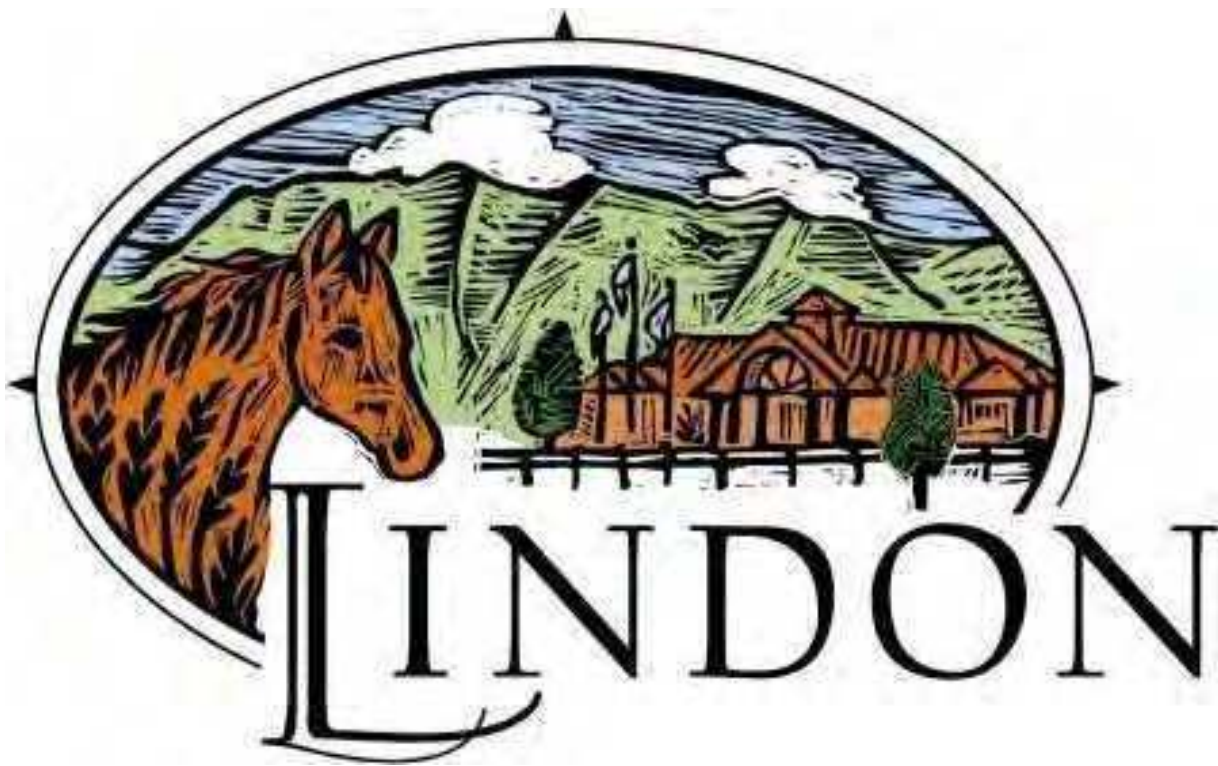


Lindon City Planning Commission Staff Report



December 12, 2023

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 12, 2023**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order

2. Approval of minutes

Planning Commission 11/28/2023

3. Public Comment

4. Minor Subdivision Plat Approval – Sondrup Estates – 425 Locust Ave.

The applicant requests minor subdivision approval to create a two-lot subdivision out of an existing 1.22 acre parcel.

(10 minutes)

5. Major Subdivision Plat Approval – Sunrise Warehouse Park Condominiums Plat B – 860 W. 200 S.

The applicant requests major subdivision approval to subdivide two warehouse buildings (currently under construction) into 12 commercial condominium units.

(10 minutes)

6. Discussion – Accessory apartments in the R3 Overlay and AFPD.

This discussion will focus on presenting information to the commission about single-family home lot sizes in the R3 Overlay and AFPD. This discussion is in response to the commission's request to discuss accessory apartments for in the R3 Overlay and AFPD.

(20 minutes)

7. Planning Director Report

- General City Updates

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

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

**The duration of each agenda item is approximate only*

Posted By: Kathryn Moosman, City Recorder

Date: 12/8/2023 **Time:** 5:00 pm

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

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, November 28, 2023 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Sharon Call, Chairperson
Invocation: Mike Marchbanks, Commissioner
Pledge of Allegiance: Karen Danielson, Commissioner

PRESENT

EXCUSED

Sharon Call, Chairperson
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Karen Danielson, Commissioner
Steven Johnson, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Michael Florence, Community Development Director
Mary Barnes, Associate Planner
Britni Laidler, Deputy Recorder

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of November 14, 2023 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 14, 2023 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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

CURRENT BUSINESS –

4. **Plat Amendment Approval – Kirkland Estates Plat R – 1040 E. 50 S.** The applicant requests a plat amendment to combine two contiguous lots at 1040 E. 50 S.

Mary Barnes, Associate Planner presented this item stating that the applicant Lance Anderson owns the two lots located at 1040 E. 50 S., and is petitioning plat amendment approval to combine the two lots into one lot. Ms. Barnes noted that the current subdivision plat is Kirkland Estates Plat K and the reason for the amendment is so that the applicant can add onto his house without having to worry about the current property line that runs through the middle of both properties noting that the smaller northern lot used to be a part of the retention pond lot (lot

112 in the previous Plat K). In 2001, a quit-claim deed was recorded between Lindon City and the previous owners of 1040 E. 50 S., which effectively transferred ownership to the owners of 1040 E. 50 S. and it was determined in 2001 that the city did not need the entire area for the retention pond so a portion of the property was sold.

