small retail shops that
36 struggle in the area anyway. She feels a mixed commercial use would be great for
diversity in the city. Chairperson Call stated the Ivory Development is putting in a 55+
38 community also. Ms. Travis stated she is aware of that but feels there is a great need for
these types of communities in Lindon and she can see this fitting with some
40 compromises. They have not run the numbers since the City Council meeting to reduce
the density at this point. Chairperson Call pointed out if the Council feels the density is
42 too high they will have the final determination.

Commissioner Kallas commented because this is a concept review as you look at
44 this property and the way it's laid out in this proposal for any commercial use it is too
shallow on one end and plenty deep on the other end and it would be better if it was
46 parallel to the road somehow. His other concern is that a number of projects like this have
come before the Commission and he is not opposed to them, but the way Lindon is laid

2 out with ½ acre lots there is a lot of infill but how many of these types of developments
4 can be approved; are we setting a precedent? He added the Council is hesitant because
the residents are hesitant because they like the ½ acre lots. If we open the door are we
opening the door for others to do it and this is something we need to consider.

6 Commissioner Keller agreed with that statement.

8 Commissioner Marchbanks commented perhaps an ordinance is needed that
allows an overlay potential with a minimum of acreage that identifies infill and the
amount of acreage etc. so we can be fair in addressing these requests on a piece by piece
10 basis. Commissioner Wily pointed out some of the other requests were not as well
thought out as this proposal. Personally he feels that the ½ acre lot should not be the
12 “sacred cow” in Lindon anymore as the market and demographics are changing and we
need more choices in Lindon and more high quality 55+ communities in different places
14 in the city; he feels this would be extremely popular and people would like it. Ms. Travis
stated this would be brought in as a PRD.

16 Chairperson Call shared the concerns of the Council that the Anderson Farms was
just approved with 55+ community there so we are offering this type housing in the city.
18 She is not really opposed to these types of developments but she would like to see how it
goes down the road. Ms. Travis stated 6,000 ft. and under is the market that people are
20 wanting and that is what sells. You have to look at the demographics of the city and what
will keep the city viable. You have to be picky and choose the right fit at the right time
22 that will protect and buffer the city; she agrees it is a hard balance.

Chairperson Call stated the feedback the Commission has given is probably
24 similar to what the City Council conveyed as there are a lot of pros and cons and there are
mixed feelings. Commissioner Marchbanks commented if this was cut back to be more
26 parallel to State Street that would leave a more viable commercial piece would be
important and if the neighbors are open to the concept with the high end homes he thinks
28 this could be a nice development and he is certainly not opposed to this concept and to
give people more options to live in Lindon; we need to offer something in between ½
30 acre lots and high density. Following some additional discussion Ms. Travis stated they
can pencil something out and see what they can come up with. She also thanked the
32 Commission for their time and feedback.

34 Chairperson Call asked if there were any questions or comments from the
Commission. Hearing none she moved on to the next agenda item.

36 7. **New Business: Reports by Commissioners** – Chairperson Call called for any new
business or reports from the Commission at this time. Chairperson Call
38 commented that she noticed that the Pleasant Grove Council approved an
ordinance to allow “tiny homes” and questioned if the city has been approached.
40 Mr. Van Wagenen stated there has been some inquiries but it hasn’t gone any
further at this point.

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

- 46 • Joint Meeting for General Plan Kickoff and signage meeting
- Spring Gardens Tour was discussed noting it was a nice facility

Item 7: Discussion Item — Lindon City General Plan, Parks and Trails

Heath Bateman, Parks & Recreation Director, and Hugh Van Wagenen, Planning & Economic Development Director, will review the Parks and Trails section with the Planning Commission. This is an informative discussion item only. No motions will be made.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen Type of Decision: N/A Council Action Required: Discussion</p>	<p>SUMMARY OF KEY ISSUES Staff will present information regarding the Lindon City General Plan update by reviewing the Parks and Trails section. No formal action will be taken at this time.</p>
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PARKS AND TRAILS

PARKS AND TRAILS

Parks should be provided to allow for a variety of recreational opportunities to meet the needs of all areas of the community. The planned park locations shown on the Lindon City Parks & Trails Master Plan Map (provided in this section) are generalized and will require additional study for final site determination. The parks in the community are separated into three main classifications:

