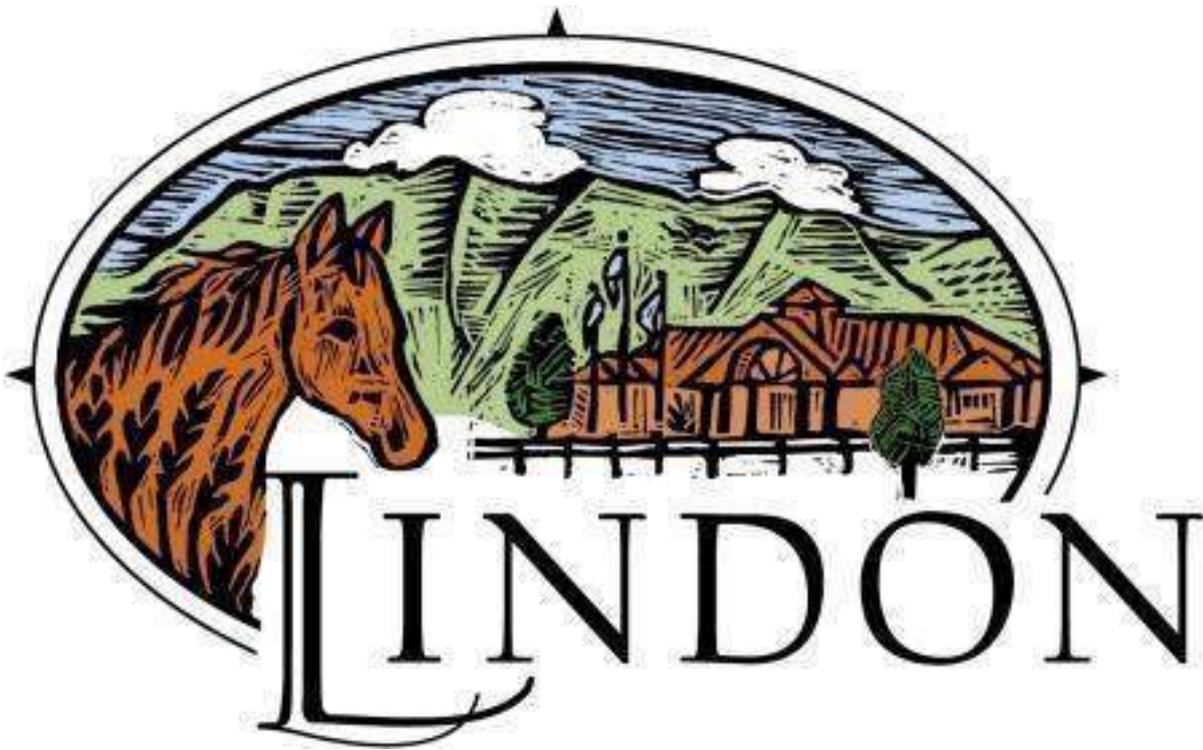


# **Lindon City Planning Commission Staff Report**



July 10, 2018

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 10, 2018**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

### AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

#### 1. Call to Order

#### 2. Approval of minutes

Planning Commission 06/12/2018

#### 3. Public Comment

(15 minutes)

#### 4. Public Hearing — Zone Map Amendment, 452 South 800 West

Lindon City, requests approval of a zone map amendment from Planned Commercial-2 (PC-2) to Planned Commercial-1 (PC-1) for parcel #46:937:0201 (Lot 201, Plat B, Murdock Cars of Lindon Subdivision), located at 452 South 800 West. Recommendation(s) will be forwarded to the City Council. (Pending Ordinance 2018-12-O)

(15 minutes)

#### 5. Discussion Item — Lindon City General Plan, Public Facilities

Brad Jorgensen, Public Works Director, will review the Public Facilities section with the Planning Commission. This is an informative discussion item only. No motions will be made.

(15 minutes)

#### 6. Site Plan — Lindon Flats, 1851 West 200 North

Ryan Litke, on behalf of Warr Head Properties, LCC, requests site plan approval for an office/warehouse building (40,058 sq. ft.) in the Light Industrial (LI) zone. The subject property is located at 1851 West 200 North (Parcel #44:224:0001, Lot 1, Plat A, Karma North Amended Subdivision).

(15 minutes)

#### 7. Public Hearing — Ordinance Amendment, Lindon City Code Title 17 Zoning

Lani Podzikowski requests approval of an amendment to Lindon City Code Title 17 Zoning, to adopt a Residential Business District Overlay zone. Recommendation(s) will be forwarded to the City Council for final approval. (Pending Ordinance 2018-7-O) *(Item continued from 6/12/18)*

(15 minutes)

#### 8. Minor Subdivision — Emery View Subdivision, Plat A, ~503 North 150 East

Jared Colledge requests preliminary plan approval of a three (3) lot residential minor subdivision, consisting of 2.27 acres (Parcels #14-071-0343 and 14-071-0347) in the Residential (R1-20) zone.

(15 minutes)

#### 9. Site Plan Amendment — Mt. Tech 4 Amended Parking, 625 North 2800 West

WICP West Orem #3, LLC, requests amended site plan approval in order to replace two retail pads with parking stalls. The site is located at 625 North 2800 West (Parcel #67:013:0004, Lot 4, Plat B, Mountain Tech Subdivision) in the General Commercial (CG-A8) zone. The original site plan was approved by the Planning Commission 12/12/2017.

(15 minutes)

#### 10. Site Plan — Ruf Front Office Building, 1780 West 700 North

Steve Ruf requests site plan approval for a commercial office building (~7,000 sq. ft.), to be located at 1780 West 700 North (Parcel #51:584:0001, Lot 1, Ruf East Subdivision, Plat A) in the Lindon Village Commercial (LVC) zone.

(15 minutes)

#### 11. Public Hearing — Ordinance Amendment, Lindon City Code 8.20 Public Nuisances



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

# Notice of Meeting

## Lindon City Planning Commission



Lindon City requests approval of an amendment to Lindon City Code Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise. The proposal would address potential hours during which Inappropriate Noises are not allowed. Recommendations will be forwarded to the City Council for final approval. (Pending Ordinance 2018-9-O) *(Item continued from 6/12/18)*

**12. New Business from Commissioners**

**13. Planning Director Report**

**Adjourn**

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

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

**Posted By:** Brandon Snyder, Associate Planner

**Date:** July 2, 2018

**Time:** 9:30 a.m.

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

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

Lindon City Planning Commission Meeting July 10, 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 June 12, 2018

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**  
3 **June 12, 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: Steve Johnson, Commissioner  
10 Pledge of Allegiance: Mike Vanchiere, Commissioner

12 **PRESENT** **EXCUSED**

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

22

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

24

25 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the  
26 Planning Commission meeting of April 24, 2018 were reviewed.

28 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES  
29 OF THE REGULAR MEETING OF APRIL 24, 2018 AS PRESENTED.  
30 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN  
31 FAVOR. THE MOTION CARRIED.

32

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

36

37 **CURRENT BUSINESS** –

38

39 4. **Discussion Item — Lindon City General Plan, Streets and Transportation.**  
40 Noah Gordon, Lindon City Engineer, and Hugh Van Wagenen, Lindon City  
41 Planning & Economic Development Director, will review the Streets and  
42 Transportation section with the Planning Commission. This is an informative  
43 discussion item only. No motions will be made.

44

45 Noah Gordon, Lindon City Engineer, and Hugh Van Wagenen, Lindon City  
46 Planning & Economic Development Director, were in attendance to review the Streets  
and Transportation section of the General Plan with the Planning Commission.

2 Mr. Gordon began by explaining the Streets and Transportation section of the  
Lindon City General Plan (Transportation Plan) is designed to provide the goals and  
4 guidelines necessary for the planning of safe and efficient movement of people and goods  
in the City. He noted transportation policies impact current and future land use and  
6 transportation planning. Mr. Gordon pointed out through implementation of the Lindon  
City Street Master Plan Map, the Alternative Transportation Master Plan Map and  
8 applicable capital facilities plans, the City can ensure comprehensive and coordinated  
transportation planning efforts.

10 Mr. Gordon stated the primary purpose of the transportation plan is to balance  
future demands generated by the Land Use element with future roadway improvements,  
12 thereby developing a long-range transportation system plan which would efficiently  
support future land development. Mr. Gordon commented the Goals of the Transportation  
14 Plan are a balanced circulation system, safe and efficient movement of vehicles and  
pedestrians, reinforce land development patterns and City priorities, and enhance regional  
16 circulation facilities (coordination with UDOT and MAG). Mr. Gordon also noted the  
alternative modes of transportation are mass transit, transit nodes and bicycle routes.

18 Mr. Gordon indicated we can use this information to secure right-of-way, help  
determine impact of outlying development on existing streets and for the long-range  
20 financial impact and search for funding sources (Gas tax, TUF, etc.). He noted to  
remember to use it as a planning tool but added most actual improvements will be tied to  
22 future growth. And to also remember that transportation needs are based on build-out  
conditions of the land use map, so if the land use changes these may not be all the needs  
24 in the future and the only constant is change. Mr. Gordon then referenced recent activities  
including the Geneva Road / 200 South Intersection and the Lindon Heritage Trail.

26 Mr. Gordon went on to say the recommendations in this plan represent street  
capital improvements that could ultimately be needed if Lindon's entire planning area is  
28 fully developed according to the General Plan Land Use Map. He pointed out it is  
important to emphasize that the results do not necessarily suggest all needs in the next  
30 five, ten, or even twenty years. He noted also inherent in a long-range projection is the  
potential for variation due to unforeseen economic, political, social, and technological  
32 changes.

Following the presentation, Chairperson Call thanked Mr. Gordon for the valuable  
34 information. She called for any comments or discussion from the Commission. Hearing  
none she moved on to the next agenda item.

- 36
- 38 **5. Plat Amendment — Kirkland Estates Subdivision, Plat P, 1124 E. 20 S.** Lee  
Chestnut requests plat amendment approval of the proposed seven (7) lot  
Kirkland Estates Subdivision, Plat P (Including a vacation of lot 52 of Plat M, lots  
40 50-51 of Plat K, and lots 46-49 of Plat L, in the Kirkland Estates Subdivision.)  
The proposed plat amendment will add additional acreage to the rear of the  
42 existing lots. The subject properties are located at approximately 1124 E. 20 S. –  
Lindon in the Single-Family Residential (R1-12) zone.

44

46 Brandon Snyder, Associate Planner, led this discussion by stating Chad  
Herrington is in attendance representing the applicant for this item. He then gave some  
background of this item noting the proposed plat amendment creates a seven (7) lot  
48 subdivision by way of amending/vacating lot 52 of Plat M, lots 50-51 of Plat K, and lots

2 46-49 of Plat L, in the Kirkland Estates Subdivision. He noted the proposed plat  
4 amendment will add additional acreage to the rear of the existing lots and is not creating  
any new lots.

6 Mr. Snyder then went over the lot requirements noting the minimum lot size in  
the R1-12 zone is 12,000 sq. ft. (lots range from 15,800 to 30,200 sq. ft.). The minimum  
8 lot frontage requirement is 50 feet (measured along public street) and all lots comply.  
And the minimum lot width is 100 feet (measured at front yard setback) and all lots  
10 comply. He noted the City Engineer is currently addressing engineering standards and all  
engineering issues will be resolved before final plat approval is granted. He added the  
12 applicant is also addressing the water standards. Mr. Snyder then referenced the proposed  
subdivision and an aerial photo of the existing property lines followed by discussion. Mr.  
Snyder stated this is a pretty straightforward proposal and staff has no concerns or issues.  
14 He then turned the time over to the Mr. Herrington for comment.

16 Mr. Herrington gave a brief history of the property explaining the subdivision was  
created in 1992 noting there was recording errors with three strips that was part of the  
18 problem in this taking so long to rectify the recording issues with quit claim deeds etc. He  
noted it will be good to have all neighbors split it up evenly and to own it legally.

20 Nancy Madsen and Lee Wilkerson were in the audience and commented their  
property borders the property in question stating they will follow this issue and the  
22 impact it may have to their property. Bruce Cormack stated his property also borders the  
property in question. He asked for the property dimensions. Mr. Herrington gave the  
dimensions stating it is approximately 35 ft.

24 Commissioner Kallas suggested to include in the motion a condition stating if  
there are any overlapping structures when divided the lines will need to be redrawn to  
26 comply with the setbacks.

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

30 COMMISSIONER KELLER MOVED TO APPROVE THE APPLICANT'S  
REQUEST FOR APPROVAL OF A SEVEN (7) LOT SUBDIVISION TO BE KNOWN  
32 AS KIRKLAND ESTATES SUBDIVISION, PLAT P WITH THE CONDITION THAT  
WHEN SURVEYED ALL EXISTING STRUCTURES MUST MEET THE CURRENT  
34 CITY SETBACKS AND CODES AND IF THEY NEED TO ADJUST THE  
PROPERTY LINES SO IT MEETS CITY CODE IT SHOULD BE DONE AT THAT  
36 TIME. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE  
VOTE WAS RECORDED AS FOLLOWS:

38 CHAIRPERSON CALL AYE  
COMMISSIONER MARCHBANKS AYE  
40 COMMISSIONER KALLAS AYE  
COMMISSIONER KELLER AYE  
42 COMMISSIONER JOHNSON AYE  
COMMISSIONER VANCHIERE AYE  
44 THE MOTION CARRIED UNANIMOUSLY.

46 6. **Public Hearing — Ordinance Amendment, Lindon City Code Title 17**  
**Zoning.** Lani Podzikowski requests approval of an amendment to Lindon City  
48 Code Title 17 Zoning, to adopt a Residential Business District Overlay zone.

2 Recommendations will be forwarded to the City Council for final approval.  
3 (Pending Ordinance 2018-7-O).

4

5 COMMISSIONER VANCHIERE MOVED TO OPEN THE PUBLIC  
6 HEARING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL  
7 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

8

9 Hugh Van Wagenen, Planning Director, opened this agenda item by stating  
10 Krishelle Travis is in attendance representing the applicant. He explained this is a request  
11 for a new section of code to be added to Title 17 called Residential Business Overlay  
12 (RBO) zone. He indicated this ordinance would give greater allowances than current  
13 home occupation standards in regards to parking, hours of operation, and clients. Unlike  
14 the home occupation ordinance, however, only certain properties will be eligible for the  
15 overlay based on frontage, size, and proximity to collector roads and commercial zones.  
16 Additionally, any property desiring to use the RBO zone would need to apply for a Zone  
17 Map change to apply the overlay to a specific property. He pointed out although this  
18 request only deals with the zoning text and not the zoning map, it is important to  
19 understand why the applicant is making the request and how it pertains to her property.

20 Mr. Van Wagenen then gave a brief history noting in 2016, the applicant, Ms.  
21 Podzikowski purchased the property on the corner of Main Street and 200 South (172  
22 South Main). He noted at that time the property had an old home on it and the property  
23 was split zoned with a small corner being residential and the majority commercial. With  
24 plans to build a new home and operate her existing dance company from the home, Ms.  
25 Podzikowski felt at the time the property was a good fit with its proximity to commercial  
26 operations and businesses and also adjacent to Orem City.

27 Mr. Van Wagenen further explained that Ms. Podzikowski was able to demolish  
28 the old home and build a new home under City ordinances in addition to the small corner  
29 of the property being residential. He noted at that time, new construction of a home after  
30 demolition of an existing home did not require any public improvements. Upon  
31 completion of the home, Ms. Podzikowski obtained a home occupation license and began  
32 operating her dance company. Not long after operations began, City Staff was confronted  
33 to the number of students and staff was beyond the home occupation allowances. After  
34 many discussions with City Staff on potential solutions to the situation, Ms. Podzikowski  
35 decided to apply for a new ordinance; the draft is before the Commission tonight. He then  
36 turned the time over to Ms. Travis for comment.

37 Ms. Travis explained her children attend Ms. Podzikowski's dance school and  
38 she is a land developer for DR Horton and volunteered her services to assist Ms.  
39 Podzikowski as she has a vested interest. Ms. Travis stated the home was built to comply  
40 with residential standards, not commercial standards, so they have been working with the  
41 Building Department to draft a list of items that need to be corrected to bring it into  
42 compliance with commercial operation standards or for the occupancy dedicated within  
43 the building once the zone is overlaid. She noted Ms. Podzikowski's is prepared to make  
44 these changes once the overlay is in place.

45 Mr. Van Wagenen went on to say the creation of a new zoning ordinance is  
46 always met conservatively due to unintended consequences, so to alleviate the concern  
47 about proliferation of this zone, the parameters for property to be eligible are included in  
48 the following text:

2 1. *Site requirements for zone eligibility:*

- 4 a) *Property must have a minimum of fifty (50) feet of street frontage along a major collector road as identified by the Lindon City Street Master Plan Map.*
- 6 b) *Property must be a minimum of 30,000 square feet.*
- 8 c) *Property must be adjacent to or across the street from a non-residential zone or within a non-residential zone.*

10 Mr. Van Wagenen then referenced the map showing which properties within the City would be eligible to apply the zone. He indicated that even with eligibility established, an applicant would need approval from the City before the overlay would be in place. He then referenced the highlights of the ordinance as follows:

- 12 1. Public improvement requirements can be waived by the City Council.
- 14 2. All building and fire codes must be met based on desired occupancy (this can require significant upgrades if using a residence for certain commercial purposes).
- 16 3. Business owner must live on-site as primary resident

Permitted Uses are:

- 18 a) Barbers, cosmetologists, manicurists.
- 20 b) Culinary, Bakery, Food Preparation.
- 22 c) Consultant or Professional Services with additional employees or contractors.
- 24 d) Contractor, “handyperson”, and landscape or yard maintenance contractor; subject to the special conditions that no construction materials or equipment will be stored on the premises outside of an approved structure.
- 26 e) Pre-School
- 28 f) Home instruction including, but not limited to, in-home lessons such as: musical instruments, voice, dance, acting, graphic arts, art, and educational subjects, swimming, tennis, and other athletic instruction.
- 30 g) Other permitted uses include any land use permissions in the underlying zone.
- 32 4. Rear Yard Setbacks are 20 feet to residential zones and 10 feet to non-residential zones.
- 34 5. Minimum of eight feet of landscaping is required adjacent to public rights of way.
- 36 6. Operating hours are from 7:30 am to 9:00 pm.
- 38 7. Ten patrons are allowed per hour for most businesses with preschool and home instruction patrons allowed based on occupancy of the structure as determined by building and fire code.
- 40 8. Up to five employees not residing on the property are allowed.
- 42 9. Off-street parking requirements are based on type of use
- 44 10. Only one permanent sign allowed with parameters for temporary signs

40 Mr. Van Wagenen then referenced for the Ordinance 2018-8-O Residential Business Overlay Zone draft, the Map of properties that meet parameters to request the overlay and the Current Zoning Map of 172 South Main followed by some general discussion.