Following some general discussion, the commission was in agreement to approve this request as presented by staff. Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR PLAT AMENDMENT APPROVAL OF THE KIRKLAND ESTATES PLAT R SUBDIVISION WITH THE FOLLOWING CONDITIONS: 1. THE APPLICANT WILL CONTINUE TO WORK WITH CITY STAFF TO MAKE ALL TECHNICAL CORRECTIONS AS NECESSARY TO THE PLAT BEFORE RECORDING; 2. BEFORE PLAT RECORDING, THE APPLICANT WILL UPDATE THE FINAL PLAT MYLAR TO INCLUDE NOTARIZED SIGNATURES OF OWNERS' CONSENT TO DEDICATION; AND OBTAIN SIGNATURES OF ALL ENTITIES INDICATED ON THE SUBDIVISION PLAT ATTACHED HERETO; AND 3. ALL ITEMS OF THE STAFF REPORT COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Public hearing for a recommendation to the Lindon City Council to amend the Lindon Standard Land Use Table. The applicant requests a recommendation to the Lindon City Council to make indoor gun ranges a conditional use in the Heavy Industrial zone.

Ms. Barnes presented this item noting that the applicant Justin Jacobson and Kyle Terry were present representing Utah Airguns. Ms. Barnes began by stating that the applicant is proposing an ordinance amendment to make gun ranges a conditional use in the Heavy Industrial (HI) zone where they are currently not permitted. She then explained that the 2023 general plan states the purpose of the Heavy industrial zone uses support intensive, high-impact industrial activities such as manufacturing, warehousing, assembly, and outdoor storage involving large-scale machinery and structures. A single district is located in the city on the west side of Geneva Road. Ms. Barnes stated that uses should be designed and implemented to minimize impact on the community, taking into account the preservation of natural resources and viewsheds, and minimizing use-generated impacts such as pollution, noise, and traffic. The application of transitional land uses along the edges of this district and the application of physical buffering techniques, such as walls and landscape screens, will help offset the impacts of heavy industry to adjacent and nearby uses.

Ms. Barnes stated that the majority of this concrete tilt building will be a warehouse, but there will also be a showroom and "shooting range" for their customers. It should also be noted that the "shooting range" that Utah Airguns is proposing will not accommodate any actual firearms that use powder to send the projectile downrange. The Utah Airguns range will only accommodate air powered guns. She then noted that indoor gun ranges are conditional in almost every other zone in the city, except for the planned commercial, research and business, and residential zones. In light industrial zones, which almost completely surrounds the Heavy Industrial zone, this is a conditional use. She stated that staff believes that allowing indoor gun ranges as a conditional use in the HI zone will have a minimal impact on the HI community. Staff believes that allowing gun ranges as a conditional use will help Lindon to diversify its business base, and provide a new, experiential business.

The applicant gave insight on the business noting its goal is to move from their current location in Orem to the new Lindon location. Following some general discussion Chairperson Call asked for a motion to open the public hearing to allow for public comment.

COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Chairperson Call called for any public comments or discussion. Hearing none she called for a motion to close the public hearing.

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

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER THOMPSON MOVED TO RECOMMEND TO APPROVE
ORDINANCE AMENDMENT 2023-23-O AS PRESENTED. COMMISSIONER
MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. Conditional Use Permit Approval – Wheel Pro Customs – 1279 W. 300 S., Suite 2&3. The applicant requests conditional use permit approval to operate an auto repair and powder coating business at 1279 W 300 S, Suite 2&3. (45:241:0026)

Ms. Barnes presented this item noting that the applicant Jordan Quinney was present. Ms. Barnes stated that the applicant originally applied for a conditional use permit for Wheel Pro Customs at 1545 W 200 S, Unit 500 in 2020. His conditional use permit was approved at that time. Since that time Wheel Pro Customs recently moved to this new location, necessitating a new conditional use permit. Ms. Barnes did note that at the previous location on 200 S, Wheel Pro did have a code enforcement case regarding the amount of parking, and the storage of inoperable vehicles outside of the building. The new building will have more room for Wheel Pro to work on cars inside, and has 18 parking spots for 6 units. There are seven parking stalls available on the property that are allotted to this business unit. Ms. Barnes then let the commission know that the business will have 1-2 employees working at the property and customers will only come to the property to drop off and pick up vehicles.

Ms. Barnes then stated that this site was originally approved for three phases and four different office/warehouse buildings. Those three phases included the phased landscaping of the site. So far, only the front 20 ft landscaping strip, north of the first building, has been landscaped. This site has not completed its landscaping requirements. The remaining landscaping will be installed in phase 2. The requirements and what is currently existing is as follows:

Required	Existing
20-foot landscaping strip	20 ft landscaping strip with grass
1 tree in the existing landscaping strip (1 tree every 30 feet)	0 trees