- *Community Parks* concentrate a broad range of recreational activities for major portions of the City. Community parks typically contain 'destination' amenities such as pavilions, ball fields, rodeo arenas, tennis courts, etc. and are usually 4 acres or larger in size. Community Parks should be located so as to promote accessibility from the entire community, but should be designed so as to not have adverse impacts to residential areas (i.e., lighting, noise, etc.).
- *Neighborhood Parks* provide basic recreational opportunities, such as grassy areas, picnic, and playground facilities that are easily accessible to local residents.
- *Trail Head Facilities* should provide year round water and trail access for trail users. Some parking locations at trail heads should be considered. Also, after considering the surroundings and proposed use of the facilities, amenities such as benches, location markers, drinking fountains, or a small restroom may be provided.



Lindon City Aquatics Center and City Center Park baseball fields (2010). In the summer season of 2011, the Aquatics Center had over 60,000 attendants come through the facility.

EXISTING PARK FACILITIES

Existing Lindon City Parks are as follows:

Community Parks:

Lindon City Center Park. The City has a 16 acre park and playground located at 200 North between Main and State Streets. The park contains ball fields, a horse riding arena, pavilion & restroom facilities, and a concession building.

Creek Side Park. The City has a nearly 2 acre park on 100 South and 600 West Streets which includes a pavilion, restrooms, and a play ground.

Hollow Park. This 4 acre park is on 400 North at approximately 300 East. The City has developed this property into a neighborhood park with basic park and trail facilities including pavilions, playground, and restroom facilities.



Pavilion at Hollow Park (2009).

Pheasant Brook Park. This 10 acre park is on 800 West 400 North adjacent to the Pheasant Brook Subdivision. The City has developed this property into neighborhood park facility with a ball diamond complex, playground, pavilions, restrooms, and other amenities. Other baseball field improvements are planned for adjacent areas to this property. Additional property has been identified for future park expansion and the City should work with property owners to acquire the additional land.

Pioneer Park. This is a 4 acre park located at 500 East 150 South which includes a soccer field, 2 pavilions, a play ground, and a small pioneer home that was constructed using original stone materials from an 1860's Lindon home. When fully developed, the park is also planned to include tennis courts.



Replica of small pioneer home in Pioneer Park (2008).

Fryer Park.(formerly known as Orchard Park) This four acre park on the corner of 600 N. and Main Street is developed with grass and trees, with plans for some destination type amenities such as pavilions, perimeter trail, parking lot and restroom facilities.

Meadow Park. This park is located adjacent to the Proctor Ditch at the intersection of 1700 W 500 N and was constructed as part of a neighborhood subdivision development. The intersection is surrounded by public open space on all four corners. The largest two-acre area contains a playground and has space for future amenities such as a pavilion and drinking fountain.

Neighborhood Parks:

Panorama Park (Detention Basin). This is a one acre park at 140 North and 900 East Streets and provides picnic & playground facilities, and a basketball court.

Water Tank Park. This site is approximately one acre and consists of a grassy area around the existing buried water tanks. The site is accessible for picnic activities and is located on 835 East (at approximately 260 North).

Squaw Hollow Debris Basin Park. This debris basin located at 800 East 500 North is designed to protect down-slope properties from potential debris flows, but the site is well suited for a neighborhood park facility as a secondary use. The park consists of a trail, benches, 2 play areas, and will eventually have a small gazebo or pavilion.

Trailhead Facilities:

Equestrian Staging Area. Lindon City has constructed an equestrian staging area at approximately 1200 East and 140 North. This facility provides parking areas for horse trailers, on-site water, and trail access to Dry Canyon and Mt. Timpanogos. The site may continue to be improved with a few minor amenities and trees, and the trail head here should be more clearly identified and marked in the future.



Dry Canyon Trail leading east towards Mt. Timpanogos.

Dry Canyon Trail Head. Lindon City, the United States Forrest Service, and the Utah Department of Wildlife Resources have jointly created a trail head facility and parking area at the mouth of Dry Canyon. The Dry Canyon Trail connects to the Bonneville Shoreline Trail and the Great Western Trail which ends near the border of the Mt. Timpanogos Wilderness area. Joint efforts between the city and the Forest Service are used to maintain the parking and restroom facilities at this site.