44 Ms. Travis stated they are proposing that this ordinance change will function for other locations also and this is a major home occupation which the city lacks and the trend is for a need for something like this. They would like it to be a tool for others to use also and for it to work on a broad forum; to look and act like residential but with a higher use. She pointed out that financially it is not a commercial business which is also a

2 consideration. She noted that they looked at several other city's that have major home  
occupations and she feels the city can feel good about this change. She noted Ms.  
4 Podzikowski believes she was open and honest when purchasing this property and it was  
sold to her as a commercial lot. She noted Ms. Podzikowski was not aware until after  
6 purchase that it had a residential component.

8 Commissioner Kallas commented that it seems awkward to have to create a new  
zone for one person. He feels we don't want home-based businesses that create parking  
and traffic issues. Chairperson Call commented this would be a city-wide ordinance but  
10 this ordinance is written so only 10 patrons per hour can be there so she doesn't see how  
this fits the requested need. Ms. Travis stated there are exceptions for studios and  
12 preschools that have a higher demand based on occupancy; she also staggers her classes  
and it is more of a drop off and pick up situation. Chairperson Call also asked how the  
14 traffic would be monitored. Mr. Van Wagenen stated visually and from information from  
the operator. Commissioner Vanchiere asked about the surface parking as to not generate  
16 dust etc. Mr. Van Wagenen stated staff will monitor the parking issues also.

18 There was then some general discussion regarding the parking lot (roadbase),  
traffic, etc. Ms. Travis pointed out that Ms. Podzikowski is doing all she can and is more  
than willing and prepared to make the required changes and improvements to the  
20 property. Commissioner Marchbanks pointed out that Ms. Podzikowski didn't do  
anything that she wasn't supposed to do at the time.

22 Following some additional discussion Chairperson Call asked if there were any  
public comments. Hearing none she called for a motion to close the public hearing.  
24

26 COMMISSIONER VANCHIERE MOVED TO CLOSE THE PUBLIC  
HEARING. COMMISSIONER JOHNSON SECONDED THE MOTION. ALL  
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.  
28

30 Commissioner Kallas commented that he would like to see more restrictive  
wording in the ordinance with respect to other parcels within the city. Commissioner  
Johnson expressed that waiving actual city improvements causes him some concerns.

32 Commissioner Marchbanks commented that the tools are here to approve or deny  
so in the future when anyone applies for an overlay zone the City Council will make the  
34 final decision. Chairperson Call stated she has concerns with a case by case review and  
decision on the improvements and that it is very flexible. She also expressed her thoughts  
36 on requiring curb and gutter. Chairperson Call pointed out that recommendations from  
the Planning Commission will be forwarded on to the City Council.

38 Mr. Van Wagenen stated he will talk with the City Attorney regarding some of  
these concerns and bring it back before the Commission. He then directed the  
40 Commission to continue the item for further discussion.

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

44 COMMISSIONER KALLAS MOVED TO CONTINUE THE APPLICANTS  
REQUEST IN ORDER TO GATHER FURTHER INPUT FROM THE CITY  
46 ATTORNEY. COMMISSIONER MARCHBANKS SECONDED THE MOTION.  
THE VOTE WAS RECORDED AS FOLLOWS:  
48 CHAIRPERSON CALL AYE

2 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER KALLAS AYE  
4 COMMISSIONER KELLER AYE  
COMMISSIONER JOHNSON AYE  
6 COMMISSIONER VANCHIERE AYE  
THE MOTION CARRIED UNANIMOUSLY.

8

7. **Plat Amendment — Murdock Cars of Lindon Subdivision, Plat C, 530 S.**

10 **Lindon Parkway.** Kevin Hunt, Murdock Auto Group, requests plat amendment  
approval of the proposed one (1) lot Murdock Cars of Lindon Subdivision, Plat C.  
12 The proposal will vacate and combine lots 201 and 202 of the Murdock Cars of  
Lindon Subdivision, Plat B The subject property is located at 530 South Lindon  
14 Parkway - Lindon in the Planned Commercial (PC-1 and PC-2) zones.

16 Mr. Snyder stated Kevin Hunt representing the Murdock Auto Group is in  
attendance for this agenda item. Mr. Snyder explained the proposed plat amendment will  
18 combine two lots to create a one (1) lot subdivision and will not create any new lots; the  
previous plat was recorded in December of 2015. He noted this application follows the  
20 recent change to the Lindon City Standard Land Use Table that permits vehicle service  
centers in conjunction with a new vehicle dealership (Lot #202 is currently in the PC-1  
22 zone with Lot #201 being currently in the PC-2 zone).

Mr. Snyder further explained Lindon City Code (LCC) 17.33.040(1)(e), requires  
24 that “*the plat amendment will not result in a property that is in more than one zone (split  
zoning), unless that property was already in more than one zone.*” He pointed out the  
26 requested condition is listed in the staff packet to address this code requirement. He noted  
with input from the Planning Commission, staff can begin the process to address the  
28 conditions. There was then some discussion regarding the listed conditions as follows: 1.  
prior to the plat being recorded that the parent parcels be rezoned to the same zoning  
30 designation or that the zoning text (city code) be amended doing away with the split  
zoning prohibition and 2. verify the address.

32 Mr. Snyder explained the minimum lot size in both the PC-1 and PC-2 zones is 1  
acre (lot is 9.29 acres). He also explained the differences between PC-1 (new dealerships  
34 but not used) and PC-2 (conditional use permit) and primary and secondary uses. He  
noted the City Engineer is currently addressing engineering standards and all engineering  
36 issues will be resolved before final plat approval is granted. Mr. Snyder then referenced  
the proposed subdivision and an aerial photo of the existing property lines followed by  
38 discussion.

Mr. Snyder then turned the time over to the applicant for comment. Mr. Hunt  
40 stated at one time the PC-2 area was the Miller Used Car Facility and was purchased and  
rebranded to Hyundai. Their shop is overwhelmed and the plan is to make the Mercedes  
42 store a customer service center. There is also a prospect that Hyundai Equus will be a  
break off line and they are potentially preparing for the future if that takes place.

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

46

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANTS  
48 REQUEST FOR APPROVAL OF A ONE (1) LOT SUBDIVISION, TO BE KNOWN

2 AS THE MURDOCK CARS OF LINDON SUBDIVISION, PLAT C, WITH THE  
4 FOLLOWING CONDITIONS (IF ANY): 1. PRIOR TO THE PLAT BEING  
6 RECORDED THAT THE PARENT PARCELS BE REZONED TO THE SAME  
8 ZONING DESIGNATION OR THAT THE ZONING TEXT (CITY CODE) BE  
10 AMENDED DOING AWAY WITH THE SPLIT ZONING PROHIBITION, AND 2.  
12 VERIFY THE ADDRESS. COMMISSIONER MARCHBANKS SECONDED THE  
14 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

10 COMMISSIONER MARCHBANKS AYE

COMMISSIONER KALLAS AYE

12 COMMISSIONER KELLER AYE

COMMISSIONER JOHNSON AYE

14 COMMISSIONER VANCHIERE AYE

THE MOTION CARRIED UNANIMOUSLY.

16

8. **Public Hearing — Ordinance Amendment, Lindon City Standard Land Use**

18 **Table.** Jacob McHargue, Vineyard City, requests approval of an amendment to  
20 the Lindon City Standard Land Use Table to allow overhead power poles/lines  
(less than 35K) to be permitted west of the commuter railroad tracks.

22 Recommendations will be forwarded to the City Council for final approval.  
(Pending Ordinance 2018-8-O).

24 COMMISSIONER VANCHIERE MOVED TO OPEN THE PUBLIC  
26 HEARING. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

28 Mr. Van Wagenen stated Chris Wilson, Assistant City Engineer, representing  
30 Vineyard City is in attendance for this agenda item. Mr. Van Wagenen then gave a brief  
background noting the growth of Vineyard City requires additional Rocky Mountain  
32 Power lines from a local substation to service the area. He explained this service is  
designed to cross Lindon City property at the Geneva Park property near the boat harbor.  
34 He then referenced the map showing the proposed power line run. He noted due to the  
demands of growth, time factors are of the essence to build the new line.

36 Mr. Van Wagenen further explained that Lindon's Standard Land Use Table does  
not permit above ground electrical utility lines that are less than 35 kilovolts (the line  
38 requested is 12.5 kV which would violate city ordinance). Mr. Van Wagenen also stated  
in order to facilitate the construction of the needed lines, Vineyard City is requesting a  
40 change to the Standard Land Use Table to allow the lines west of the UTA commuter  
railroad tracks that are less than 35kV.

42 Mr. Van Wagenen indicated staff is comfortable with this request due to the fact  
of the limited area of impact and the fact that Lindon has initiated a boundary change  
44 with Vineyard City to place this property in Vineyard. This boundary change stems from  
Lindon's sale of city owned property to Vineyard for their public works yard. The  
46 ordinance request is based on timing, as the power line needs to get constructed as soon  
as possible, but the Lindon/Vineyard border adjustment may take months to go into  
48 effect. Mr. Van Wagenen then presented the proposed power line agreement, location of  
commuter railroad tracks, Lindon/Vineyard boundary adjustment, types of power lines

2 graphic, street view of existing are where the new lines are proposed and Ordinance  
2018-8-O followed by some general discussion. He then turned the time over to Mr.  
4 Wilson for comment.

6 Mr. Wilson informed the Commission that the powerline project would be a direct  
benefit to Vineyard City. He noted one main reason for the tight construction timeline is a  
8 permit deadline that Rocky Mountain Power has to make the railroad crossing. He also  
indicated that missing this deadline would result in additional costs to the project; this  
10 project has been open for over a year. Following discussion, the majority of the  
Commission agreed it is important to be good neighbors with Vineyard, however, there  
12 were also some concerns in accommodating Rocky Mountain Power, who has not been  
cooperative to work with in clearing up some parcel issues in the area. The Commission  
14 also asked staff to reach out to Rocky Mountain Power and see what can be done with  
this issue. Staff confirmed they will contact Rocky Mountain Power.

16 Chairperson Call asked if there were any public comments. Hearing none she  
called for a motion to close the public hearing.

18 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT  
20 VOTED IN FAVOR. THE MOTION CARRIED.

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

24  
26 COMMISSIONER VANCHIERE MOVED TO RECOMMEND APPROVAL  
OF ORDINANCE AMENDMENT 2018-8-O AS PRESENTED. COMMISSIONER  
KELLER SECONDED THE MOTION. THE VOTE WAS RECORDED AS  
28 FOLLOWS:

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

36 THE MOTION CARRIED UNANIMOUSLY.

38 **9. Conditional Use Permit — G&N Custom Auto Body and Paint, 225 (215)  
South 800 West.** Gary Groves, G&N Custom Auto Body and Paint, requests  
40 conditional use permit (CUP) approval for general auto/vehicle repair services to  
be located at 225 (215) South 800 West, in the Light Industrial (LI) zone.

42 Mr. Snyder opened this agenda item by giving some background noting the  
applicant, Gary Groves, G&N Custom Auto Body and Paint (who is in attendance) has  
44 requested approval for an auto body and paint shop. He noted Mr. Groves has a pending  
business license and building permit applications submitted. He explained the services to  
46 be provided would include body and panel repair, custom body work, paint, restorations,  
and repairing wrecked cars. Mr. Snyder stated the Planning Director has indicated that  
48 these uses would fall under “General auto/vehicle repair.” The Lindon City Land Use

2 Table indicates that “General auto/vehicle repair” is a conditional use in the LI zone. He  
reminded the Commission the purpose of the of the LI zoning district is to provide areas  
4 in appropriate locations where light manufacturing, industrial processes and warehousing  
not producing objectionable effects may be established, maintained, and protected. The  
6 regulations of this district are designed to protect environmental quality of the district and  
adjacent areas.

8 Mr. Snyder pointed out that city records indicate three open/active business  
licenses for this location: Revved Auto Sales (Used Vehicle Sales Lot and office only.),  
10 R&R Foodservices (Food Truck Commissary Kitchen), and Action Auto Sales (Used  
Vehicle storage only. Off-site sales lot). He then referenced the map outlining business  
12 locations on the property. He pointed out the site has an existing structure (home) on the  
corner used in association with the used car sales and the food truck commissary. The  
14 existing south storage/maintenance building to be used by the applicant was constructed  
in 1992. The building was used for storage and equipment maintenance by Mitchell  
16 Excavation (the building is 3,000 sq. ft.). He also referenced the listed conditions  
included in the staff report.

18 Mr. Snyder further explained the minimum parking requirements for Auto Repair  
is 1/300 sq. ft. office and 5/service bays. New parking lots must be asphalt or concrete  
20 however, the Planning Commission may approve specific conditions allowing vehicle  
storage of operable or inoperable vehicles beyond ten vehicles and for longer than  
22 seventy-two hours when approved as part of a Conditional Use Permit. He added that  
Third Party Public Notices were mailed on June 1, 2018 and no public comments have  
24 been received to date. He then turned the time over to the applicant for comment.

26 Mr. Graves commented that the cars will be stored inside overnight and no scrap  
or garbage will be left outside. He stated the shop and surrounding areas will be kept  
very clean and nice. Mr. Graves indicated they will not work past 8:00 pm and the bay  
28 doors will not be open to keep the noise down as to not bother the neighbors. Mr. Graves  
stated he always strives to keep a clean shop and a nice appearance because if the shop  
30 and building is not clean you cannot attract customers. He noted Action Auto in the back  
is on a month to month lease and if they become an issue they will be removed. He  
32 stated they have done all the required paperwork and obtained a bond.

34 Chairperson Call pointed out one of the conditions is that they will put in a 6 ft.  
view obscuring fence on the rear gravel storage area that would limit the view of the cars.  
Mr. Graves indicated they will comply with all conditions. There was then some general  
36 discussion regarding the listed conditions.

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

40 COMMISSIONER VANCHIERE MOVED TO APPROVE THE APPLICANT’S  
REQUEST FOR A CONDITIONAL USE PERMIT FOR GENERAL  
42 AUTO/VEHICLE REPAIR, TO BE LOCATED AT 225 SOUTH 800 WEST, IN THE  
LIGHT INDUSTRIAL (LI) ZONE, WITH THE FOLLOWING CONDITIONS: 1. NO  
44 OUTDOOR STORAGE OF PARTS OR VEHICLES BEING SERVICED/UNDER  
REPAIR TO THE SOUTH, EAST, AND NORTH OF THE BUILDING; 2. NO MORE  
46 THAN TEN (10) INOPERABLE VEHICLES OR THOSE BEING PARKED FOR  
REPAIRS FOR LONGER THAN SEVENTY-TWO HOURS SHALL BE KEPT ON  
48 THE PROPERTY, AND THEY SHALL BE KEPT ONLY IN A REAR GRAVEL

2 STORAGE AREA PER LINDON CITY CODE (LCC) 17.06.040. (THIS EXCLUDES  
4 ANY VEHICLES THAT ARE STORED WITHIN THE BUILDING); 3. SUBMIT AN  
6 INDUSTRIAL WASTE QUESTIONNAIRE AND COORDINATE WITH PUBLIC  
8 WORKS REGARDING SWPPP COMPLIANCE; 4. LIMIT HOURS OPEN TO THE  
10 PUBLIC TO 7 AM TO 7 PM AND BAY DOORS TO REMAIN CLOSED AFTER 8  
12 PM. 5. INSTALL VIEW-OBSCURING FENCE NO LESS THAN 6' IN HEIGHT  
14 AROUND THE REAR GRAVEL STORAGE AREA (WEST OF BUILDING) TO  
16 OBSCURE THE STORAGE OF SUCH VEHICLES FROM THE ADJACENT PUBLIC  
18 STREET PER LCC 17-06-040, AND 6. PROVIDE ADEQUATE PARKING STALLS  
20 FOR CUSTOMERS AND EMPLOYEES BASED ON THE NUMBER OF BAYS  
BEING USED. COMMISSIONER MARCHBANKS SECONDED THE MOTION.  
THE VOTE WAS RECORDED AS FOLLOWS:

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

22 **10. Public Hearing — Ordinance Amendment, Lindon City Code 8.20 Public**  
24 **Nuisances.** Lindon City requests approval of an amendment to Lindon City Code  
Section 8.20.030 Nuisance – Definition subsection (2)(cc) Inappropriate Noise.  
The proposal would be to add hours (10 pm to 7 am) during which Inappropriate  
26 Noises are not allowed. Recommendations will be forwarded to the City Council  
for final approval. (Pending Ordinance 2018-9-O).

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

32  
34 Mr. Van Wagenen led this discussion by giving some background of this item  
noting noise complaints are not uncommon but are not particularly frequent in the city  
either. However, the existing nuisance code regarding *Inappropriate Noise* does not have  
36 any defined quiet hours, but rather leaves the time frame open to interpretation based on  
“noise that is substantially incompatible with the time and location where created.” Mr.  
38 Van Wagenen stated City staff prefers to have defined hours from 10:30 pm to 7:00 am  
makes it is very clear that inappropriate noise is not permitted during those hours. This  
40 helps not only with enforcement, but also with public education.

42 Mr. Van Wagenen stated the requested change allows staff to give clear  
information to the public and a clear timeframe to enforce quiet hours. He pointed out the  
44 added language does not take away the ability of the City to enforce other noise  
disturbances outside of those hours if such a situation should develop. He then referenced  
the suggested language as follows:  
46 8.20.030(2)  
*cc. Inappropriate Noise.*

2 *It shall be unlawful for any person to make, permit, continue, or cause to be made, or to*  
4 *create any unreasonable loud and disturbing noise in the City. Any noise which is*  
6 *substantially incompatible with the time and location where created to the extent that it*  
8 *creates an actual or imminent interference with peace and good order of persons of*  
10 *ordinary sensibilities shall be prohibited. Quiet hours shall be between 10:30 pm and*  
12 *7:00 am for construction projects, public and private events, and any other activity with*  
14 *the propensity to create noise that may impact others. Exceptions to quiet hours may be*  
16 *obtained upon approval from the City Administrator, or his/her designee.*

18 There was then some general discussion regarding the presented information  
20 including instances regarding construction noise and limiting their ability to operate. Mr.  
22 Van Wagenen pointed out the more defined hours are easier to enforce. He also stated  
24 variances or exceptions can be granted for industrial areas. Following additional  
discussion, the Commission was in agreement to continue the item for more discussion.  
Mr. Van Wagenen stated staff will massage this further and review the nuances and bring  
it back before the Commission.

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

COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER VANCHIERE SECONDED THE MOTION. ALL PRESENT  
VOTED IN FAVOR. THE MOTION CARRIED.

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

COMMISSIONER KELLER MOVED TO CONTINUE ORDINANCE  
AMENDMENT 2018-9-O. COMMISSIONER MARCHBANKS SECONDED THE  
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

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

Chairperson Call asked for an update on the Planning Commissioner vacancy. Mr.  
Van Wagenen stated he and the City Council representative will be interviewing two  
candidates next week but the position is technically still open. She also asked about the  
status on the group home on 200 South. Mr. Van Wagenen gave an update stating staff is  
still reviewing documents from the applicant and it is still in process. She also asked for  
an update on the selling of the Geneva Park property. Mr. van Wagenen stated there has

2 not been not any further pushback or additional comments from citizens and it appears to  
be moving forward.

4 Commissioner Johnson mentioned they are charging now for green waste at the  
Timpanogos Special Service District. He also mentioned the transportation summit was  
6 very enlightening and he feels we need to make wise choices as to not have gridlock.