Ms. Barnes then presented the conditions of the conditional use permit. Commissioner Thompson asked for clarification on the business in which the applicant gave greater insight.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY LOCATED AT 1279 W 300 S, SUITES 2&3, FOR AN AUTO REPAIR AND POWDER COATING BUSINESS, WITH THE FOLLOWING CONDITIONS: 1. VEHICLES MAY NOT BE STORED OUTDOORS FOR LONGER THAN 72 HOURS UNLESS THE OWNER IS WAITING ON DELIVERY OF PARTS; 2. NO AUTOMOBILE PARTS WILL BE STORED OUTSIDE OF THE BUILDING; 3. THE APPLICANT WILL COMPLY WITH ALL OF THE LIGHT INDUSTRIAL SPECIAL PROVISIONS REQUIREMENTS FOUND IN SECTION 17.49.090 OF THE LINDON CITY CODE; 4. THE APPLICANT WILL WORK WITH THE LINDON CITY BUILDING OFFICIAL TO ENSURE THAT THE PAINT/FILTERED POWDER SPRAY BOOTH MEETS BUILDING CODE REQUIREMENTS; 5. VEHICLE OR WHEEL REPAIRS WILL NOT BE DONE IN PARKING STALLS OR VEHICLE ACCESS LANES. ALL WORK WILL BE DONE WITHIN THE BUILDING; AND 6. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER DANIELSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE

COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
COMMISSIONER DANIELSON AYE
THE MOTION CARRIED UNANIMOUSLY.

7. Conditional Use Permit Approval – UT Perma Coat – 1505 W. 500 N. The applicant is requesting conditional use permit approval to operate a powder coating business at 1505 W. 500 N. (47:283:0003)

Ms. Barnes presented this item. The applicant Dave Allison was present. Ms. Barnes gave an overview of the item stating that UT Perma Coat is a powder coating company that coats small metal parts with 2 part-time employees plus the owner, who works full-time. It was noted that the business 1505 W. 500 N. is within a unique Mixed Commercial development, which is located between the Creekside Retirement subdivision and Ivory Homes' Anderson Farms.

Ms. Barnes then presented the parking requirements for the conditional use permit stating that there are 4 parking stalls available on the property that are allotted to this business unit. The owner works full-time and has two part-time employees working at the property. The part-time employees are rarely around at the same time. The applicant has stated that they never use more than 4 parking spots at a time. It is noted that when deliveries come for UT Perma Coat, the delivery vehicle simply pulls into one of the parking spots and unloads, then leaves. Customers do not regularly come to the business because UT Perma Coat is a business-to-business company that delivers its products. UT Perma Coat does have a trailer that is used for their deliveries and this trailer is currently parked in the area where the future Unit 6 will be when it gets built. A condition of approval has been added stating that when the third and last building is built, UT Perma Coat must park the trailer either inside their unit or in one of their parking stalls.

Ms. Barnes then presented the Landscaping Standards stating that this site was originally approved for three office/warehouse buildings in the Light Industrial zone. In later years, the zoning was changed to MC. Therefore, the approved site plan meets most of the LI landscaping standards but does not meet the current MC landscaping requirements. Those standards and existing conditions are listed below:

Required	Existing
20-foot landscaping strip	17-24 ft landscaping strip with grass
5 trees in the existing landscaping strip (1 tree every 30 feet)	2 trees
15% of the lot must be in landscaped open space	The final site plan showed 28% of the site in landscaped open space. Currently, approximately 4% of the site is in maintained landscaping. Most of the designated landscaping area has not been maintained.
A 5' landscaping perimeter around each building	This perimeter is not shown in the original site plan. It was not required in 2007 when

	this site plan was approved because the zone at that time was LI, and the LI zone does not require a landscaping perimeter.
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Ms. Barnes stated that this site has not completed its landscaping requirements and city staff will ensure that the remaining landscaping will get installed with the construction of the last building. Ms. Barnes then presented the conditions of the permit and noted that based on the provided business description, the lack of complaints over the years, and the associated conditions of approval, it is expected that this business will have a minimal impact on surrounding properties and will be compatible with other uses in the Light Industrial Zone. UT Perma Coat's operations will continue to be completely within their unit.

The city had sent out notices and received one response of concern. The commission then reviewed that response. The applicant addressed those concerns to the commission explaining the process and precautions the business takes.

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER SCHAUERS MOVED TO APPROVE THE APPLICANT'S REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE PROPERTY LOCATED AT 1505 W. 500 N., FOR A POWDER COATING BUSINESS, WITH THE FOLLOWING CONDITIONS: 1. ALL PRODUCTS, MATERIALS, AND EQUIPMENT WILL BE STORED INSIDE OF THE BUILDING; 2. THE APPLICANT WILL COMPLY WITH ALL OF THE MIXED COMMERCIAL MAINTENANCE OF PREMISE REQUIREMENTS FOUND IN SECTION 17.50.100 OF THE LINDON CITY CODE; 3. THE APPLICANT WILL WORK WITH THE LINDON CITY BUILDING OFFICIAL TO ENSURE THAT THE PAINT BOOTH MEETS BUILDING CODE REQUIREMENTS; 4. WHEN UNITS 4-9 ARE BUILT, THE APPLICANT'S DELIVERY TRAILER MUST BE PARKED EITHER WITHIN UNIT 3 OR IN ONE OF THE PARKING STALLS ASSIGNED TO UNIT 3; AND 5. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER JOHNSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

8. Public hearing for a recommendation to the Lindon City Council to amend the Lindon Definitions, City Council Review, Subdivision, Land Use Authority, and Plat Amendment Code (17.02, 17.08, 17.32, 17.09, & 17.33). Lindon City requests a recommendation to the Lindon City Council to amend the definitions, city council

review, subdivision, land use authority and plat amendment codes in the Lindon City Code to bring the Lindon City code into compliance with Utah State Code (SB 174).