FUTURE PARK PROPERTY AND PARK PROPERTY UNDER DEVELOPMENT

Future Community Parks:

Geneva Resort Park. The City owns approximately 17 acres of property adjacent to the Lindon Marina. This property will be improved in the future to accommodate a sports facility complex. The City should work with the property owners of the Lindon Marina to pursue upgrading the Marina to a full service facility on Utah Lake. The City should also work with the Solid Waste District to convert the landfill into a recreational area.

Westside (Anderson) Park. The City has identified this area for a future park of approximately 20 acres in size to accommodate leisure, recreational and sports complex uses. The park may also be designed with water features for water detention or secondary water storage for future land uses on the west-side. Lindon City should work with property owners to acquire the ground for such a facility in this area.

Keenland Park. Lindon City recognizes a need to create a 3 to 5 acre park facility on the Lindon Bench area east of the Murdock Canal to accommodate the recreational needs of residents in this area of town. Lindon City should continue to work with property owners to acquire ground for such a facility in this area.

Murdock Canal Park. The Murdock Canal is being piped in 2011-2012 with plans for a regional trail to be constructed over top of the buried canal. Lindon has identified areas that may be improved with turf for simple amenities such as benches and exercise stations.

Future Neighborhood Parks:

Willowbend Park. Lindon City has acquired a 1-acre parcel adjacent to the Lindon city trail system next to the Murdock Canal Trail which should be developed into a park setting providing picnic and rest areas for trail users. This park area is located at approximately 140 North 800 East.

Future Trailhead Facilities:

Lindon View Park – This two acre park area is located adjacent to the Murdock Canal (Provo Reservoir Canal) at about 800 E 300 N, and is an ideal location for the principle Lindon trailhead facility along the future Provo Reservoir Canal Trail. Future amenities should be designed to accommodate trail users and may include a parking area, restrooms, benches, drinking fountain, and potential pavilion.

Bonneville Shoreline Trail (B.S.T.) Nature Park – This park area is located adjacent to the existing Equestrian Staging Area on 1200 East and will have the Bonneville Shoreline Trail cross through it. The site should be developed with minimal

amenities and a primary goal to leave much of the sloped areas in a natural state. A small pavilion, trailhead markers, and picnic areas along the trail may be considered here.

PARK AND RECREATION GUIDELINES

1. The City should be proactive in expanding, developing, and maintaining its park system. The City should plan for four (4) acres of parks and trails for every 1000 residents.
 - Acquisition of land should occur as early as possible to help assure availability, affordability, and preservation.
 - A committee or committees to promote park, pathway, and trail facilities should be established and on-going.
 - Parks should be located to enhance unique landmarks, including historical sites and buildings, and environmentally significant areas. Sites with unique open space and scenic values should be a focus of public acquisition efforts.
 - Natural areas, floodplains, forested areas, meadows, wetlands, and other important environmental features should be preserved as open space resources.
 - Open space dedicated for safety and ecological purposes (such as detention areas) may be secondarily used as parks so long as the primary use is not diminished.
2. The character of parks should reflect the unique features and lifestyles of the surrounding neighborhoods.
3. Private development participates in park, and trail development through park impact fees, dedication of land, and/or construction of facilities.
4. The City should encourage neighbors to cooperatively develop neighborhood play parks which may then be turned over to the City to be maintained as part of the City Park System.
5. Convenient access to public park sites and recreational areas should be ensured.
6. An active municipal role in providing youth-oriented recreational programs and services should be maintained, to include areas for field sports (e.g., baseball, soccer), multipurpose courts, picnic areas, playgrounds, and pavilions.

7. Close cooperation between the City, public and private schools, public agencies, community groups, volunteer organizations, business and industry should be continued in the provision of recreational services. For example, supplemental recreation opportunities are available at most school sites. Joint use of park and school facilities and recreational activities should be encouraged.
8. Linear Parks/Trails should be maintained and expanded along streams, creeks, easements, and rights-of-way, i.e. Hollow Water Source, Proctor Drainage Ditch, Battle Creek and Grove Creek Drainages, Salt Lake Aqueduct, USBR Aqueducts, North Union Canal, Murdock Canal, etc.
9. Landscaping and forestry programs should, in coordination with relevant committees or boards, be continued and expanded on public property and along roadways, including the City Cemetery, secondary water reservoirs, culinary water storage facilities, Geneva Road, and State Street.
10. In addition to existing City funds, grants and outside sources of funding, the City should explore additional options for raising money to build and expand the parks and recreation system and/or conserve open spaces, including citizen supported bond measures.