8 Commissioner Kallas mentioned the dance studio review earlier tonight and what  
the thoughts are of when staff should weigh in. Mr. Van Wagenen stated it can be a  
10 delicate balance in trying to recognize what may help individuals without being  
detrimental to the public.

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

- 14
- Intern
  - Pool Passes
  - 16 • Movies in the Park

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

20

**ADJOURN** –

22

24 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
MEETING AT 10:25 PM. COMMISSIONER KELLER SECONDED THE MOTION.  
ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

26

Approved – July 10, 2018

28

30

\_\_\_\_\_  
Sharon Kallas, Chairperson

32

34

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

**Item 3: Public Comment**

**1 - Subject** \_\_\_\_\_  
Discussion

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**2 - Subject** \_\_\_\_\_  
Discussion

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**3 - Subject** \_\_\_\_\_  
Discussion

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# Item 4: Public Hearing — Zoning Map Amendment Planned Commercial 2 to Planned Commercial 1 452 South 800 West

<p>Applicant: Lindon City Economic Development Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Commercial Current Zone: Planned Commercial 1</p> <p>Property Owner: Murdock Hyundai Real Estate LLC Address: 452 South 800 West Parcel ID: 46:937:0201 Area Size: 5.4 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none"> <li>Whether to recommend approval of a request to change the Zoning Map designation of the subject property from Planned Commercial 2 to Planned Commercial 1. Planned Commercial 1 does not allow used vehicles sales as a primary use.</li> <li>Staff is requesting this change in order to all Murdock Hyundai to combine their campus into one lot following the purchase of the Mercedes Benz building. New lots are not allowed to be split zoned.</li> </ol> <p><u>MOTION</u> I move to recommend (approval, denial, continue) of Ordinance 2018-12-O with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> </ol>
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## OVERVIEW

The Planned Commercial 1 (PC-1) zone was created around 1998 when Lindon Park Drive was being constructed. The purposes of the Planned Commercial zone are (1) to provide for development of regional commercial centers that can accommodate retail, office, and service uses in areas that are convenient to the traveling public while protecting the character and quality of adjacent residential areas and the overall community of Lindon; (2) to provide aesthetic controls for building architecture and site development; (3) to provide development guidelines to ensure effective and safe traffic

Area of Zone Change



0 250 500 1,000 Feet



control and movement while creating an aesthetically pleasing traffic environment.

Before Murdock owned their current Hyundai site and before it was developed, it was owned by the Larry H. Miller Group. In 2006, the Miller Group applied for the creation of the Planned Commercial 2 (PC-2) zone in order to have a used vehicle dealership. That application was approved and the PC-2 was applied to the zoning map in its current configuration. The Miller Group leased and eventually sold the property to Murdock Hyundai who is the current owner of the ground.

With Murdock's purchase of the Mercedes Benz site and desire to combine both sites into one lot, the zoning has to be consistent on the property per Lindon City Code 17.33.040(1)e.

**FINDINGS OF FACT**

1. The General Plan currently designates the property under the category of Commercial. A zone change from PC-2 to PC-1 is still consistent with the General Plan as both fall under Commercial designations.
2. There are a handful of differences in the Land Use Table from PC 1 to PC-2 as illustrated in the table below:

Permitted Primary Uses	Commercial*	
	PC-1	PC-2
<b>RETAIL TRADE</b>		
Used Cars/Trucks - Used Vehicle Sales Lots	N	C
<b>SERVICES</b>		
Auto Tire Shops / Tire Sales / Tire Services	C	N
Legal Services	P	N
Engineering & Architectural	P	N
Educational & Scientific Research	P	N
Accounting, Auditing & Bookkeeping	P	N
Urban Planning	P	N

**ANALYSIS**

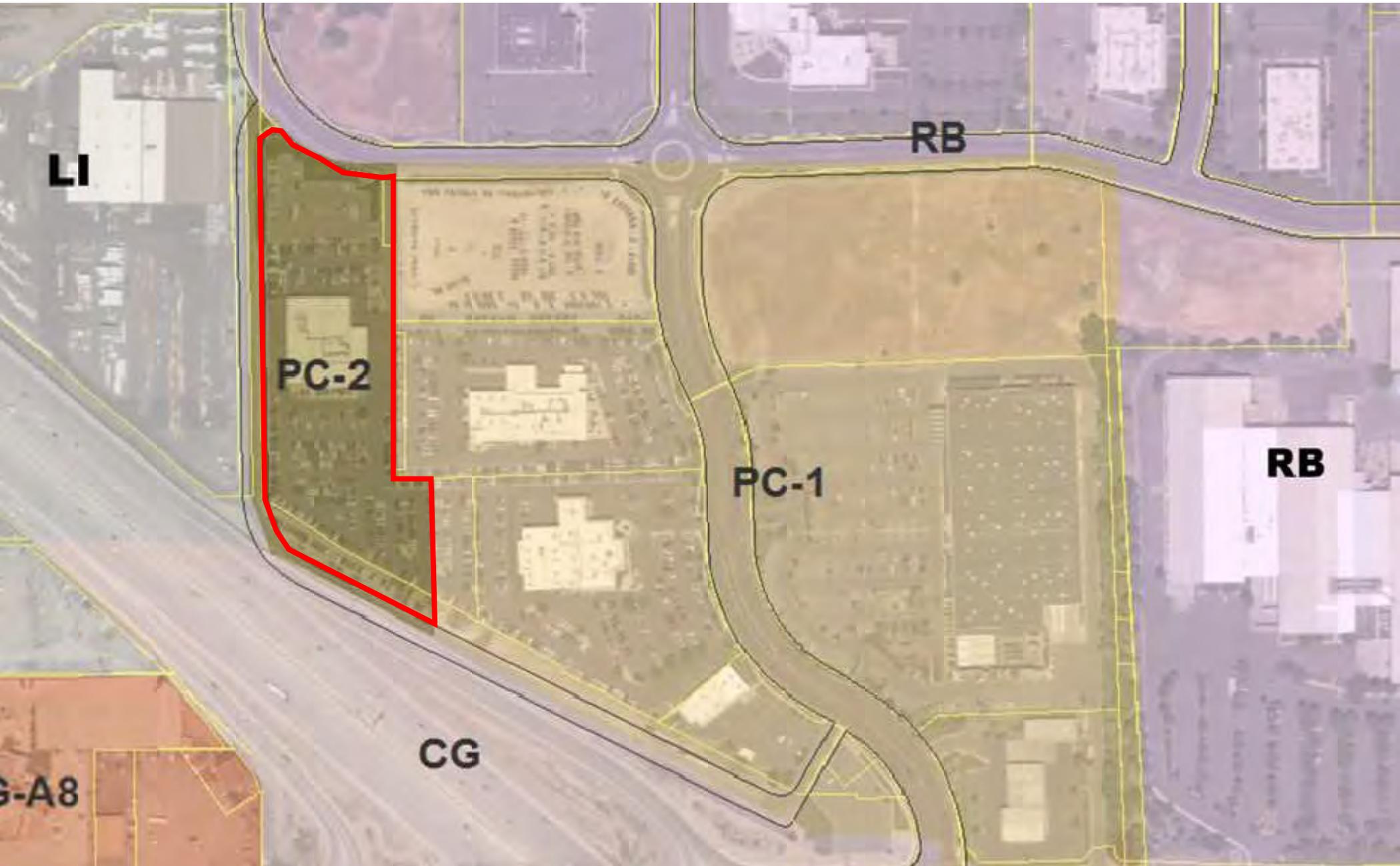
1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
  - a. It is the purpose of the *commercial* to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained and protected.
  - b. The goal of *commercial* development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.
    - i. Objectives of this goal are to:
      1. Expand the range of retail and commercial goods and services available within the community.
      2. Provide for adequate access, off-street parking, traffic circulation, noise buffering, and other operational considerations within commercial areas.
3. Improve the image and appearance of commercial areas by adoption of specific design guidelines and possible improvement districts, especially along State Street, Geneva Road, 200 South

600 South, 700 North and the freeway interchanges off-ramp areas.

4. Promote new office, retail, and commercial development along State Street and 700 North.
5. Encourage development of commercial facilities, such as hotels, restaurants and vehicle-related services at transportation interchanges.
6. Carefully limit any negative impact of commercial facilities on neighboring land-use areas, particularly residential development.
7. Build upon existing commercial site design and development standards, including architectural design guidelines and guidelines for landscaping and signage, to express the desired overall image and identity as outlined in the Community Vision Statement.
8. Encourage safe and convenient pedestrian access to shopping and service areas.

#### ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified
2. Draft ordinance 2018-12-O



**ORDINANCE NO. 2018-12-O**

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING PORTIONS OF THE LINDON CITY ZONING MAP FROM PLANNED COMMERCIAL 2 (PC-2) TO PLANNED COMMERCIAL 1 (PC-1) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it necessary to amend portions of the Lindon City Zoning Map, specifically the properties generally located at the following addresses from Planned Commercial 1 (PC-1) to Planned Commercial 2 (PC-2): 452 South 800 West (Utah County Parcel #49:937:0201) (See map labeled as Exhibit A); and

WHEREAS, Murdock Hyundai is expanding its campus through the purchase of the former Mercedes Benz site; and

WHEREAS, the new campus is being combined into one lot and split zoned lots are not permitted with a plat amendment; and

WHEREAS, the PC-2 designation on said lot was implemented for a used vehicle dealership and is no longer necessary as Murdock Hyundai is a new vehicle dealership; and

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

WHEREAS, a public hearing was held on July 10, 2018 to receive public input and comment regarding the proposed amendment; and

WHEREAS, no adverse effects were identified by the Commission during the hearing; and

WHEREAS, the Council held a public hearing on July 17, 2018 to consider the recommendation and no adverse effects were identified; and

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

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

**SECTION I:**

*See Exhibit A showing the subject parcel changing from Planned Commercial 2 (PC-2) to Planned Commercial 1 (PC-1) on the Lindon City Zoning Map.*



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

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

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jeff Acerson, Mayor

ATTEST:

\_\_\_\_\_  
Kathryn A. Moosman,  
Lindon City Recorder

SEAL

## Item 5: Discussion Item — Lindon City General Plan, Public Facilities

Brad Jorgensen, Public Works Director, will review the Public Facilities section with the Planning Commission. This is an informative discussion item only. No motions will be made.

<p><b>Applicant:</b> Lindon City <b>Presenting Staff:</b> Brad Jorgensen <b>Type of Decision:</b> N/A <b>Council Action Required:</b> Discussion</p>	<p><b>SUMMARY OF KEY ISSUES</b> Staff will present information regarding the Lindon City General Plan update by reviewing the Public Facilities section. No formal action will be taken at this time.</p>
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# **PUBLIC FACILITIES**

## PUBLIC FACILITIES

Public facilities represent the public's investment in the development of the complex, urban infrastructure that is necessary to support the physical operation of the city. The Public Facilities element is a plan for municipal utilities, public structures, properties, and measures required to meet the needs of the community. It is an important part of the General Plan, and, periodically, it must be reviewed and updated within the context of all other plan elements and against the broader context of changing economic, social, and political standards of the city.

Lindon's investments in public facilities are designed to respond to the identified needs of both the existing population and the forecasted population.

The annual capital budget provides for financing the construction of immediate projects for the current fiscal year; the 5-Year Capital Improvements Plan sets priorities for establishing and financing projects during the five (5) succeeding fiscal years; and the Public Facilities element of the General Plan presents a longer term, more comprehensive view that addresses the existing infrastructure of the community and addresses projected needs over the next 20 years.

The location, size, timing, and financing of major streets, water and sewer systems, drainage systems, parks and playgrounds, police and fire stations, and other public facilities must be planned well in advance of their construction as a means of minimizing their cost, optimizing their usefulness, and maximizing their public benefits and private sector support.



Shown above: Secondary water reservoirs that are part of the pressurized irrigation system.

Each year, a Capital Budget is approved by the City Council for incorporation in the City's spending program for the coming fiscal year. Every 5 years each utility Capital Improvements Plan (CIP), or Utility Master Plan, is reviewed and updated.

Each updated CIP incorporates the changes that have been determined as necessary to satisfy the most current capital investment needs of the community.

The interlinked features of the Public Facilities element, Capital Improvements Plan, and Capital Budget provide a broad perspective of the existing and planned infrastructure of the community. This enables decision makers in the public and private sector to anticipate and prepare for future development.

The plans in this document are based upon standards and levels of service necessary to meet the needs of the Lindon population as forecasted by the Lindon Planning Department for year 2030. Projected locations of facilities described in this Public Facilities element are generalized rather than site specific. Future development plans will determine the final timing, location and size of facilities.

The goal for community facilities and services is to have a system of community facilities which provides for the efficient and effective delivery of high quality public services to Lindon residents and businesses. Objectives for this goal are to:

1. Provide effective police, fire, and emergency medical services within the City.
  - a. These services can be provided in cooperation with other governmental entities.
  - b. The City should maintain either (i) independent services or (ii) equal or proportional administrative control in policy, administration, and financing of such services.
2. Provide and ensure adequate public water supply (culinary and secondary) and distribution systems to serve the needs of the City.
3. Provide and ensure an adequate sanitary sewer system, including cooperation with Orem City for water treatment services.
4. Provide and ensure an adequate storm water drain system and work with neighboring communities to coordinate these efforts.
5. Ensure that development does not overtax utilities and other infrastructure and that new development or expansion provides all utilities required for that development.
6. Provide and ensure adequate refuse collection.
  - a. Promote recycling of waste and use of recycled materials to the extent it is economically feasible.

- b. Promote the viability of the North Pointe Solid Waste Special Service District, and require refuse disposal at that site.
- 7. Promote infrastructure development—including that which supports technology services—to City homes and businesses, at least including electrical, communication, data, voice, and video.
  - a. Promote development which enhances breadth of services and competition.
  - b. To the extent possible, require infrastructure placement and type which enhances the beauty of the community, usually underground.
- 8. Develop a long-term plan for maintenance and replacement of aging infrastructure and incorporate that plan into fiscal planning.
- 9. Seek new revenue sources and strive to establish stable revenue sources to be utilized in the continued provision of governmental services.
- 10. Provide other desired services and consider expanding the range and quality of City services as needs, desires, and resources permit to enhance the overall quality of life in Lindon.
  - a. Cooperate with nearby communities, other governmental agencies, and public and private agencies to accomplish this goal.
  - b. Provide assistance in accessing library services in neighboring communities and encourage enhanced quality and access to such services in the County.
  - c. Promote special facilities and services oriented toward the needs and desires of special needs groups within the community.
  - d. Periodically explore, through a process including citizen input of priorities and resources, expansion of City services, possibly including an expanded community center, senior center, or recreational center for activities such as education, performance, exercise, and meeting.
  - e. Acquire and otherwise preserve sites for future community facilities, including growth areas prior to new development.
- 11. Provide and maintain adequate sites and facilities for all City departments.
  - a. Ensure that all public sites and buildings are attractive and well-maintained, and that corrective maintenance is undertaken as required.

- b. Ensure that additions to public buildings and facilities are economically feasible and characterized by the highest possible standards of architectural design, landscaping, and site development.
12. Encourage the continued excellence of elementary and secondary educational services with the City. Work with Alpine School District, charter schools, and private schools in the selection of sites for new facilities and in the design, maintenance, and support services (e.g., traffic, secondary water) of schools.

### **CULINARY WATER RESOURCES**

The Lindon culinary water supply consists of a combination of spring and well water. The water is stored in tanks and delivered throughout the city in a system consisting of multiple booster pumps, pressure reducing stations, transmission lines and distribution lines. The system is metered and is also the source of water for fire protection in Lindon.

The existing springs, wells and tanks should be able to physically deliver the water needed by Lindon in the foreseeable future. Some improvements to the transmission system will be required. As development occurs, water shares are typically dedicated (or cash equivalents are paid to the City) and improvements to the distribution system are made.

### **CULINARY WATER SYSTEM PLAN GUIDELINES**

1. The Lindon Municipal Water System provides for the safe and efficient delivery of water to the community. The City of Lindon provides for and controls major production, storage, and distribution facilities within its water service area.
2. The City of Lindon encourages water conservation as described in the Lindon City Water Conservation Plan. Water and energy conservation measures should be incorporated in the planning, design, and operation of the system.
3. Private development participates in improvements to the major system through water development impact fees, construction of selected facilities, and the provision of additional resources.
4. Private development should provide all internal distribution facilities and water shares (or cash equivalents) necessary to serve individual projects.
5. Development should be contingent upon available resources, infrastructure, and the payment of a one-time water hookup fee based upon the development's annual water demand. In general, water distribution facilities

should not be extended outside the City's service area. Specific preliminary approval for each phase of a development proposal outside the City's service area should be contingent upon the demonstration of an assured water supply for the proposed build out population within the City limits.

6. All distribution systems within the city service area and city limits should be designed to be interconnected for emergency use and greater system reliability.
7. Private water improvements should be constructed to all applicable city standards and specifications.
8. The location and capacities of future reservoirs, water lines, and pumping stations should be guided by the city's current Culinary Water System Capital Facilities Plan and other considerations, such as the disruption of the natural environment.

## **SECONDARY WATER**

Lindon City has developed a secondary water system to provide for pressurized irrigation water for landscaping and garden use. This system primarily utilizes the water which once ran in open ditches. The irrigation water is diverted from canals, regional reservoirs, and aqueducts to containment reservoirs where the water is pressurized and then distributed in pipes throughout most of the City. The pressurized secondary water system increases the life of the culinary system and eliminates the need for over-sizing the culinary system for summertime usage.



One of several secondary water facilities in Lindon. (2011)

## **SECONDARY WATER SYSTEM PLAN GUIDELINES**

1. The City of Lindon provides for and controls the secondary water system within its boundaries. The secondary water system provides for safe and efficient use of pressurized irrigation water (non-potable water) for irrigation of turf and other approved uses in the community.

2. Except for limited circumstances, new private development within the secondary service area is required to connect to the City's secondary water system.
3. Private development participates in improvements to the secondary system through secondary water development impact fees.
4. Private development provides all distribution facilities for the City's system to serve irrigation water to individual projects.
5. Policies should promote and encourage methods of keeping traditional Lindon City water shares within the City.
6. Private secondary water system improvements should be constructed to all applicable city standards and specifications.
7. The City should continue to develop new and improved systems to improve the quality of water distributed by the secondary system including working with neighboring municipalities on water quality issues, and it should educate and promote water conservation practices with Lindon City residents and businesses.
8. The city may consider extending the secondary water system to properties not within the service area.
9. Secondary water system improvements should be constructed to all applicable city standards and specifications and follow the Secondary Water System Capital Facilities Plan.
10. Considerations for additional housing and/or open space west of Geneva Road may be evaluated in terms of secondary water availability and the impact the lack of a secondary system may have on culinary water demands. The demand and feasibility of secondary system services west of Geneva should be explored as part of large development proposals.

## **SEWAGE**

The City provides and maintains the municipal sewer collection system. Lindon contracts with Orem City for the treatment of sewage at a facility in western Orem. The facility is built to sustain current and future growth needs. The facility currently has a capacity of 12 million gallons per day. The city has contracted with Orem to participate in the future plant expansion. Orem & Lindon project this expansion will occur in about 2011. Lindon will need approximately 2 to 2.5 million gallons per day capacity at total build-out.