Mike Florence, Community Development Director, presented this item stating that during the 2023 State of Utah legislative session, the legislature passed SB 174 which establishes a new process for subdivision review and approval. One of the main points of the legislation is that it prohibits a city council from reviewing and approving a subdivision for single-family homes, two-family dwellings, or townhomes. The deadline for SB 174 requiring municipalities to adopt the provisions is February 1, 2024. In addition, the Utah legislature also passed HB 406 which limits the pavement width for a local residential roadway to 32'. Lindon City currently has a minimum pavement width of 34' for a local residential street. After further review, the city council will be the only body reviewing the specifications of the development manual with a public hearing. The commission will not need to review these changes.

Mr. Florence then presented the draft ordinance amendments with an overview as follows:

17.02 – Definitions

- The proposal is to add the following State definitions to the city code:
 - Administrative Land Use Authority
 - Residential Roadway
 - Review Cycle
 - Subdivision Improvement Plan
 - Subdivision Ordinance Review
 - Subdivision Plan Review

17.08.090 – City Council Review

- This section allows the city council to be the final land use authority for any land use application prior to the planning commission reviewing it. With the new State code prohibiting the city council from approving specific subdivision types, this only leaves site plan and conditional use permit reviews that the city council could give final approval on. Because of the State Legislature's focus on the planning commission and city staff approving administrative items, city staff is recommending the removal this section of the code so the city council can focus on legislative issues. The city council will still be the final land use authority on all zone change and ordinance amendment applications.

17.09 – Land Use and Appeal Authority Table #1

- Amends which public bodies are the final land use and appeal authorities for Lindon City

17.32 Subdivision-Special Requirements

- Outlines that the planning commission is the final land use authority for preliminary subdivision approvals.
- Updates processing requirements for subdivisions.
- Allows for agricultural exemptions from plat requirements.

- Allows the planning commission to approve street alignments that vary from the Street Master Plan Map but still accomplish street connectivity requirements.
- Updates the categories of streets.
- Removes the requirement that the planning commission approves street names.
- Makes correct references to the General Plan and the Parks, Trails, and Recreation Master Plan.
- Removes the requirement for a conditional use permit for subdivisions.
- Makes a reference to the Flood Damage Prevention Ordinance found in 17.62 instead of design requirements in the subdivision code.
- Adopts the State appeals language for engineering standards.

17.33 – Amending a Recorded Plat

- Clarifies when an amended plat is required.
- Removes the requirement that if the city engineer and planning director have a “difficult question” about a lot line adjustment that the question goes to the planning commission.
- For Lot Line Adjustments, the appeal authority is changed to the board of adjustment.

Following some general conversation, Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion to open the public hearing.

COMMISSIONER DANIELSON MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER JOHNSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Chairperson Call called for any public comments or discussion. Hearing none she called for a motion to close the public hearing.

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

Chairperson Call called for any further comments or discussion from the Commission. Hearing none she called for a motion.

COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE 2023-22-O AS PRESENTED WITH CHANGES. COMMISSIONER
THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL	AYE
COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

2
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24

- General City Updates
- Next meeting December 12th
- City Christmas Party
- Kathy Moosman retirement party December 13th
- Tree lighting December 4th

ADJOURN –

COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN THE MEETING AT 7:27 PM. COMMISSIONER KALLAS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, December 12, 2023

Sharon Call, Chairperson

Michael Florence, Community Development Director

Item: 4 Minor Subdivision Approval – Sondrup Estates – 425 N. Locust Ave.

Date: December 12, 2023

Applicant: Shawn Sondrup
Presenting Staff: Mary Barnes

Property Owner: Shawn and Shiray Sondrup
Project Address: 425 N. Locust Ave.
Parcel ID: 14:068:0245
Size: 1.22 acres

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

Type of Decision:
Administrative
Council Action Required: No
City File Number: 23-029-0



Summary of Key Issues

1. The applicant is seeking minor subdivision approval to create a two-lot subdivision out of an existing 1.22-acre parcel.

Overview

1. Sondrup Estates will create a two-lot subdivision at 425 N. Locust Ave., Lindon. Lot 1 currently has an existing home on it. Proposed lot 2 is currently vacant and is proposed as a 23,889 square foot lot with 107 ft of frontage.
2. Lot 1 is an existing double frontage lot that was created in 1999. This subdivision will not change that.
3. The applicant will be dedicating .04 acres of right-of-way to the city.

Motion

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval for located at 425 N. Locust Ave. with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual;
5. Lot 1 is approved as a double frontage lot; and
6. All items of the staff report.

Surrounding Zoning & Land Use

North: R1-20 – Residential – Alpine School District Facility
East: R1-20 - Residential
South: R1-20 - Residential
West: R1-20 – Residential

Lot Size Requirements (R1-20 Residential)

Required	Lot 1	Lot 2	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	27,781 sq ft	23,889 sq ft	Yes
Minimum Lot Width: 100 feet	138 ft	102 ft	Yes
Minimum Lot Depth: 100 feet	168 ft	242 ft	Yes
Minimum public street frontage: 50 feet, 25 ft for a flag lot	136 ft	107 ft	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties.	Yes – Public Utility Easements are indicated along all boundary lines. The applicant is currently working to notify all PUE companies.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes.