TRAILS SYSTEM PLAN GUIDELINES



Lindon Heritage Trail as it crosses through City Center Park (2009).

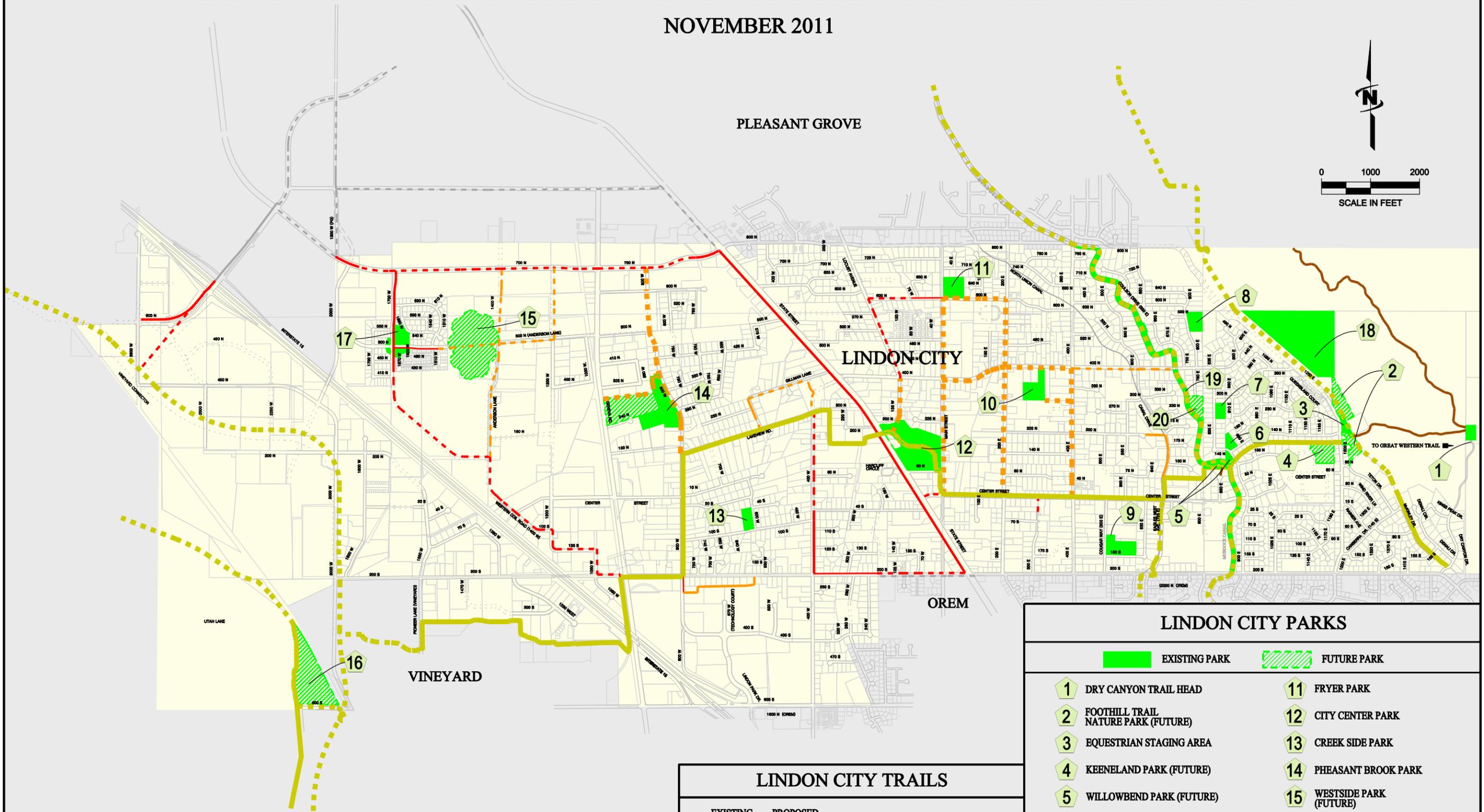
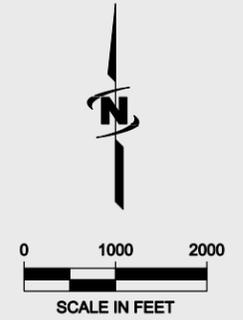
The goal of planning for a Trails system is to provide the means to accomplish safe, free, and non-motorized movement throughout the community with facilities available for all the varied cultural, recreational, and leisure-oriented interests and pursuits of local residents, and that preserves the natural environment and enhances the unique rural character and quality of Lindon.