## **SEWER SYSTEM PLAN GUIDELINES**

1. The City of Lindon provides for and controls the major sewer facilities within its boundaries. Through an agreement with Orem City, sewage is treated at a facility in Orem. The municipal sewer system provides for the safe and efficient collection, treatment, reclamation, and reuse of wastewater generated within the community.
2. The City shall engage in routine maintenance and improvements to the collection system to minimize infiltration, thus prolonging the life and capacity of the system.
3. Private development participates in improvements to the sewer system through sewer development impact fees, construction of selected facilities, and by providing additional resources.
4. Private development provides all internal collection facilities necessary to serve individual projects.
5. Development projects should connect to the municipal sewer system. Existing septic systems on lots shall be required to connect to the city sewer service when it is available and accessible.
6. Private sewer system improvements should be constructed to all applicable city standards and specifications and follow the Sanitary Sewer System Capital Facilities Plan. As part of this plan, standards shall be established to prevent infiltration.

## **STORM DRAINAGE**

Lindon incorporates detention and retention basins, natural washes, ditches and storm drains into the city-wide storm drainage system. The City's location and topography necessitate receiving storm water from cities surrounding Lindon, and therefore requires storm water planning & coordination with other jurisdictions.

## **STORM DRAINAGE PLAN GUIDELINES**

1. The City of Lindon provides for and controls the major storm drainage facilities within its boundaries. The municipal storm drainage system provides for the safe and efficient collection and conveyance of storm water generated within



**A storm water detention basin maintained by Lindon City. Many basins serve dual functions as both public park green space and storm water control. (2009)**

the community, from natural mountain drainages, and neighboring communities.

2. The City shall work with surrounding communities to assure that each retains its storm water that enters Lindon or, by mutual contractual agreement, provides for the resources to properly control storm water such that property is adequately protected.
3. Private development participates in improvements to the major system through storm drainage development impact fees, by construction of selected facilities, and by providing additional resources to assure adequate capacity.
4. Private development provides all internal collection facilities necessary to serve individual projects.
5. Development projects should connect to the municipal storm drainage system.
6. To the extent possible, drainage from new development should be less than the site's natural condition.
7. Washes should be retained in their natural condition unless storm water management facilities have been designated. Washes should be used for open space, trails, and recreational facilities as long as the natural drainage capabilities are retained.
7. Private storm drainage system improvements should be constructed to all applicable city standards and specifications and should follow the Storm Water System Capital Facilities Plan.

### **CITY BUILDINGS PLAN GUIDELINES**

1. City service facilities should be provided to efficiently meet the administrative, public safety, maintenance, and cultural needs of the community.
  - Administrative offices should be located in the City Center.
  - Maintenance services should be administered from the Public Works Complex.
  - Police and Fire protection services are provided by the Lindon City Police and from the Orem City Fire Department. The City should plan for a new public safety building in the City Center area and should periodically consider the possibility of providing its own fire and EMS services (see objectives at the beginning of this chapter).

- The City should periodically evaluate existing facilities within the City Center campus that provide and support recreation & other community activities for citizens of all ages to see if demand warrants additional facilities or expanded services. (see objectives at the beginning of this chapter).
2. The City Center campus should be the primary focus for community activities and city administrative services.
  3. City facilities, especially those that citizens need to visit on a regular basis, should be grouped wherever possible.
  4. The design of City facilities should incorporate water and energy conservation measures and shall meet ADA accessibility requirements. City buildings should also provide for their own emergency power generation.



City buildings: The Lindon City Public Works facility and Lindon City Fire Station #1.

### **ELECTRICAL SERVICE PLAN GUIDELINES**

1. All of Lindon City is included in Rocky Mountain Power service franchise area (formerly Utah Power and Light).
2. All new electrical distribution and service lines carrying less than 35kVs should be underground.
3. The visual impact of existing and proposed electrical transmission facilities should be minimized. Major electrical transmission lines should parallel existing transmission lines whenever feasible. The City of Lindon encourages

that future transmission line corridors avoid residential or high visibility areas, and that they align with open space or highway corridors where possible.

4. When feasible, new development on sites with existing overhead utility lines should be required to place such utilities underground. The City may consider assisting in such under-grounding projects, when 'off-site under-grounding' is required to complete the project, and such under-grounding will have substantial benefits to the beautification of the City.

### **EDUCATION FACILITIES GUIDELINES**

1. The City of Lindon is committed to promoting quality education for all of its citizens.
2. The City should work with public & private schools to plan for and secure new school facilities that are within the city limits.
3. School site selection should observe the following criteria:
  - *Elementary Schools* should be located along local streets so that they are accessible but exposed to low volumes of traffic. They should be within walking distance of as many students as possible, and they should be sited in conjunction with neighborhood parks whenever feasible.
  - *Middle Schools* should be located along collector streets where they are accessible from relatively long distances.
  - *High Schools* should be located close to arterial streets in areas that can accommodate the activities generated. Facilities that will create a great deal of traffic, noise, or light should be located away from residences. Light for sports facilities should be shielded to reduce neighborhood impacts and to maintain a dark night sky.
4. Joint use of park, school, and library sites by the City and school district should be encouraged.
5. The character of schools should, to the extent possible, reflect the unique features and lifestyles of the surrounding neighborhoods.

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## Item 6: Site Plan — Lindon Flats, 1851 West 200 North

Ryan Litke, on behalf of Warr Head Properties, LCC, requests site plan approval for an office/warehouse building (40,058 sq. ft.) in the Light Industrial (LI) zone. The subject property is located at 1851 West 200 North (Parcel #44:224:0001, Lot 1, Plat A, Karma North Amended Subdivision).

<p><b>Applicant:</b> Ryan Litke  <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Light Industrial  <b>Zone:</b> Light Industrial (LI)</p> <p><b>Property Owner:</b> Warr Head Properties LLC  <b>Address:</b> 1851 West 200 North  <b>Parcel ID:</b> 44:224:0001  <b>Lot Size:</b> 2.36 acres  <b>Legal Description:</b> Lot 1, Plat A, Karma North Amended Subdivision</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> No</p>	<p><b>SUMMARY OF KEY ISSUES</b></p> <ol style="list-style-type: none"> <li>Whether the request for site plan approval of office(s)/warehouse(s) complies with applicable land use requirements.</li> </ol> <p><b>MOTION</b></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of the Lindon Flats Warehouse Park, to be located at 1851 West 200 North, in the Light Industrial (LI) zone, with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> <li></li> </ol>
--	--

### BACKGROUND

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



**REVIEW PROCESS**

**DRC Review**

Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

**Public Comment**

Third party notices were provided on June 26, 2018, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has received no public comment at this time.

Table 1. Property Information (Light Industrial(LI) zone LCC Chapter 17.49)

	<b>Minimum Requirement</b>	<b>Proposed Site</b>
<b>Lot area</b>	1 acre	2.36 acres
<b>Lot frontage</b>	100 feet	200 North: 225' 1800 West: 415'
<b>Building height</b>	Maximum 48'	Height: 33'4"
<b>Onsite parking stalls and bicycle stalls</b>	Vehicle: 71 stalls (office 1/350 sq. ft.; warehouse 1/1000 sq. ft.) Bicycle: 8	Vehicle: 97 Bicycle: 8
<b>Building setbacks</b>		
<b>Front</b>	20 feet	28' and 61'
<b>Rear</b>	0 feet	82'
<b>Side</b>	0 feet (or 20' without a one-hour firewall)	50'

**DISCUSSION & ANALYSIS**

**Landscaping Standards**

Landscaping Strip The LI zone requires that a landscaped strip twenty (20) feet in width shall be planted with grass, and trees planted every thirty (30') feet on center along all public street frontages. The required landscape strip along 200 North and 1800 West is being provided with the requisite trees.

Interior Landscaping

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

**Fencing Standards**

Fencing No fencing regulations generally apply as the site is not adjacent to a residential use or residential zone. There is also no proposal for outdoor storage.

**Architectural Standards**

Building Materials and Color

The building exterior is to be entirely of decorative block (split face CMU), which complies with Lindon City Code materials and percentages requirements (min. 25% brick, decorative block, stucco, or wood). The office/warehouse building colors will be earth tones (gray). The elevations will also include

aluminum window systems, smooth stucco highlight columns, a smooth face CMU band, decorative roof trim, and steel canopies. *(See attached elevations).*

**Special Provisions**

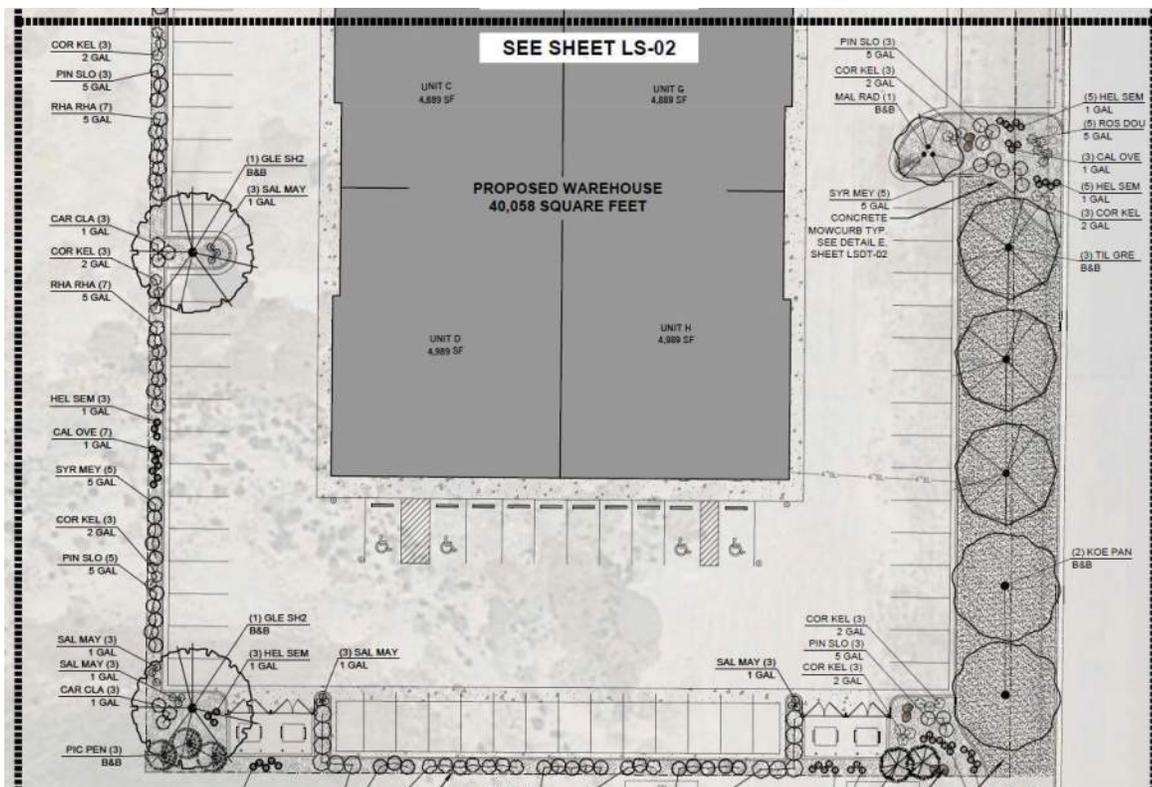
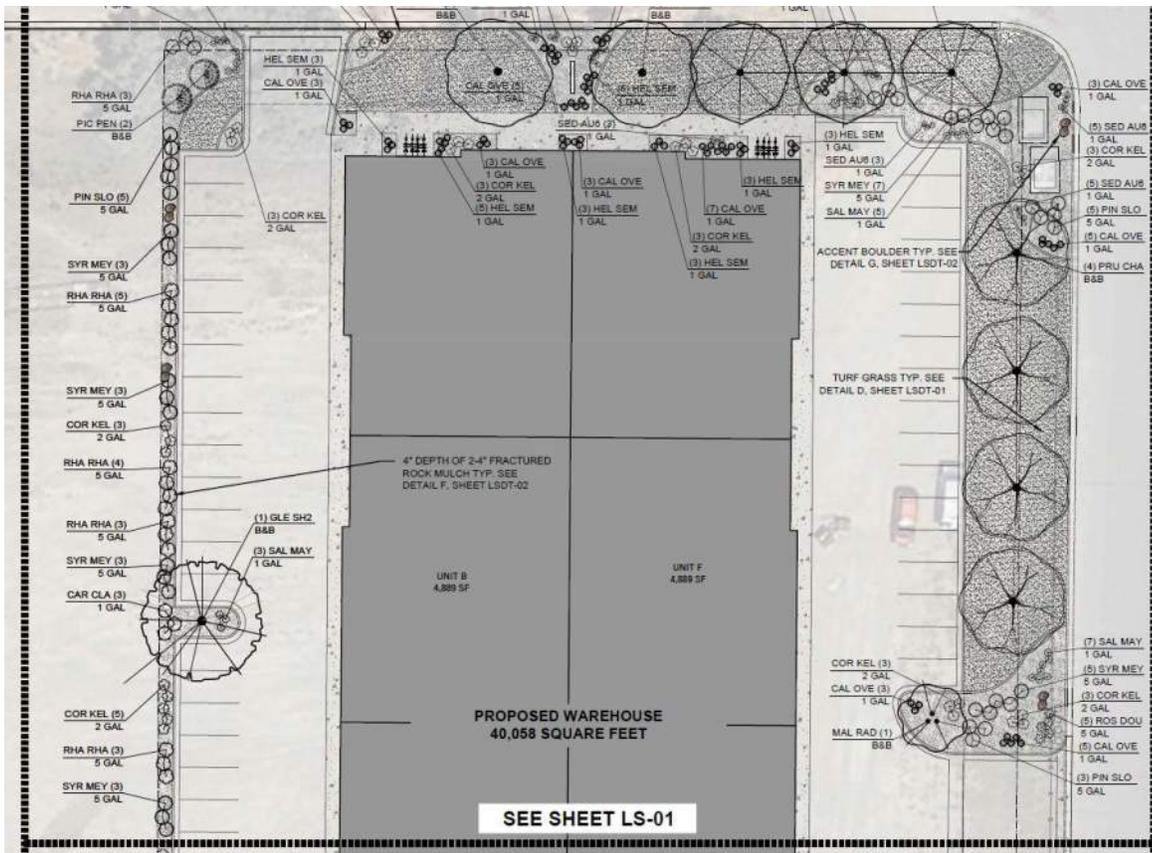
*Solid Waste Storage Facility*

The dumpster will be enclosed in split-face 6' tall block walls (to match building) with sight obscuring gates.

**ATTACHMENTS**

1. Current Site Conditions
2. Landscape Plan(s)
3. Site Plan
4. Elevations

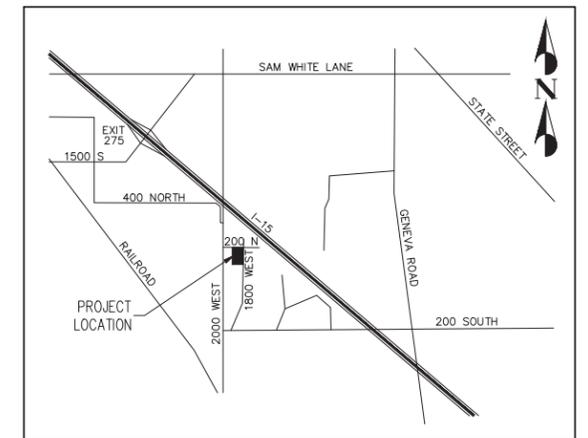




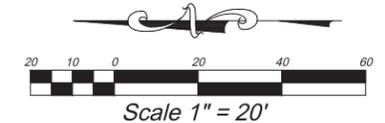
# LINDON FLATS WAREHOUSE PARK

## GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT\* (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND 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. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ALL LANDSCAPING TO CONFORM TO LINDON 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 BE FIRE SPRINKLED.
14. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED. LIGHT IS DIRECTIONAL AND SHIELDED. SEE DETAIL ON DETAIL SHEET C7.
15. ALL PROPOSED UTILITIES 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 LOMR-F APPROVED BY FEMA, CASE NO: 16-08-0413A, DATED MARCH 10, 2016-BASE FLOOD ELEVATION=4495.0 (NGVD29)
18. CONTRACTOR TO REMOVE AND RECOMPACT THE UNDOCUMENTED FILL BENEATH THE BUILDING FOOTPRINT, FLATWORK AND PAVEMENT AS PER GEOTECHNICAL REPORT.