Other Requirements

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

Exhibits

1. Aerial Map
2. Subdivision Plat
3. Road Improvements

Exhibit 1: Aerial Map



SONDRUP ESTATES RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST
QUADRANT OF
SECTION 33, T5S R2E SLB&M
APPROX 425 NORTH LOCUST AVE
LONDON, UTAH 84042

District
14:068:0276

Lot 19

Lot 18

Plat "A"
Golden Grove
Subdivision

Lot 2
0.55 AC
23,889 sq.ft.

433 NORTH

Lot 1
0.64 AC
27,781 sq.ft.

425 NORTH

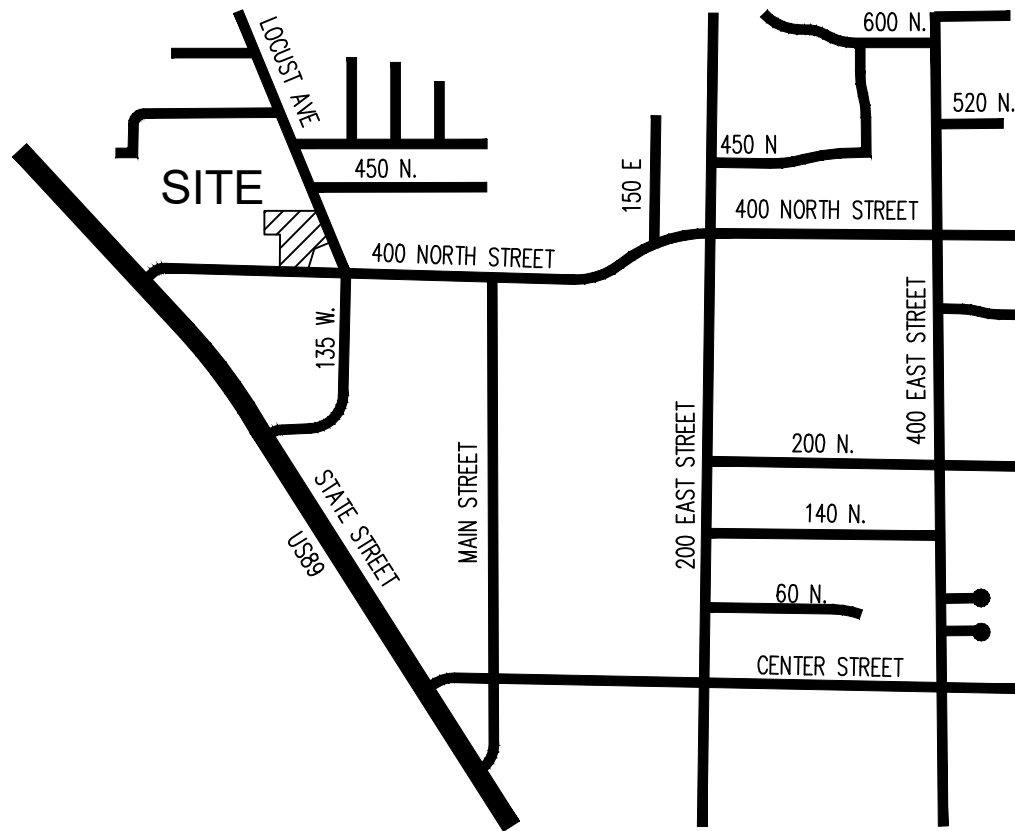
Lucrecia Gomez
14:068:0220

Kenneth &
Stephanie Nelson
14:068:0305

Vincent & Karen
Newmeyer
14:068:0063

400 NORTH STREET

400 N



Vicinity Map

PROJECT DEVELOPER

Shawn Sondrup
425 N Locust Ave
London, UT 84042
801-319-1751

PROJECT SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT ENGINEER

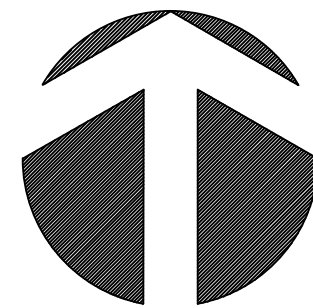
NIXON E&D, LLC
230 NORTH 550 EAST
LONDON, UT 84042
PH - 801.706.8516

AREA BREAKDOWN

TOTAL PLAT ACREAGE 1.22 ACRES
RIGHT OF WAY DEDICATION 0.04 ACRES
TOTAL LOT ACREAGE 1.18 ACRES
AVERAGE LOT SIZE 25,700 SQ.F.
NUMBER OF LOTS 2

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- FOUND CLASS II STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)



NORTH
1" = 30

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTICE OF LONDON CITY MULTIPLE FAMILY HOUSING ORDINANCE

ALL POTENTIAL BUYERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTICED OF THE LONDON CITY R2 OVERLAY ORDINANCE. UNDER THIS ORDINANCE THERE IS POTENTIAL FOR SMALL LOCALIZED MULTIFAMILY HOUSING PROJECTS IN THIS NEIGHBORHOOD CONSISTING OF SINGLE FAMILY PLANNED UNIT DEVELOPMENTS, DUPLEXES, TRIPLEXES AND ACCESSORY APARTMENTS. CONDITIONS COVENANTS AND RESTRICTIONS (C.C.&R'S) WHICH PROHIBIT THIS TYPE OF HOUSING IN SPECIFIC SUBDIVISIONS ARE CONSIDERED ILLEGAL AND IN VIOLATION OF LONDON CITY CODE. PLEASE CONTACT THE LONDON CITY PLANNING DEPARTMENT AT (801) 785-7687 FOR DETAILS REGARDING THIS ORDINANCE.