1. The trail system should allow for non-motorized multi-uses (i.e., walking, jogging, biking, equestrian, etc.) to have access to local, loop, and long distance trails. In addition to providing non-motorized movement throughout the city, it is recognized that the trail system serves recreational and exercise needs.

- Trails are typically defined as wide, hard-surface corridors easily accommodating bidirectional mixed use traffic. In certain circumstances and appropriate locations, other surfaces may be considered.
 - Trailheads should, as feasible, provide year-round water and shade for trail users, and may provide some vehicular parking.
 - Trail Crossings will allow for the safe crossing of canals and streets by all trail users, and include, but are not limited to, grade separations, such as bridges and underpasses.
2. Other than mountain trails in the Timpanogos foothills or within the open space along Utah Lake, multi-use trails should typically have a multi-use, hard surface. The sole use of gravel or other soft surface is not acceptable for multi-uses.
 3. Land development projects shall be encouraged to implement Trail system facilities improvements to the extent that trail segments can be significant or have good potential to tie into the larger trail system. Short segments of trail that are not connecting to other multiuse corridors and will only serve a localized neighborhood would also be encouraged if proposed as part of a development.
 4. Equestrian facilities, such as hitching posts, trailer parking, etc., should be provided along the regional trails and at major destinations.
 5. As development is proposed, staff will evaluate the need for supplementary trails to provide access to recreational amenities and the major trail network.
 6. Whenever feasible, parks should include perimeter walking paths.
 7. When roadway width allows, striping can designate a pedestrian / bike lane along the side of the road.
 8. The Lindon City Trails System shall be implemented as per the Lindon City Parks & Trails Master Plan Map.
 9. Where possible, neighborhoods and subdivisions should be connected with pedestrian access in the form of mid-block multi use trails.
 10. In addition to existing City funds, grants and outside sources of funding, the City should explore additional options for raising money to build and expand the trail system, including citizen supported bond measures.

LINDON CITY PARKS AND TRAILS MASTER PLAN MAP

NOVEMBER 2011



LINDON CITY TRAILS		
EXISTING	PROPOSED	
		REGIONAL TRAILS
		LOCAL TRAILS - 10' WIDE, ASPHALT
		LOCAL TRAILS - 6' WIDE, ASPHALT
		LOCAL TRAILS - 6' WIDE, CONCRETE
		LOCAL TRAILS - 4' WIDE, CONCRETE
		UNIMPROVED TRAILS
		OREM/PLEASANT GROVE TRAILS

LINDON CITY PARKS	
EXISTING PARK	FUTURE PARK
1 DRY CANYON TRAIL HEAD	11 FRYER PARK
2 FOOTHILL TRAIL NATURE PARK (FUTURE)	12 CITY CENTER PARK
3 EQUESTRIAN STAGING AREA	13 CREEK SIDE PARK
4 KEENELAND PARK (FUTURE)	14 PHEASANT BROOK PARK
5 WILLOWBEND PARK (FUTURE)	15 WESTSIDE PARK (FUTURE)
6 PANORAMA PARK	16 GENEVA RESORT PARK (FUTURE)
7 WATER TANK PARK	17 MEADOW PARK
8 SQUAW HOLLOW DEBRIS BASIN PARK	18 HILLSIDE PARK
9 PIONEER PARK	19 MURDOCK CANAL PARK (FUTURE)
10 HOLLOW PARK	20 LINDON VIEW PARK (FUTURE)

Item 8: New Business (Planning Commissioner Reports)

Item 1 – Subject _____

Discussion

Item 2 – Subject _____

Discussion

Item 3 – Subject _____

Discussion

Item 9: Planning Director Report

- May is National Bike Month. Bike to Work!
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Adjourn