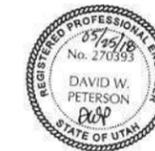


VICINITY MAP

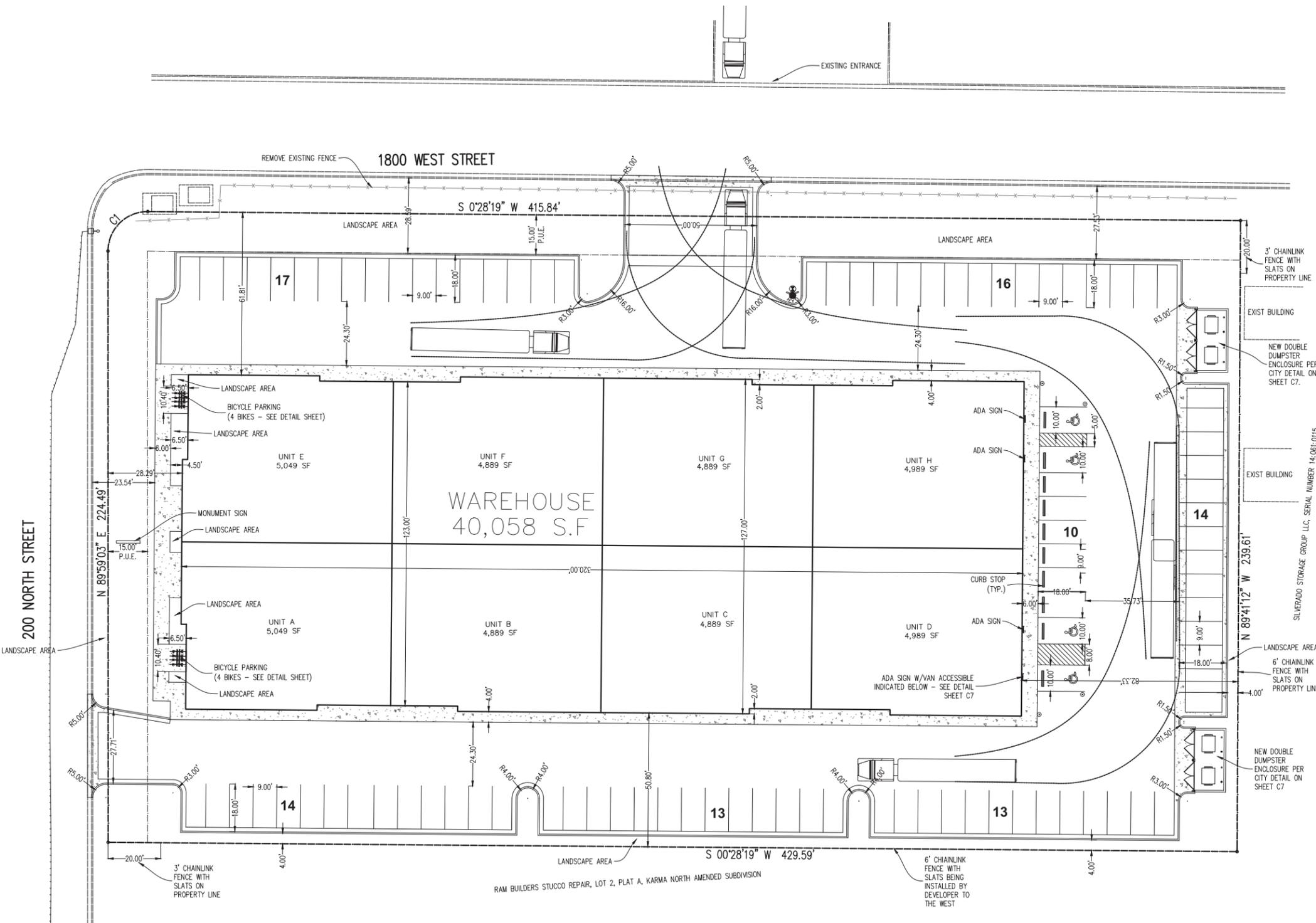


## SHEET INDEX

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



CURRENT PROPERTY ZONING: LIGHT INDUSTRIAL



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	23.69'	15.00'	15.36'	S44°46'19"E	21.30'	90°29'16"

### PARKING TABULATIONS:

WAREHOUSE AREA: 24,058 S.F. @ 1/1000 S.F. = 25 STALLS
OFFICE AREA: 16,000 S.F. @ 1/350 S.F. = 46 STALLS
TOTAL PARKING STALLS REQUIRED: 71
TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 97
ADA STALLS REQUIRED AND PROVIDED: 4
BICYCLE PARKING: 8% X 97 STALLS = 8 BICYCLE PARKING

### TABULATIONS:

TOTAL LOT AREA: 103,050 S.F. = 100%
LANDSCAPING AREA: 13,938 S.F. = 13.5%
BUILDING/PARKING/CONCRETE AREA: 89,112 S.F. = 86.5%
PARKING LANDSCAPE AREA REQUIRED: 40 S.F. PER STALL X 97 STALLS = 3,880 S.F.
PARKING LANDSCAPE AREA PROVIDED: 7,308 S.F.

### LEGAL DESCRIPTION

ALL OF LOT 1, PLAT A AMENDED, KARMA NORTH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT, RECORDED AS MAP 15635, THEREOF ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE.

AREA = 2.36 ACRES

BENCH MARK		REVISIONS	
SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT) NGVD29 ELEVATION = 4573.17		Rev.	Date
		1	05/25/18
		REVISED AS PER CITY REVIEW COMMENTS DATED 05/21/18	

Surveyor: LEVEL OF FOCUS, INC.  
1334 EAST 1150 SOUTH  
SPANISH FORK, UT 84660  
801-319-5441

Developer: Ryan Little  
90 East Main #2  
Lehi, UT 84043  
801-787-4998

**EXCEL ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-4504, david@excelcivil.com

## LINDON FLATS WAREHOUSE PARK

LINDON 1851 WEST 200 NORTH UTAH

Drawn by: D.W.P.  
Designed by: D.W.P.  
Checked by: D.W.P.

Scale: 1"=20'  
Date: 04/23/18

### SITE PLAN

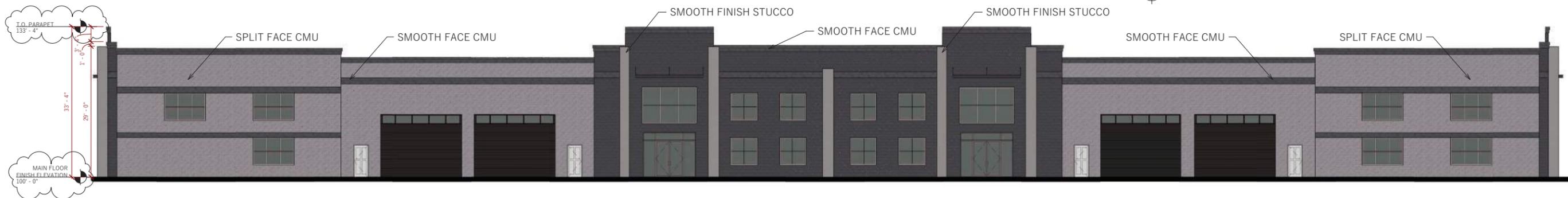
C1



1  
A7.2 PERPECTIVE 2



2  
A7.2 SOUTH ELEVATION  
3/32" = 1'-0"



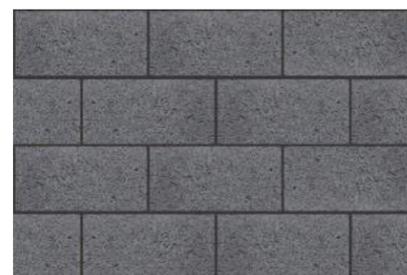
3  
A7.2 WEST ELEVATION  
3/32" = 1'-0"



8" X 16" X 8" SPLIT FACE CMU BLOCKS  
- NATURAL GREY



8" X 16" X 8" SPLIT FACE CMU BLOCKS  
- GUN POWDER GREY



8" X 16" X 8" SMOOTH CMU BLOCKS  
- GUN POWDER GREY



SMOOTH STUCCO FINISH  
- NATURAL GREY

LINDON FLATS WAREHOUSE  
PARK  
LINDON, UTAH

COLOR  
ELEVATIONS

A7.2



**Item 7: Ordinance Creation**  
**17.43 Residential Business Overlay Zone**

<p><b>Applicant:</b> Lani Podzikowski, Island Style Dance Company  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> Legislative  <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether to recommend approval of a new ordinance allowing greater business activity from residential properties that are within or near commercial zones and on collector streets.</li> </ol> <p><b><u>MOTION</u></b>  I move to continue the applicant’s request for ordinance 2018-7-O.</p>
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**PREVIOUS PLANNING COMMISSION MEETING**

This item was continued from the previous meeting at the Commission’s request in order to receive comments from Brian Haws, Lindon City Attorney, regarding the ability of the City Council to waive improvements. Mr. Haws’ comments have been forwarded on to the applicant for consideration.

Ms. Podzikowski would like to be present the next time this item is before the Commission. However, extenuating circumstances do not allow her to attend on July 10 and she has requested that **this item be continued to the August 14, 2018 Planning Commission meeting**. Mr. Haws’ suggestions will be included in the ordinance when the Commission considers the item at the next regularly scheduled meeting.

## Item 8: Minor Subdivision — Emery View Subdivision, Plat A ~503 North 150 East

Jared Colledge requests preliminary plan approval of a three (3) lot residential minor subdivision, consisting of 2.27 acres (Parcels #14-071-0343 and 14-071-0347) in the Residential (R1-20) zone.

**Applicant:** Jared Colledge  
**Presenting Staff:** Brandon Snyder

**General Plan:** Residential Low  
**Current Zone:** Single Family Residential (R1-20)

**Property Owners:** Alan C Colledge & Colledge Properties  
**Parcel ID(s):** 14-071-0343 and 14-071-0347  
**Size:** 2.27 acres

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

### SUMMARY OF KEY ISSUES

1. Whether to grant preliminary plan approval of the proposal based on its compliance with requirements of the zone and other applicable development regulations.

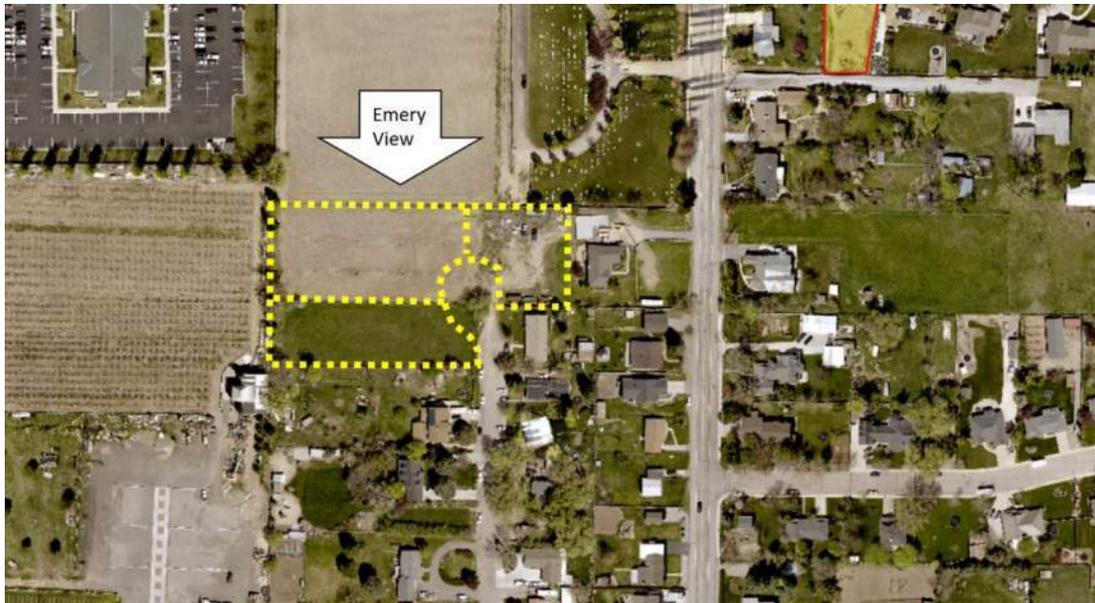
### MOTION

I move to (*approve, deny, continue*) the preliminary plan of the Emery View Subdivision, Plat A, with the following conditions (if any):

- 1.

### BACKGROUND

1. The Single Family Residential Zones (R1) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non-residential uses found to be inconsistent with traditional residential lifestyles customarily found within Lindon City's single-family neighborhoods. (Lindon City Code (LCC 17.44.010 Purposes and Objectives – Single Family Residential)



**DISCUSSION & ANALYSIS**

*Lot Requirements (R1-20 zone)*

- Minimum lot size is 20,000 square feet. (Proposal: lot 1 – 21,043, lot 2 – 47,449, lot 3 – 30,315)
- Minimum lot width 100 feet (measured at front yard setback). (Proposal complies)
- Minimum lot depth is one hundred (100) feet. (Proposal complies)
- Minimum public street frontage is fifty (50) feet for standard lots. (Proposal complies)
- Maximum lot width/depth ratio is no more than three times as long as it is wide. (Proposal complies)

*Street Improvements*

- 150 East currently lacks uniform grading, curb and gutter, as well as sidewalks. There is also no storm drainage system. Installation of these public improvements around the cul-de-sac may cause storm drainage and other problems. Staff is concerned with the existing conditions and lack of improvements along 150 E. and may support delaying said public improvements around the proposed cul-de-sac. The final decision will be the City Council's to make. (Final decision concerning this matter is not needed prior to the Planning Commission review of the Preliminary Plan.) However, a recommendation is sought from the Planning Commission. Options may include: deferment agreement to guarantee the improvements are installed in the future, require full improvements for the proposed lots, or take payment for but not presently install the improvements until additional projects are done on 150 E., or make amendments to the street cross-section. Please refer to Lindon City Codes (LCC) 17.32.120(6)(e) and 17.32.170.

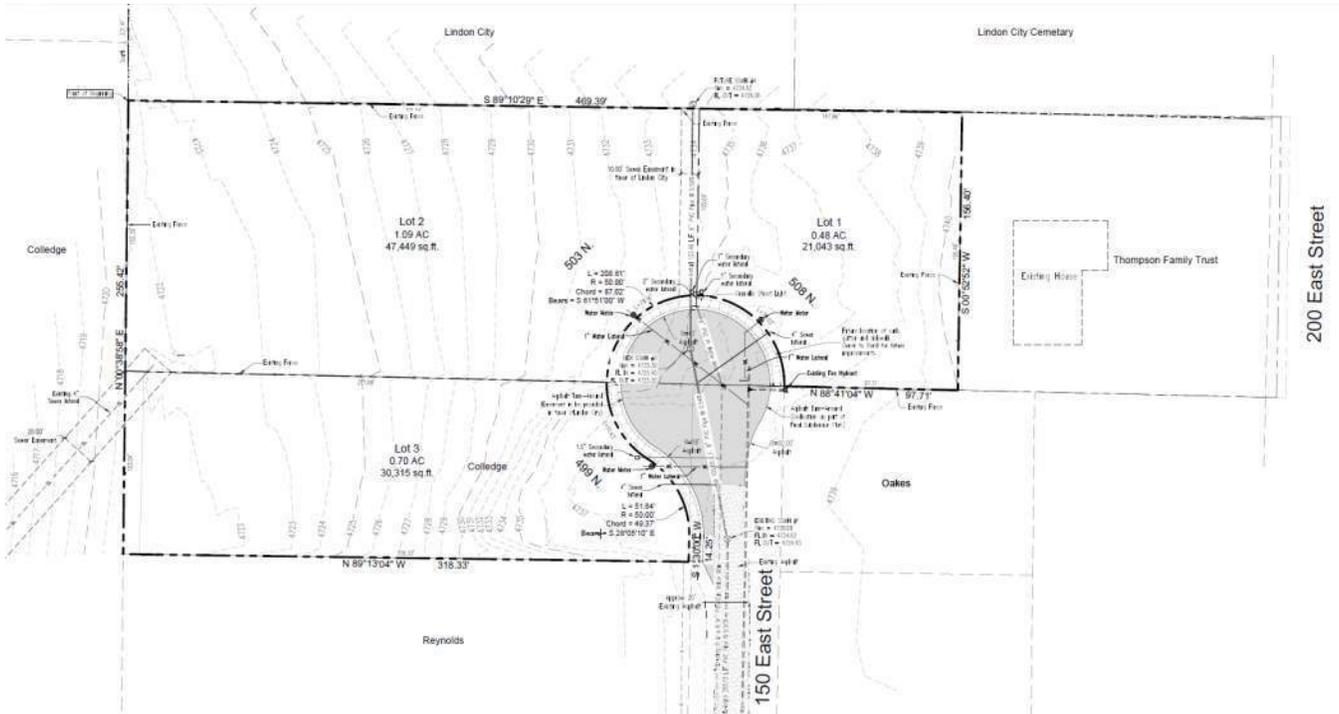
*Other Requirements*

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

**ATTACHMENTS**

1. Present Site Conditions
2. Preliminary Plat





## Item 9: Amended Site Plan — Mountain Tech 4 625 North 2800 West

<p>Applicant: Mark Weldon Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone General Commercial (CG-A8)</p> <p>Property Owner: WICP West Orem #3 LLC Address: 625 North 2800 West Parcel ID: 67:013:0004 Size: 3.9 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> <li>1. Whether to approve the amended site plan request for a parking lot based on City requirements being met.</li> <li>2. Two retail pads previously proposed on-site have been removed and replaced with additional parking.</li> </ol> <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> <ol style="list-style-type: none"> <li>1.</li> </ol>
---	--

BACKGROUND

1. On December 12, 2017, this site was originally approved with two 4,800 s.f. retail pads on the corner of 600 North 2800 West.
2. Tenant parking demands for the adjacent four-story office building are driving this request to remove the retail pads and add additional parking.

DISCUSSION & ANALYSIS

Standard Land Use Table

Parking lots, classified as *Auto Parking Facilities—private*, are permitted in the CG-A8 zone.

Parking Stalls

Amended site: 319 parking stalls

Original site: 248 parking stalls

Landscaping Standards

Landscaped Strip Along Frontage

The site has frontage along 2800 West and 600 North (aka Pleasant Grove Boulevard). Both frontages have the required 20-foot grass landscape strip with trees planted every 30 feet on center.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls.

	<i>Required</i>	<i>Proposed</i>
Interior Parking Landscaping	12,760 s.f.	12,792 s.f.
Interior Parking Trees	32	35

Required Open Space

The CG zone requires a minimum of 20% open space.

	<i>Required</i>	<i>Proposed</i>
Overall Landscaping	34,759 s.f.	36,621 s.f.

Engineering Standards

There are some engineering issues that will need to be resolved before the plans are finalized. Staff will ensure all requirements are met.

ATTACHMENTS

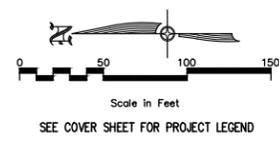
1. Aerial photo of the site and surrounding area.
2. Original Site Plan
3. Amended Site Plan
4. Amended Site Landscaping Plan
5. Photos of existing conditions

Mt. Tech 4 Amended Site Plan





# Amended Site Plan



## PROJECT SUMMARY:

### LOT AREAS:

LOT	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
LOT 3	BUILDING 1 FOOTPRINT	270,013	6.20
	LANDSCAPING	89,736	2.06
	INTERIOR PARKING	65,922	1.51
	REMAINING	5,488	0.13
	ASPHALT	60,434	1.39
CONCRETE	65,552	1.50	
CONCRETE	48,802	1.12	
LOT 4	LANDSCAPING	173,797	3.99
	INTERIOR PARKING	36,621	0.84
	REMAINING	12,792	0.29
	ASPHALT	23,829	0.55
	CONCRETE	122,216	2.81
CONCRETE	14,961	0.34	

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

### PARKING REQUIREMENTS:

LOT	SQ. FT.	CITY REQ'T
LOT 3:		
PROPOSED BUILDING 1 OFFICE	45,000	128.57(1/350)
WAREHOUSE	44,736	89.47(1/500)
MINIMUM REQUIRED:	218(218.04)	
MAXIMUM ALLOWED:	283(283.46 OR 130%)	
TOTAL PROVIDED:	133	PARKING STALLS
LOT 4:		
TOTAL PROVIDED:	319	PARKING STALLS
LOT 3 & LOT 4:		
TOTAL PROVIDED:	452	
ACCESSIBLE SPACES	9 (9 - 401 to 500)	
BICYCLE SPACES	16 (36.16 REQ'D 8% OF 452 OR 16 MAX)	

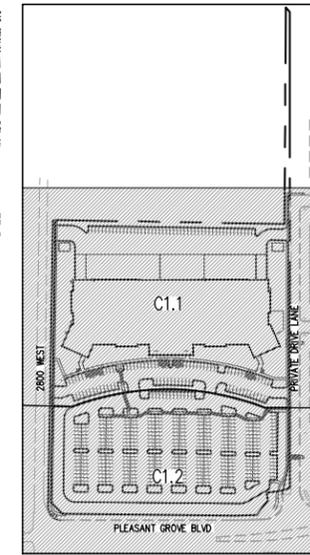
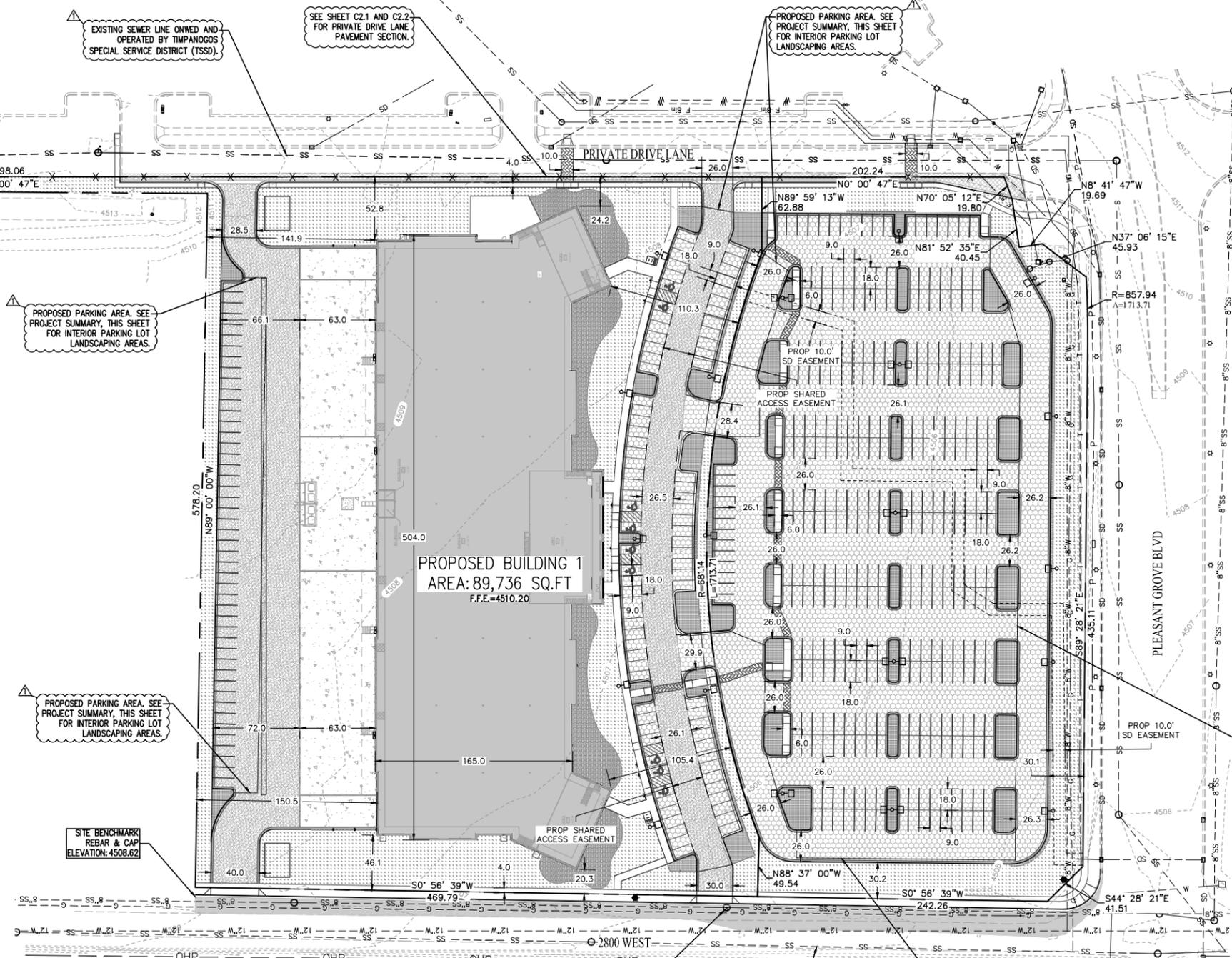
NOTES:  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.  
2. ALL TYPICAL CONSTRUCTION TO COMPLY WITH LINDON CITY STANDARDS. SEE LINDON CITY STANDARD DRAWINGS.  
3. THE PARKING AREAS ONSITE ARE MORE THAN 120,000 SQUARE FEET. THEREFORE, LCC 17.18.080.4 DOES APPLY TO THIS PROJECT.  
4. THE ADDITIONAL STALLS THAT ARE BEING PROVIDED ABOVE THE MAXIMUM OF 130% REQUIRED AND BEING USED AS OVERFLOW PARKING FOR THE DEVELOPMENT TO THE EAST.

### LANDSCAPING AREAS:

LOT	SQ. FT.	CITY REQ'T
LOT 1:		
PARKING LANDSCAPING	5,488	40SF PER STALL MIN(OR 5,400 SQ. FT. REQ'D)
OPEN SPACE	55,595	20.59% PROVIDED
LOT 2:		
PARKING LANDSCAPING	12,792	40SF PER STALL MIN(OR 12,760 SQ. FT. REQ'D)
OPEN SPACE	36,621	21.07% PROVIDED

**LINDON CITY STANDARD NOTES:**  
1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).  
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND 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. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

**TELECOMMUNICATIONS NOTES:**  
1. TELECOMMUNICATION CONDUIT SHALL BE INSTALLED TO SERVE THIS SITE. RUN THE CONDUIT TO THE SITE FROM AN EXISTING SERVICE BOX AT A NEARBY SITE AS SHOWN IN THE UTOPIA DESIGN. RUN THE CONDUIT WITHIN THE PUBLIC RIGHT-OF-WAY OR SECURE EASEMENTS TO RUN IN ON PRIVATE PROPERTY. LAY THE CONDUIT AT A MINIMUM DEPTH OF COVER OF 24"  
2. INSTALL ONE ORANGE 3/4" DIAMETER SDR-11 HDPE CONDUIT MEETING ASTM 3035, OR IN DIFFERENT QUANTITIES AND SIZES AS SHOWN IN THE UTOPIA DESIGN. A TWELVE (12) GAUGE SOLID THIN TRACER WIRE SHALL BE INSTALLED INSIDE ALL CONDUITS ACCORDING TO NESC STANDARDS. TELECOMMUNICATIONS CONDUIT SHALL INCLUDE A 3" CAUTION TAPE INSTALLED IN THE PIPELINE TRENCH APPROXIMATELY 12" BELOW THE GROUND SURFACE, WITH THE WORDS "CAUTION: FIBER OPTIC CABLE" PRINTED ON IT.

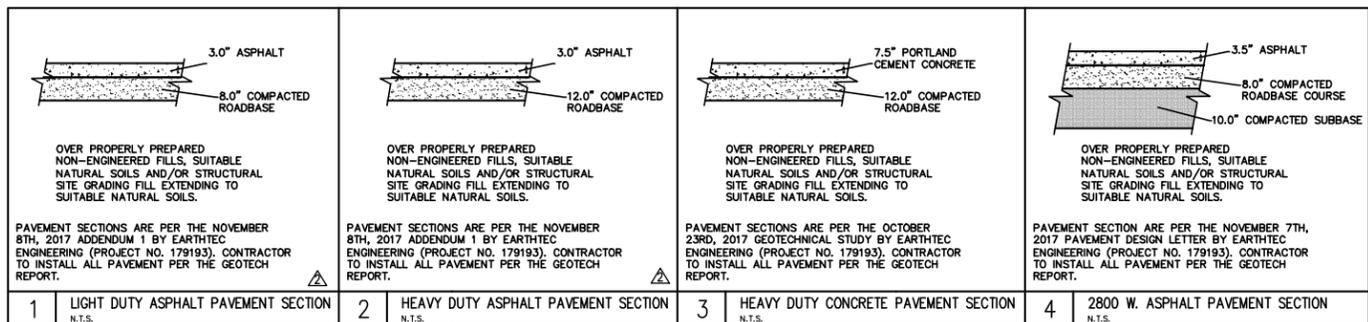


PARKING NOTE:  
ALL PARKING PROVIDED IN LOT 2 IS TO BE SHARED PARKING IN FAVOR OF BOTH LOTS 1 AND 2.

### SHEET LEGEND

[Pattern]	LIGHT DUTY ASPHALT
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	2800 W. ASPHALT

PROPOSED PARKING AREA. SEE PROJECT SUMMARY, THIS SHEET FOR INTERIOR PARKING LOT LANDSCAPING AREAS.



NO.	REVISIONS	BY	DATE
1	COMMENTS		
2	COMMENTS		
3	COMMENTS		
4	ADA, SEWER, AND DRAINAGE UPDATES		
5	REMOVING RETAIL SPACES		
6	ADDING SIDEWALK W/PARKERS		
NO.	REVISIONS	BY	DATE

**CIR ENGINEERING, L.L.C.**  
3032 S.O. TH. 10350 WEST, SUITE 202  
S.L.C. UTAH 84119 • 801-949-6296

MOUNTAIN TECH 3 & 4  
2770 WEST 600 NORTH, LINDON, UTAH 84042  
OVERALL SITE PLAN



SHEET NO. C1.0  
PROJECT ID: PRJ-MT2  
DATE: 09/25/17  
SCALE: 1"=50'



MATCHLINE A, SEE SHEET L-1.2

MATCHLINE B, SEE PLAN B ON SHEET L-1.4

LANDSCAPE BERM. SEE ENGINEER'S PLANS FOR GRADING.



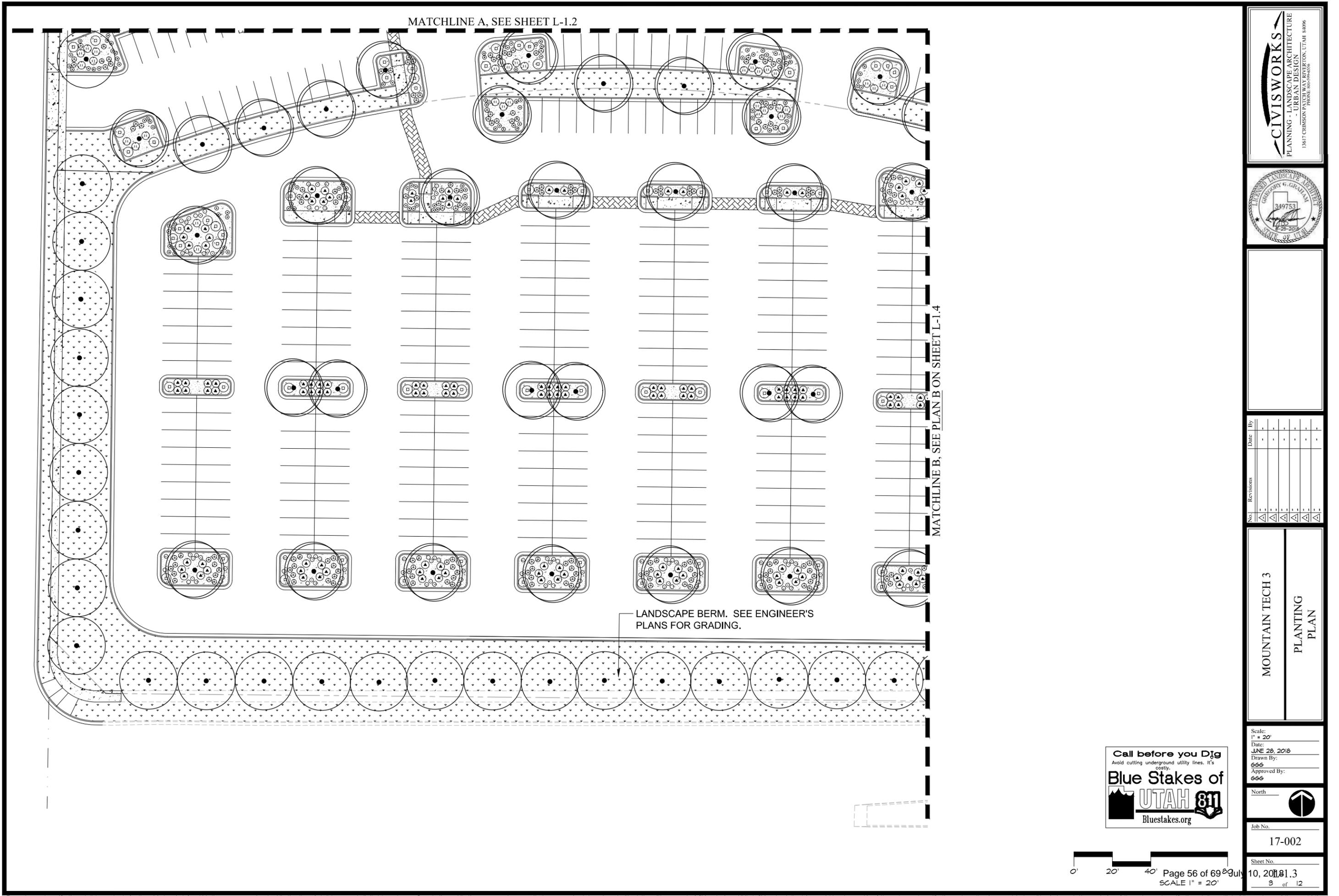
No.	Revisions	Date	By

**MOUNTAIN TECH 3**  
**PLANTING PLAN**

Scale:  
 1" = 20'  
 Date:  
 JUNE 28, 2018  
 Drawn By:  
 GGG  
 Approved By:  
 GGG

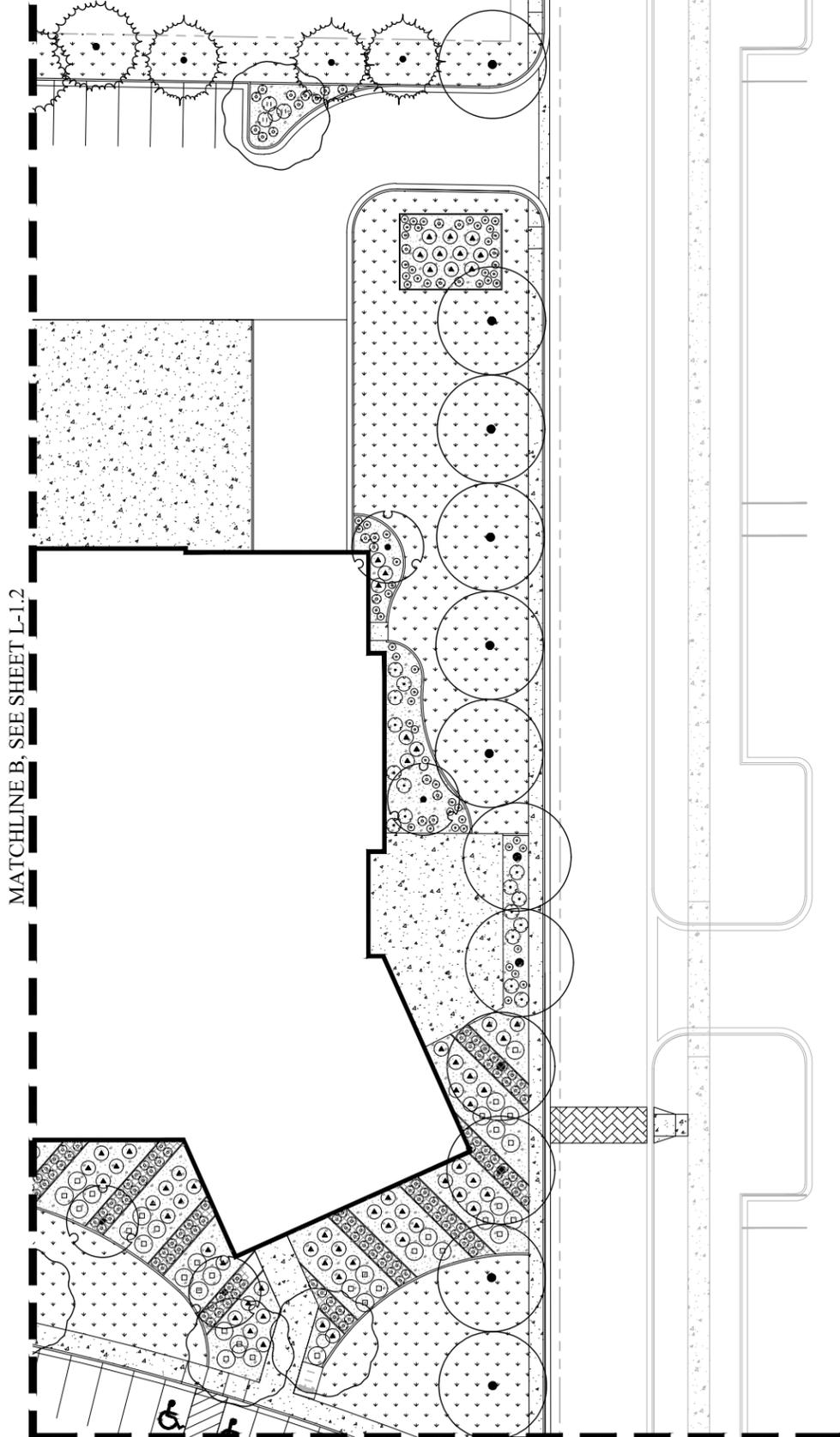
North   
 Job No.  
 17-002  
 Sheet No.  
 3 of 12

Call before you Dig  
 Avoid cutting underground utility lines. It's costly.  
**Blue Stakes of UTAH 811**  
 Bluestakes.org



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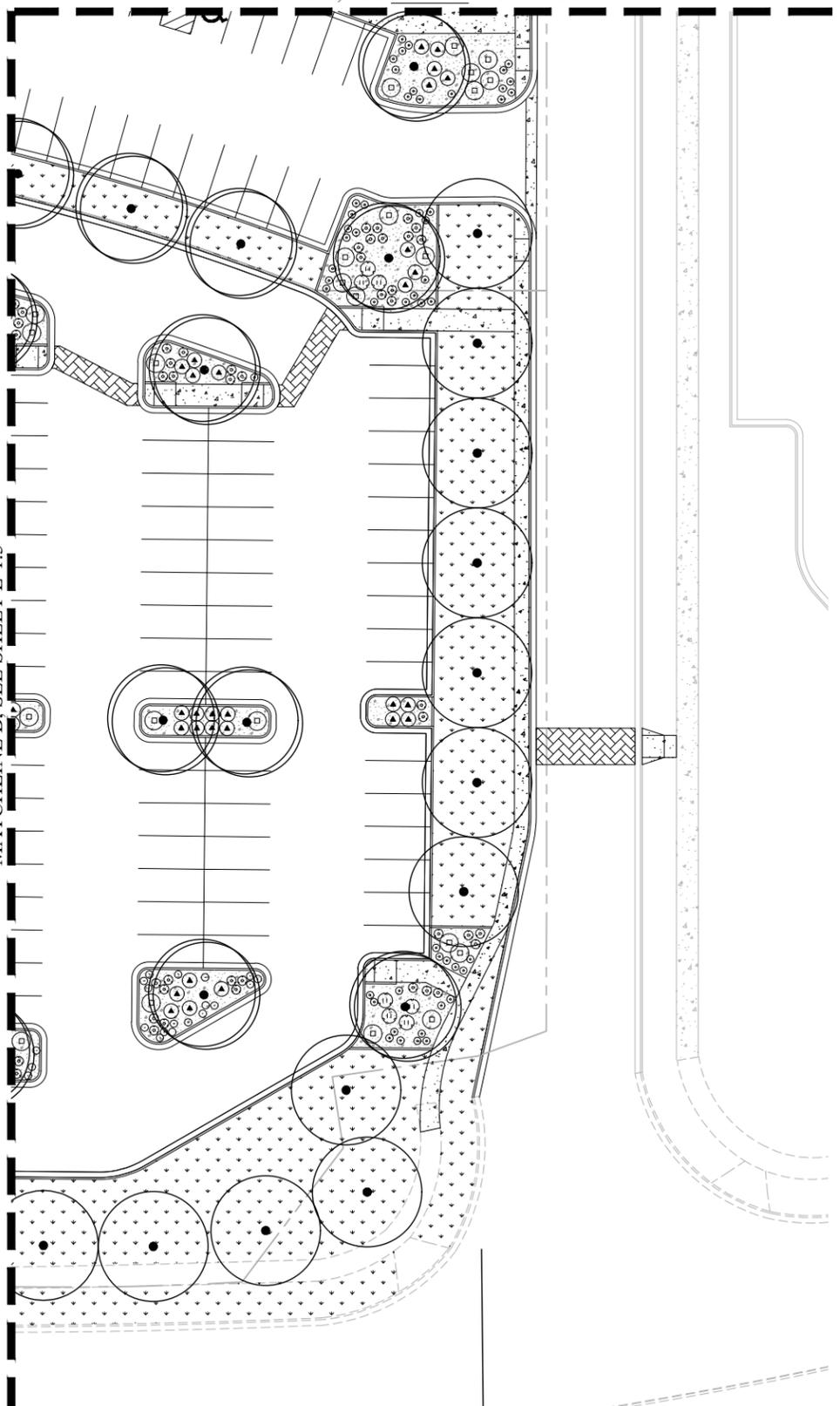
MATCHLINE B, SEE SHEET L-1.2



MATCHLINE A, SEE PLAN B THIS SHEET

MATCHLINE A, SEE PLAN A THIS SHEET

MATCHLINE B, SEE SHEET L-1.3



Call before you Dig  
 Avoid cutting underground utility lines. It's costly.  
**Blue Stakes of UTAH 811**  
 Bluestakes.org

0' 20' 40' Page 57 of 69  
 SCALE 1" = 20'

**CIVISWORKS**  
 PLANNING - LANDSCAPE ARCHITECTURE  
 - URBAN DESIGN  
 13017 CRIMSON PATCHWAY RIVERTON, UTAH 84096  
 PHONE: 360.699.8288



No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

MOUNTAIN TECH 3  
 PLANTING PLAN

Scale: 1" = 20'  
 Date: JUNE 28, 2018  
 Drawn By: GGG  
 Approved By: GGG

North

Job No. 17-002  
 Sheet No. 4 of 12





# Item 10: Site Plan — Ruf Front Office Building 1780 West 700 North

Steve Ruf requests site plan approval for a commercial office building (~7,000 sq. ft.), to be located at 1780 West 700 North (Parcel #51-584-0001, Lot 1, Ruf East Subdivision, Plat A) in the Lindon Village Commercial (LVC) zone.

<p><b>Applicant:</b> Steve Ruf  <b>Presenting Staff:</b> Brandon Snyder</p> <p><b>General Plan:</b> Commercial  <b>Zone:</b> Lindon Village Commercial (LVC)</p> <p><b>Property Owner:</b> Ruf Building LLC  <b>Address:</b> 1780 West 700 North  <b>Parcel ID:</b> 51-584-0001  <b>Lot Size:</b> 0.54 acres (23,640 sq. ft.)</p> <p><b>Type of Decision:</b> Administrative  <b>Council Action Required:</b> No</p>	<p><b>SUMMARY OF KEY ISSUES</b></p> <ol style="list-style-type: none"> <li>Whether the site plan proposal complies with applicable development regulations and the land use requirements of the zone.</li> </ol> <p><b>MOTION</b></p> <p>I move to (<i>approve, deny, continue</i>) the Ruf Front Building site plan to be located at 1780 West 700 North in the Lindon Village Commercial (LVC) zone with the following conditions (if any):</p> <ol style="list-style-type: none"> <li></li> </ol>
--	--

**BACKGROUND**

- An office building is a permitted use. However, site plan review is required for all new development per Lindon City Code (LCC) section 17.17.110.
- The intent of the zone is to provide areas for commercial, retail & service uses may be located.
- The subdivision plat (Ruf East, Plat A) was recorded on 02/27/2017.
- Lot 2 (rear office building shown below) was reviewed by the Planning Commission 12/13/2016.



**REVIEW PROCESS**

**DRC Review**

Planning Staff, the City Engineer and the applicant are working through technical issues related to the site and City Staff will ensure all issues are resolved before final Engineering approval is granted.

**Public Comment**

Third party notices were provided on June 29, 2018, to the adjoining property owners in accordance with Lindon City Code Section 17.14.50 Third Party Notice. Staff has not received any responses.

Table 1. Property Information (LCC 17.48)

	<b>Minimum Requirement</b>	<b>Proposed Site (Lot 1)</b>
<b>Lot area</b>	20,000 sq. ft.	23,640 sq. ft.
<b>Building height</b>	Maximum 48'	Height: 16'6"
<b>Onsite parking stalls and bicycle stalls</b>	Vehicle: 20 stalls (1/350 sq. ft.) Bicycle: 2 ADA: 1	Vehicle: 23 Bicycle: 5 ADA: 2
<b>Building setbacks</b>		
<b>Front</b>	20 feet	25+ feet (plat easement)
<b>Rear</b>	0 feet	6 feet (plat easement)
<b>Side (east)</b>	0 feet	36 feet (plat easement)
<b>Side (west)</b>	0 feet	20 feet (plat easement)

**DISCUSSION & ANALYSIS**

Water shares and street lights were previously addressed with the subdivision. The park strip landscaping/berm and street frontage trees were also previously addressed (with subdivision and site plan approval of lot 2).

**Landscaping Standards**

Landscaping The applicant will be installing additional site and interior parking lot landscaping (trees, grass, shrubs etc.). The proposed site (lot 1) shall be a min. of 20% in landscaping (site = 36%). Interior parking lot landscaping required is 900 sq. ft. (site = 906 sq. ft.).

**Architectural Standards**

Building Materials and Color The building will be similar to the existing rear building. All sides of the building shall receive design consideration consistent with the Commercial Design Guidelines. The building exterior is to be brick veneer with stucco (eifs system) trim. The building will also have cornice and parapet treatments. The proposed mechanical systems (AC) will be roof-mounted. Appropriate screening will need to be confirmed for the Planning Commission.

**ATTACHMENTS**

1. Aerial
2. Site Plan
3. Landscape Plan
4. Elevations
5. Street cross-section



**LOT 1 SITE DATA TABLE**

RESULTING PARCEL AREA	=	23,638 S.F.	100%
PARKING/DRIVE ISLES	=	8,040 S.F.	34.0%
LANDSCAPE	=	8,598 S.F.	36.0%
BUILDING	=	7,000 S.F.	30.0%
<b>PARKING REQUIRED</b>			
1 STALL / 350 S.F.	=	7,000/350 = 20	
ONSITE STALLS PROVIDED	=	23	
ADA STALLS PROVIDED	=	2	
<b>BICYCLE PARKING REQUIRED:</b>			
20 * 8%	=	1.6	
STALLS PROVIDED	=	2	
<b>MIN. REQ'D LANDSCAPE AREA</b>			
TOTAL PROVIDED	=	8,598 S.F.	36.0%
<b>MIN. INTERIOR PARKING REQ'D</b>			
40 S.F. / STALL = 40*20	=	800 S.F.	
PROVIDED	=	906 S.F.	
BUILDING TYPE: TO BE DETERMINED			
FIRE SUPPRESSION: NOT REQUIRED			

**LOT 2 SITE DATA TABLE**  
(EX. BUILDING)

RESULTING PARCEL AREA	=	31,062 S.F.	100%
PARKING/DRIVE ISLES	=	14,587 S.F.	47.0%
LANDSCAPE	=	10,755 S.F.	34.6%
BUILDING	=	5,720 S.F.	18.4%
<b>PARKING REQUIRED</b>			
1 STALL / 350 S.F.	=	11,440/350 = 33	
ONSITE STALLS PROVIDED	=	47	
ADA STALLS PROVIDED	=	2	
<b>BICYCLE PARKING REQUIRED:</b>			
33 * 8%	=	2.6	
STALLS PROVIDED	=	3	
<b>MIN. REQ'D LANDSCAPE AREA</b>			
TOTAL PROVIDED	=	10,475 S.F.	33.7%
<b>MIN. INTERIOR PARKING REQ'D</b>			
40 S.F. / STALL = 40*33	=	1,320 S.F.	
PROVIDED	=	1,944 S.F.	
BUILDING TYPE: 2-STORY OFFICE			
FIRE SUPPRESSION: NOT REQUIRED			

**KEY NOTES (Ⓛ):**

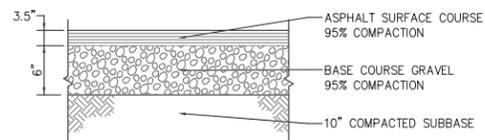
- EXISTING CURB AND GUTTER TO REMAIN
- 24" CURB AND GUTTER CATCH TYPE (TYP. OF SHADED PAN)
- 24" CURB AND GUTTER SPILL TYPE (TYP. NO SHADING)
- REPLACE EXISTING CURB & GUTTER WITH 3" WATERWAY
- REMOVE EXISTING CURB AND GUTTER & PAVE TO EDGE OF LIP
- REMOVE EXISTING CURB AND GUTTER
- CONCRETE APRON AROUND INLETS.
- EXISTING SIDEWALK TO REMAIN
- CONCRETE SIDEWALK (SEE DETAIL 3 SHEET C900)
- SEE LANDSCAPE PLAN
- LIGHT DUTY ASPHALT. TYP. OF PARKING AREA. SEE DET. A.
- HEAVY DUTY ASPHALT. TYP. OF MAIN DRIVE ISLE AREA. SEE DET. B.
- NOT USED
- 2-RAIL METAL ADA HANDRAIL
- MATCH EX. CURB
- ADA RAMP (SEE DET. A SHEET C900)
- ADA RAMP (SEE DET. D SHEET C900)
- INSTALL ADA PARKING SIGN ON POLE
- SEE ELECTRICAL PLANS FOR SITE LIGHTING LAYOUT
- BUILDING MECHANICAL EQUIPMENT SHALL BE LOCATED PER THE ARCHITECTURAL PLANS.
- PROPOSED HYDRANT LOCATIONS (1)
- PROPOSED PARKING LOT STRIPING (TYP)
- BICYCLE PARKING 2'x6' TO MEET LINDON CITY CODE 17.18.120.2
- STORM DRAIN STRUCTURES. SEE SHEET G100
- CITY STANDARD STREET LIGHT. SEE DETAIL 23A SHEET U900
- SEGMENTED BLOCK WALL WITH HANDRAIL CAST INTO THICKENED 8" SLAB ON GRADE.
- SLAB ON GRADE
- GRAVEL SWALE
- REMOVE TREES ALONG THE DITCH/CANAL WHICH ARE WITHIN THE PROPERTY LIMITS.
- END WATERWAY AS IT DRAINS TO THE NORTH. PAVE TO THE SOUTH
- 1" CURB OPENING AND GRASS SWALE TO DETENTION BASIN

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN (FOUND MONUMENT)  
BENCHMARK= 4518.25

**PHASE I BUILDING**

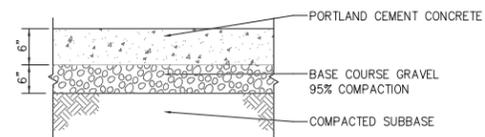
TYPE B OCCUPANCY AND TYPE 5B CONSTRUCTION



GENERAL NOTES: SEE EARTHTEC ENGINEERING GETOECHEMICAL STUDY PROJECT NO. 150059

**HEAVY DUTY ASPHALT PAVEMENT SECTION**

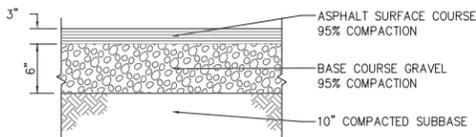
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GENERAL NOTES: SEE EARTHTEC ENGINEERING GETOECHEMICAL STUDY PROJECT NO. 150059

**LIGHT DUTY ASPHALT PAVEMENT SECTION**

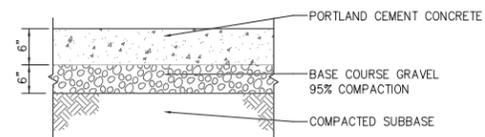
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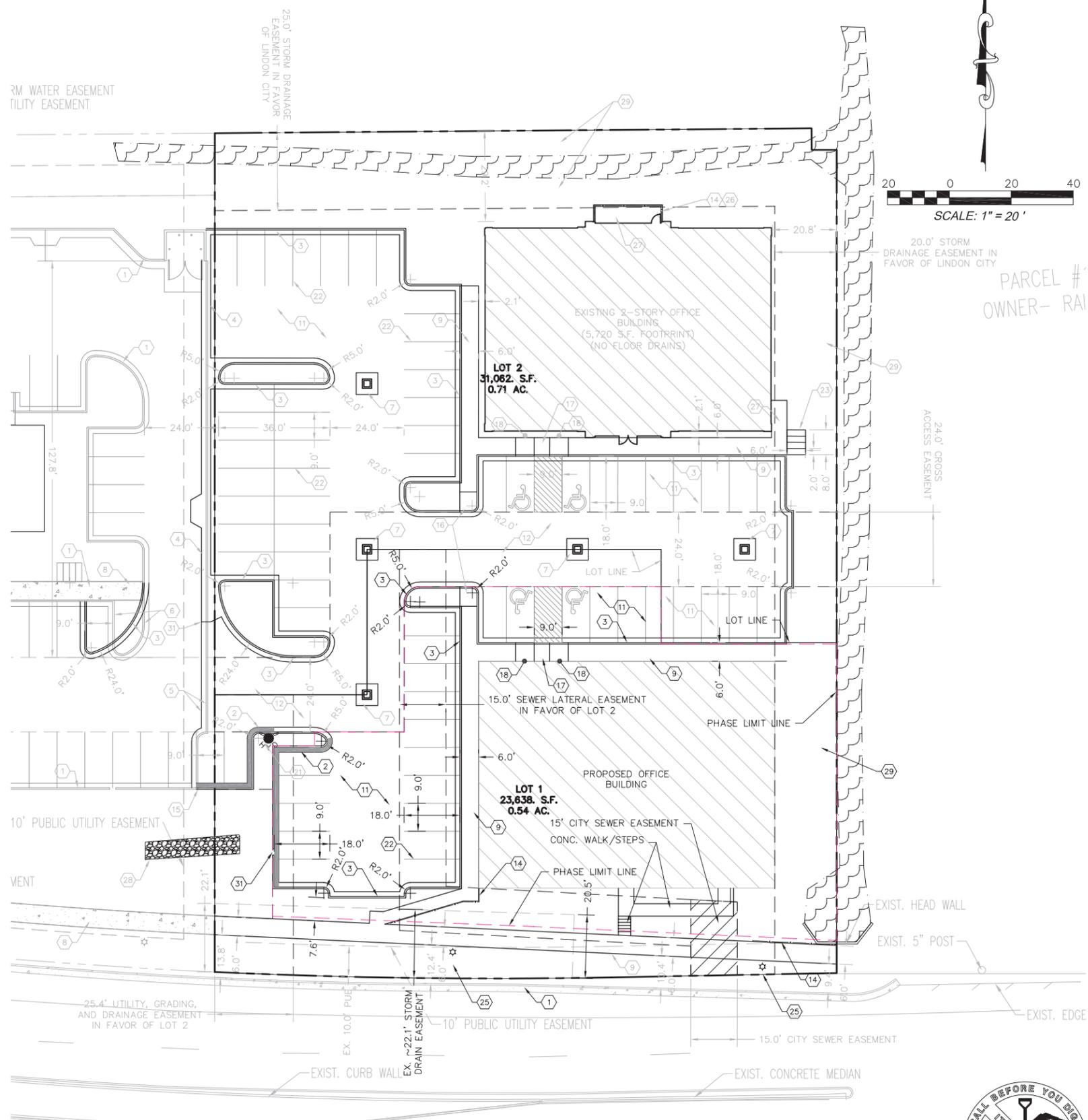
GENERAL NOTES: SEE EARTHTEC ENGINEERING GETOECHEMICAL STUDY PROJECT NO. 150059

**DUMPSTER APPROACH/SLAB PAVEMENT SECTION**

SCALE: NONE



GENERAL NOTES: SEE EARTHTEC ENGINEERING GETOECHEMICAL STUDY PROJECT NO. 150059



DATE:	6/11/2017
SCALE:	AS SHOWN
DRAWN BY:	PSF
CHECKED BY:	PSF
PROJECT NO.:	set1817
DESCRIPTION:	
REV.:	
Developed by:	RUF BUILDING, LLC 11910 S. STATE ST. STE 200 DRAPER, UT 84020 TEL 801-842-9642
ENGINEERED BY:	S.E. SCIENCE, LLC 1133 N. MAIN ST. SUITE 205 LAYTON, UT 84041 TEL 801-433-2498
RUF BUILDING PHASE 1 (LOT 2)	
1780 WEST 700 NORTH, LINDON, UTAH	
CONSTRUCTION DRAWINGS	
SITE PLAN	

X:\set1817\lindon\Ref Building\DWG\C100 PHASE I.dwg Jun 20, 2018 - 09:17pm

## LANDSCAPE SCHEDULE

<b>TREES</b> P.S. MP ACER TRUNCANTUM X A. PLATANOIDS 'WARRENRED' A.B. SB AMERLANCHIER X GRANDILORA 'AUTUMN BRILIANCE' C.W. PL PINUS STROBUS FASTIGIATA		PACIFIC SUNSET MAPLE AUTUMN BRILIANCE SERVICEBERRY - CLUMP COLUMNAR WHITE PINE
<b>SHRUBS</b> C.B. BR BERBERIS THUNBERGII 'MONOMB' C.P. BR BERBERIS THUNBERGII ATROPURPUREA NANA T.D. BX BUXUS SEMPERVIRENS SUFFRUTICOSA W. JUN JUNIPERUS HORIZONTALIS 'WILTONI' O.L. LR PRUNUS LAUROCERASUS 'OTTO LUYKEN' G.L. SU RHUS AROMATICA 'GROW LOW' T.E. SU RHUS TYPHINA 'TIGER EYES' G.SPI SPIRAEA BUMALDA 'GOLDFLAME'		CHERRY BOMB BARBERYY CRIMSON PYGMY BARBERRY TRUE DWARF BOXWOOD WILTON JUNIPER OTTO LUYKEN LAUREL GROW LOW SUMAC GOLD LEAFED STAGHORN SUMAC GOLDFLAME SPIREA
<b>ORNAMENTAL GRASSES</b> K.F.GR CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER' S.M.GR MISCANTHUS SINENSIS 'GRACILIMUS'		KARL FOERSTER FEATHER GRASS SLENDER MAIDEN GRASS
<b>TURF</b> CHANSHARE IMPERIAL BLUEGRASS REVEGETATION GRASS SEED		
<b>MULCH</b> BARK MULCH - MEDIUM, W/ WEED BARRIER - ALL PLANTERS UNLESS NOTED OTHERWISE TO BE PROVIDE IN ALL PLANTERS		
<b>EDGING</b> METAL - ALUMINUM, MILL FINISH, 4" X 3/16"		

## LANDSCAPE GENERAL NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE PROJECT REPRESENTATIVE AND LINDON CITY PLANNING DEPARTMENT
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE PROJECT REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
- ALL TURF AREAS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL TO PLANTING. ALL SHRUB, GROUNDCOVER, AND PERENNIAL BEDS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
- ALL TREE RINGS AND PLANT BEDS TO RECEIVE MULCH AS SPECIFIED IN THE LANDSCAPE SCHEDULE.
- PRUNE TREES IN ACCORDANCE WITH CURRENT HORTICULTURAL PRACTICES.
- ALL LANDSCAPE AREAS TO BE WATERED BY POP-UP SPRAY HEADS, ROTORS OR DRIP IRRIGATION. POP-UP SPRAY HEADS, ROTOR AND DRIP IRRIGATION TO BE PLACED ON SEPARATE IRRIGATION ZONES.
- ALL SHRUBS, GROUNDCOVER AND PERENNIAL PLANTS TO BE WATERED ON ZONES FROM TURF.
- ALL PLANTINGS SHALL BE SERVICED BY AN ACCEPTABLE UNDERGROUND AUTOMATIC IRRIGATION OR SPRINKLER SYSTEM AND MAINTAINED IN A HEALTHFUL CONDITION. DEAD PLANT MATERIALS SHALL BE REPLACED AS NECESSARY WITHIN THE FIRST YEAR OF PLANTING.

**ARCHITECT**  
 JSF LLC  
 3149 SOUTH 550 WEST  
 SYRACUSE, UT 84075

**STRUCTURAL**  
 SILVERPEAK  
 177 E ANTELOPE DR. STE. B  
 LAYTON, UT 84041

**RUF OFFICE BUILDING**  
**LINDON**  
 1780 WEST 700 NORTH  
 LINDON, UT

STAMP

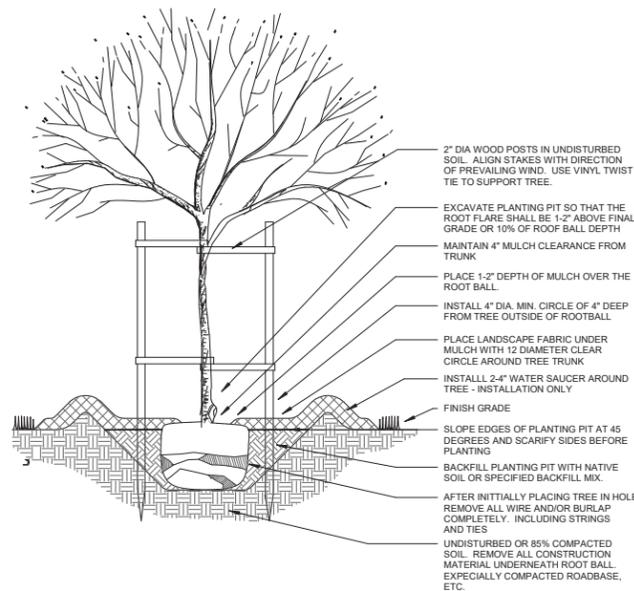


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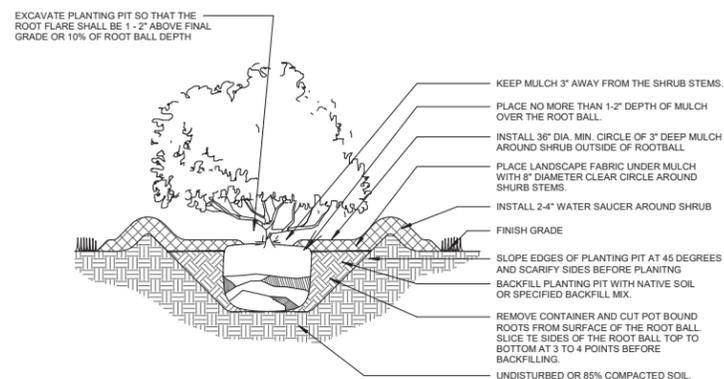
DATE  
**06/20/2018**  
 ISSUE  
**PERMIT SET**  
 SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NO.

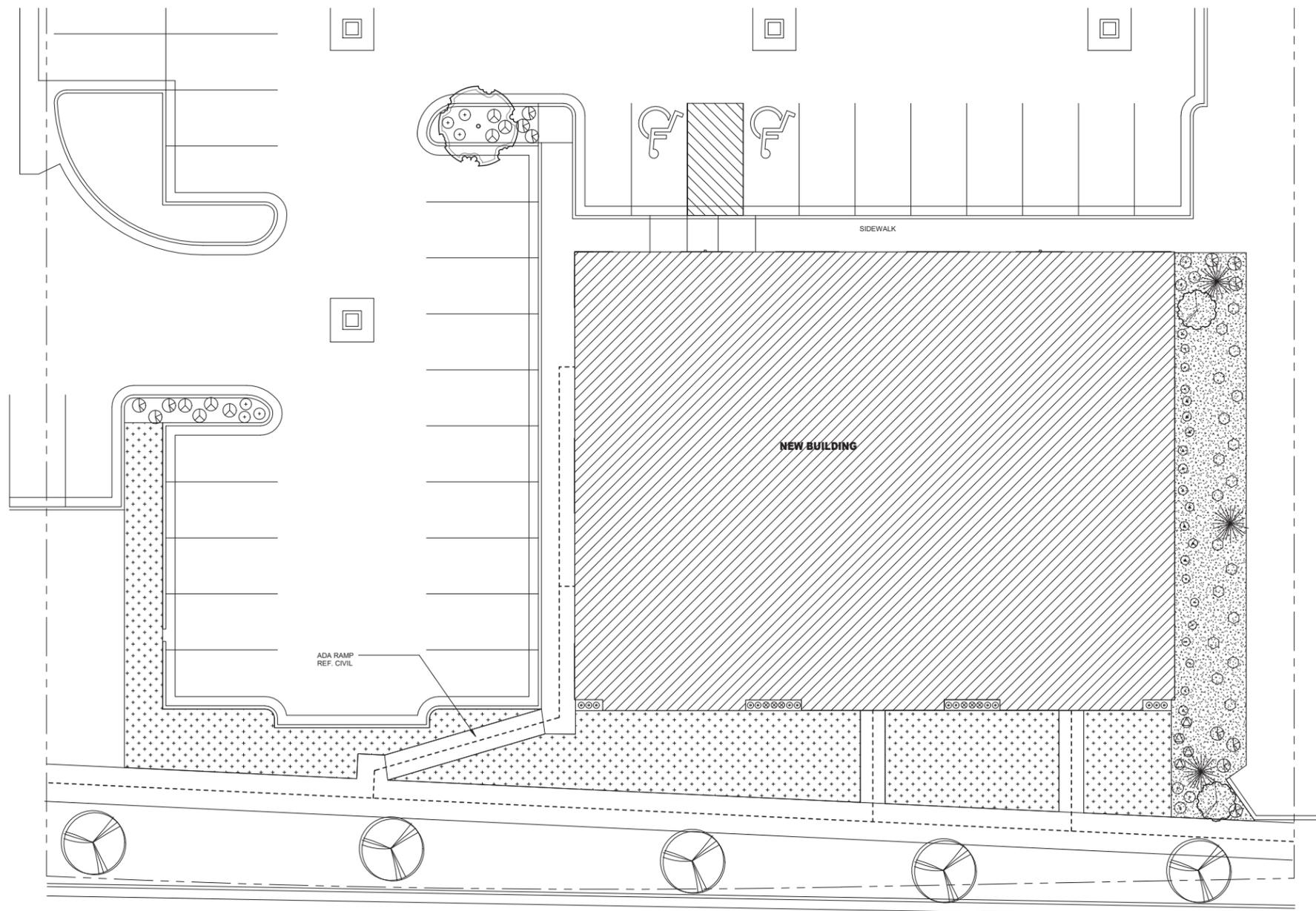
**L1.01**



**03 TREE AND SHRUB PLANTING DETAIL**  
 1/4" = 1'-0"



**02 SHRUB PLANTING DETAIL**  
 1/4" = 1'-0"





ARCHITECT  
JJSF LLC  
3149 SOUTH 550 WEST  
SYRACUSE, UT 84075

RUF OFFICE BUILDING  
LONDON  
1780 WEST 700 NORTH  
LONDON, UT

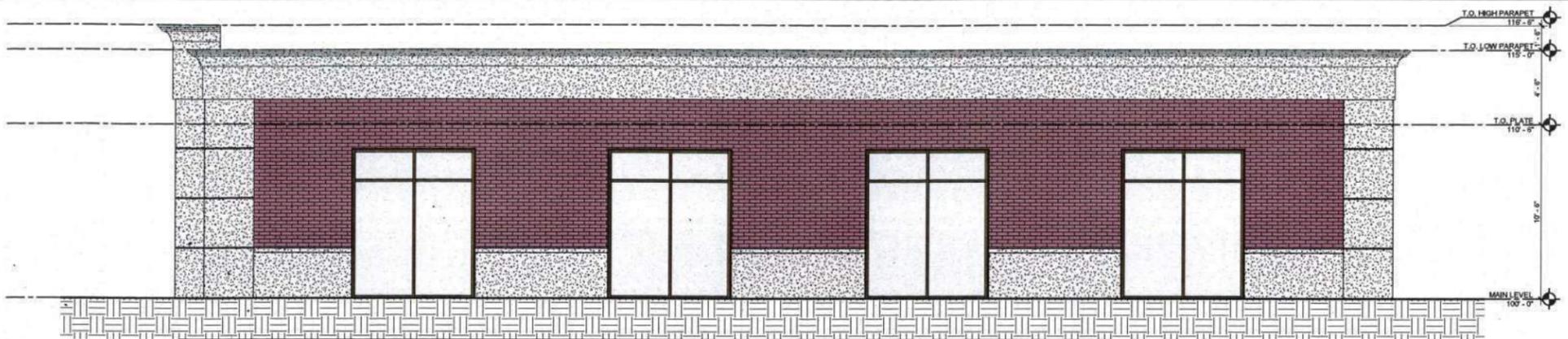
STAMP

REVISION NO.	DESCRIPTION	DATE

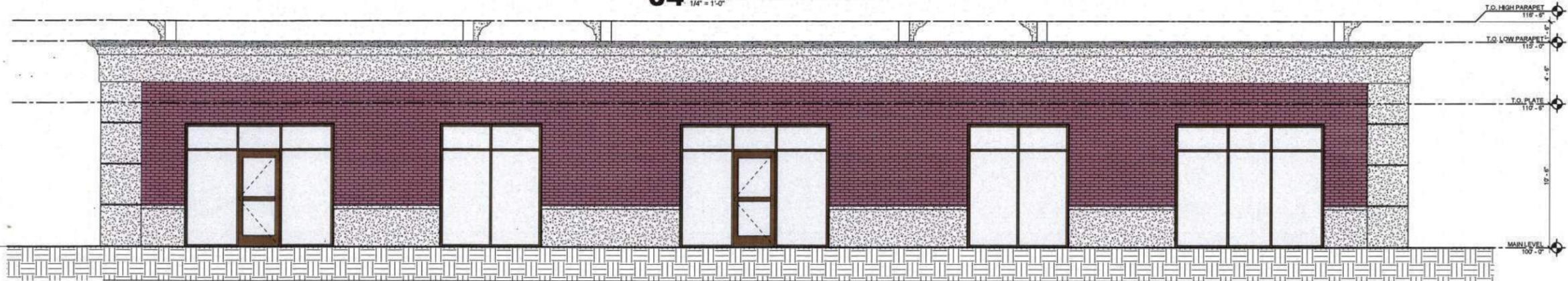
DATE  
05/24/18  
ISSUE

SHEET TITLE  
COLORED ELEVATIONS

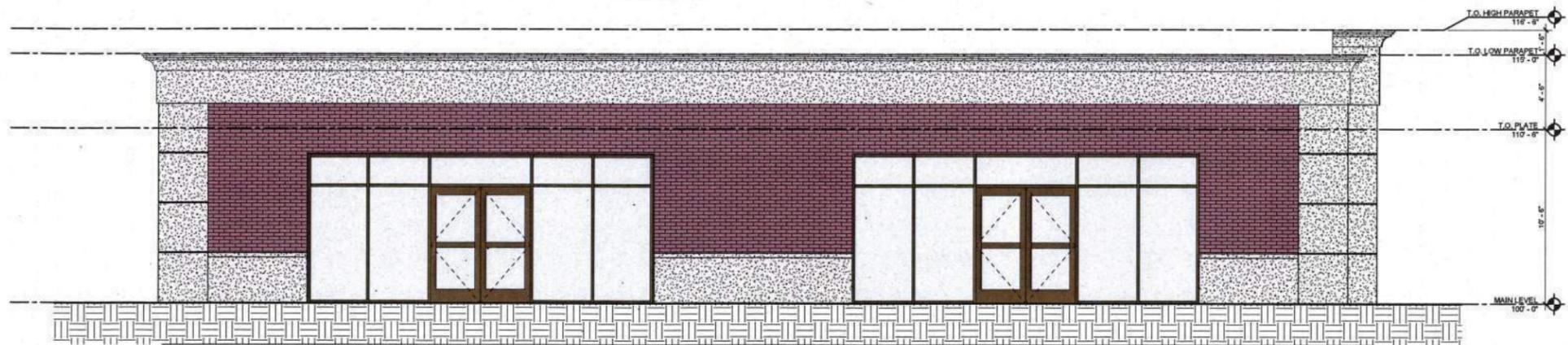
SHEET NO.



04 EAST ELEVATION - COLORED  
1/4" = 1'-0"



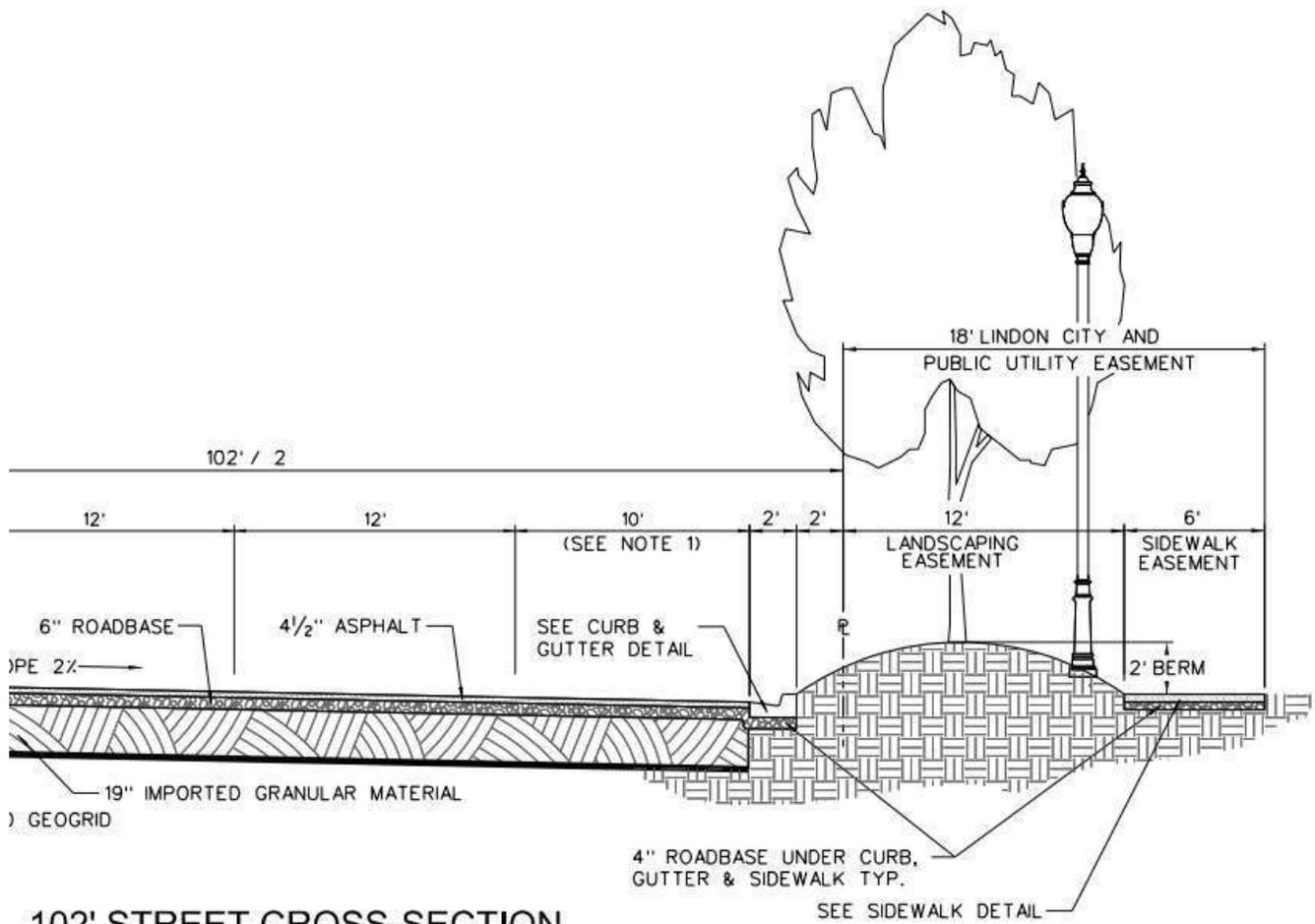
03 NORTH ELEVATION - COLORED  
1/4" = 1'-0"



02 WEST ELEVATION - COLORED  
1/4" = 1'-0"



01 SOUTH ELEVATION - COLORED  
1/4" = 1'-0"



**102' STREET CROSS-SECTION**  
(700 NORTH STREET - WEST OF GENEVA ROAD)

## Item II: Ordinance Amendment Lindon City Code 8.20 Public Nuisances

<p><b>Applicant:</b> Lindon City Staff  <b>Presenting Staff:</b> Hugh Van Wagenen</p> <p><b>Type of Decision:</b> Legislative  <b>Council Action Required:</b> Yes</p>	<p><b><u>SUMMARY OF KEY ISSUES</u></b></p> <ol style="list-style-type: none"> <li>Whether it is in the public interest to institute city wide quiet hours from 10:30 pm to 7:00 am with exceptions possible with approval from the City.</li> </ol> <p><b><u>MOTION</u></b>  I move to continue ordinance amendment 2018-9-O.</p>
--	---

*This item was continued from the last Planning Commission Meeting at Commissioner Keller's request so that impacts to businesses could be better evaluated. Commissioner Keller is unable to attend this meeting and has **requested that the item be continued to the next available meeting** so that he may be present to review and discuss the proposed changes.*

## Item 12: New Business (Planning Commissioner Reports)

Item 1 – Subject \_\_\_\_\_

Discussion

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Item 2 – Subject \_\_\_\_\_

Discussion

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Item 3 – Subject \_\_\_\_\_

Discussion

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## **Item 13: Planning Director Report**

- Lindon Days
- 

**Adjourn**