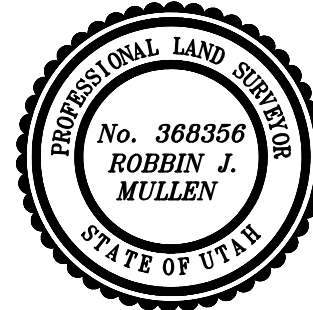
OCCUPANCY RESTRICTION NOTICE

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

CONDITIONS OF APPROVAL

A GEOTECHNICAL STUDY WAS NOT PERFORMED FOR THIS SUBDIVISION.

SURVEYOR'S SEAL



CITY RECORDER

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF UTAH PERTAINING TO PLATS AND SURVEYS.

ROBBIN J. MULLEN, P.L.S.

DATE

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED SOUTH 00°08'55" EAST ALONG THE SECTION LINE (NAD 83) 1199.17 FEET AND WEST 948.87 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 83°51'18" WEST 79.52 FEET; THENCE SOUTH 07°36'26" WEST 19.28 FEET; THENCE SOUTH 20°36'48" WEST 62.90 FEET; THENCE NORTH 88°10'12" WEST 63.48 FEET; THENCE NORTH 12°52'41" WEST ALONG A FENCE LINE 145.73 FEET; THENCE NORTH 12°19'54" EAST ALONG A FENCE LINE AND FENCE LINE EXTENDED 69.86 FEET; THENCE NORTH 89°41'10" WEST PARTIALLY ALONG A FENCE LINE 145.37 FEET; THENCE NORTH 07°19'45" EAST 98.45 FEET; THENCE SOUTH 89°58'00" EAST 223.29 FEET; THENCE SOUTH 22°46'45" EAST 243.18 FEET TO THE POINT OF BEGINNING.

AREA = 53,360 SQ.FT. OR 1.22 ACRES

LOCATED IN THE NORTHEAST OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARING: SOUTH 00°08'55" EAST ALONG THE SECTION LINE (NAD 83). SEE DRAWING

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS, ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

IN WITNESS WHEREOF: WE HAVE HERE UNTO SET OUR HANDS.

BY:

SHAWN SUNDROP

DATE

BY:

SHIRAY SUNDROP

DATE

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME SHAWN SUNDROP & SHIRAY SUNDROP -, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SONDRUP ESTATES RESIDENTIAL SUBDIVISION PLAT.

NOTARY PUBLIC, MY COMMISSION EXPIRES: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LONDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER

CITY ATTORNEY

CITY RECORDER

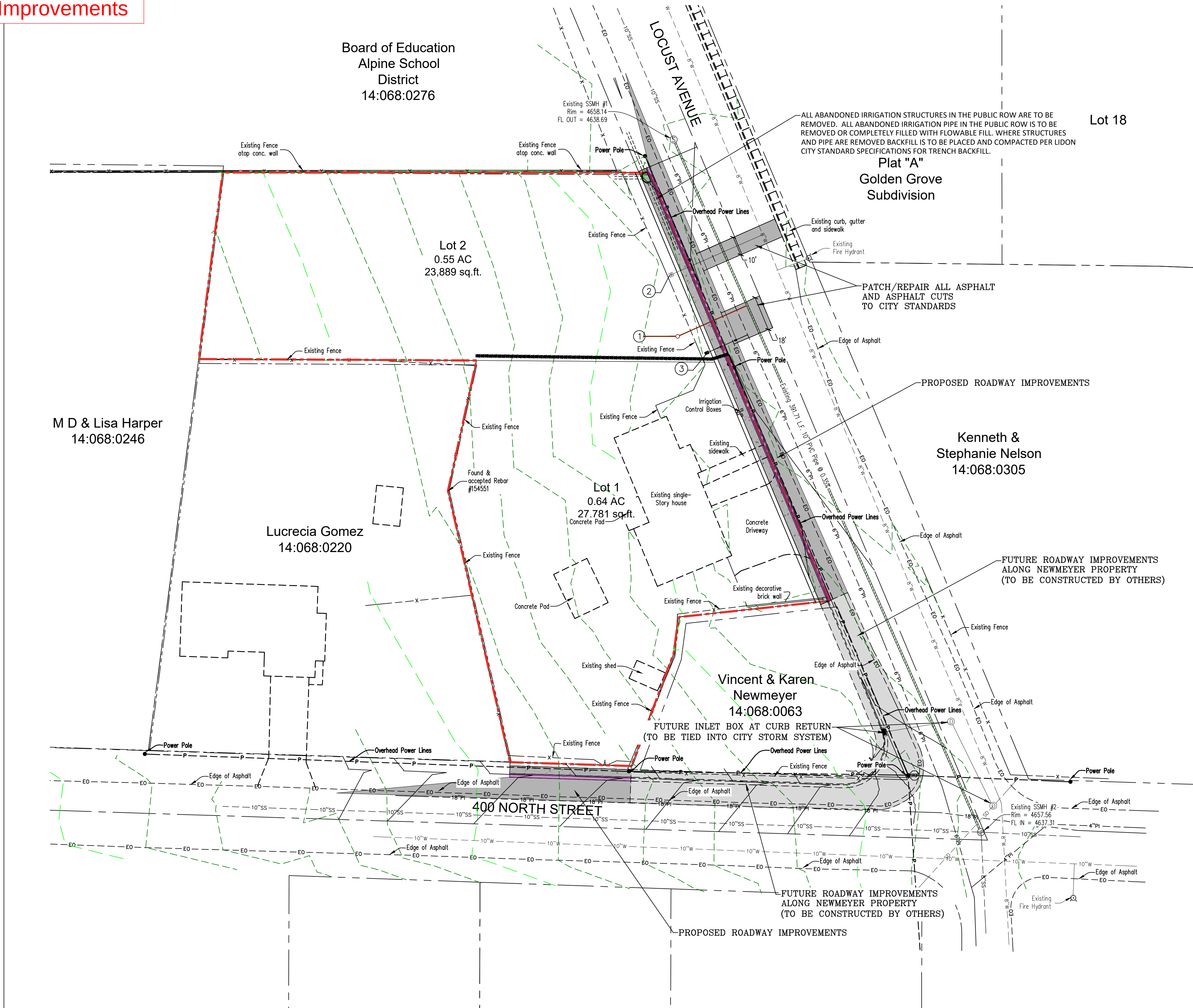
SONDRUP ESTATES

LOCATED IN THE NORTHEAST QUADRANT OF
SECTION 33, T5S R2E SLB&M
APPROX 425 NORTH LOCUST AVE
LONDON, UTAH 84042

SCALE: 1" = 30 FEET

SHEET 1 OF 1

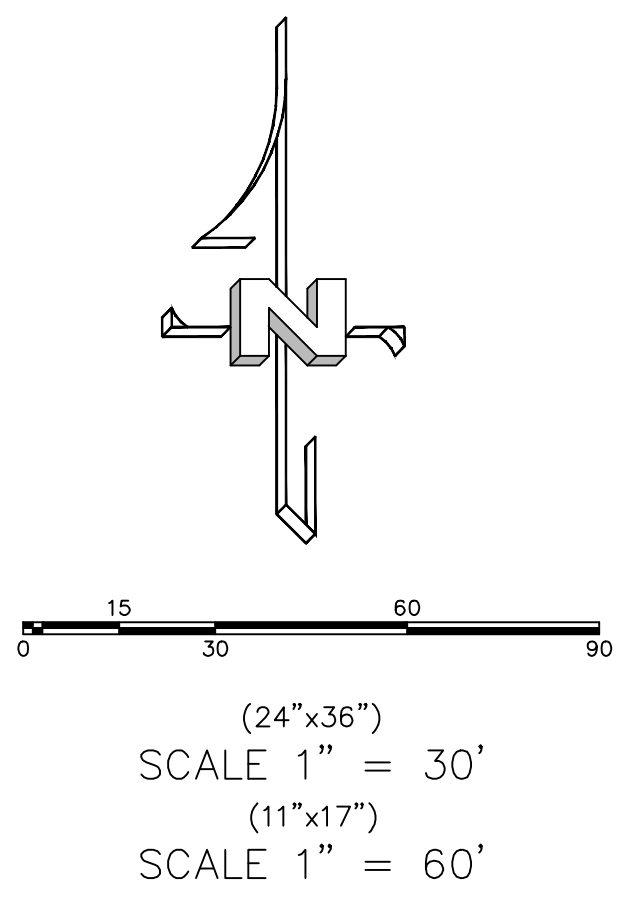
Exhibit 3: Road Improvements



LEGEND

SD	SD	EXISTING DEED LINE
S	S	EXISTING STORM MAIN
W	W	EXISTING SEWER MAIN
EX-PI	W	EXISTING WATER MAIN
		EXISTING PI MAIN
		EXISTING CONCRETE
		PI/WAT/SEWER LATERAL
		PROPOSED ASPHALT
		PROPOSED CONCRETE
		PROPOSED CURB & GUTTER
		PROPOSED LOT LINE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		SILT FENCE

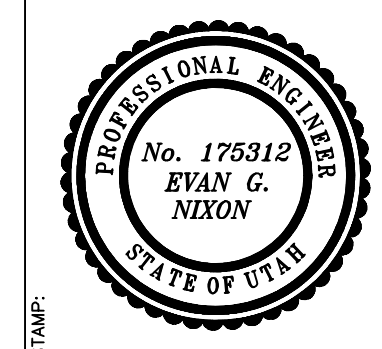
① PROPOSED 4" SEWER LATERAL (TIE INTO EXISTING SEWER MAIN)
② 1" CULINARY WATER SERVICE LATERAL (TIE INTO EXISTING WATER MAIN)
③ 3/4" PI SERVICE LATERAL (TIE INTO EXISTING PI MAIN)



- NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LINDON CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND LINDON CITY CODES, ORDINANCES AND STANDARDS.
 - ALL SERVICE LATERALS SHALL BE INSTALLED PER LINDON CITY STANDARDS UNLESS OTHERWISE NOTED.
 - 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
 - A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
 - A FEE IS TO BE PAID BY THE DEVELOPER FOR REQUIRED CURB AND GUTTER, SIDEWALK, AND ROADWAY WIDENING IMPROVEMENTS IN LIEU OF CONSTRUCTING THE IMPROVEMENTS. DESIGN OF THESE IMPROVEMENTS WILL BE PERFORMED AS PART OF FUTURE IMPROVEMENTS TO LOCUST AVE AND 400 NORTH.
 - A HIGH POINT IN THE LOCUST AVE ROADWAY IS CURRENTLY LOCATED NEAR THE LOT LINE BETWEEN LOTS 1 & 2. THEREFORE, NO DRAINAGE STRUCTURES ARE NEEDED FOR DRAINAGE ALONG THE LOTS' FRONTAGE OF LOCUST AVE. LOT FRONTAGE ON 400 NORTH ENDS 200' +/- FROM THE LOCUST AVE INTERSECTION. THEREFORE, NO DRAINAGE STRUCTURES ARE NEEDED FOR DRAINAGE ALONG THE LOT FRONTAGE OF 400 NORTH.
 - ALL OVERHEAD POWER AND POWER POLES TO BE RELOCATED WHEN FUTURE ROAD IMPROVEMENTS ARE CONSTRUCTED.

NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Nixon E&D, LLC
230 NORTH 550 EAST
LINDON, UTAH 84042
801.706.8516
nixon.evan@gmail.com



SONDRUP ESTATES
LOCATED IN THE NORTHEAST QUADRANT OF
SECTION 33, T3S R2E S1B&M
APPROX. 425 NORTH LOCUST AVENUE
LINDON, UTAH 84042

DATE : 6-Dec-23
JOB NO: 20-002
DRAWN: SH
CHECKED: EN
REVISION:
SITE/UTILITY PLAN
SHEET: SP-01

Item 5: Sunrise Warehouse Park Condominiums Plat “B” – 860 W 200 S

Date: December 12, 2023

Applicant: Ryan Litke

Presenting Staff: Mary Barnes

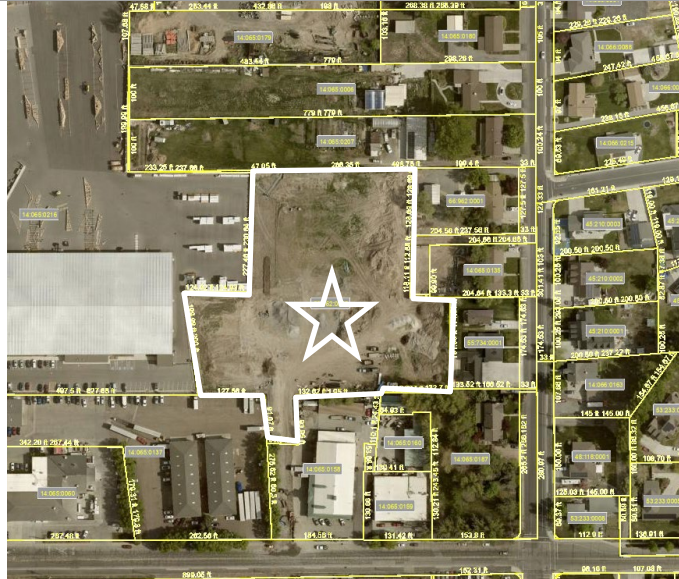
General Plan: Light Industrial
Current Zone: Light Industrial

Property Owners: Sunrise Warehouse Partners, LLC

Parcel ID: 66:962:0002

Council Action Required: No

City File Number: 23-044-0



SUMMARY OF KEY ISSUES

1. The planning commission previously approved the minor subdivision, site plan, and recommended a zone change for approval for this project on December 13, 2022.
2. The overall warehouse development consists of two warehouse buildings. Building 1 is the larger building, with 8 total units. Building 2 is the smaller building, with 4 total units. Both buildings have active building permits, and are under construction.
3. This property is accessed through an easement going through the property located at 850 W. 200 S. A fire/emergency only access was also provided on the east side of the property, on 800 W.
4. The developer is now requesting major subdivision approval to convert the two warehouse buildings to commercial condominium units. There will be a total of 12 units in the condo plat.
5. Condominium developments follow Utah Code Title 57 Chapter 8 for dividing property as well as Lindon City major subdivision requirements and processes. As a reminder, Lindon City Code was recently changed and the City Council is no longer the final land use authority on major subdivisions. The Planning Commission will be the final land use authority on this subdivision.

MOTION

I move to (approve, deny, or continue) of the applicant's request for approval of the Sunrise Warehouse Park Condominiums Plat “B” with the following conditions:

1. The applicant will continue to work with city staff to make all final corrections to the plat for recording;
2. Prior to plat recording the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication as identified on the attached subdivision plat;
3. Prior to recording the applicant will provide staff with a final set of CC&R's and bylaws to include notarized signatures;
4. The plat will meet the applicable requirements as found in the Lindon City Development Manual;
5. Final Covenants, Conditions and Restrictions will be recorded with the subdivision plat;
6. All items of the staff report.

Surrounding Zoning and Land Use

North: Residential R1-20 – Single-family residential

South: Light Industrial – Full Throttle Powersports ATV Repair

East: Residential R1-20 – Single-family residential

West: Light Industrial – Builders First Source truss plant

Lot Requirements – Light Industrial Zone

Required	Compliant
Minimum lot size: one acre	Yes – property is 4 acres.
Parking	Parking was reviewed with site plan and minor subdivision approval. 114 stalls are provided.

Subdivision Requirements

Required	Compliant
For condominiums, three dimensional drawings of unit areas and property surface description	Yes – seen on second page of the plat.
Conditions, Covenants and Restrictions and bylaws for the condominium subdivision	Yes – staff has reviewed the CC&Rs and bylaws.

Engineering Requirements

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

Staff Analysis

This condominium plat is in compliance with all requirements. Staff has read through the CC&Rs, bylaws, and articles of incorporation to ensure that they are compliant as well.

Exhibits

1. Aerial map
2. Condominium plat
3. 2022 approved site plan

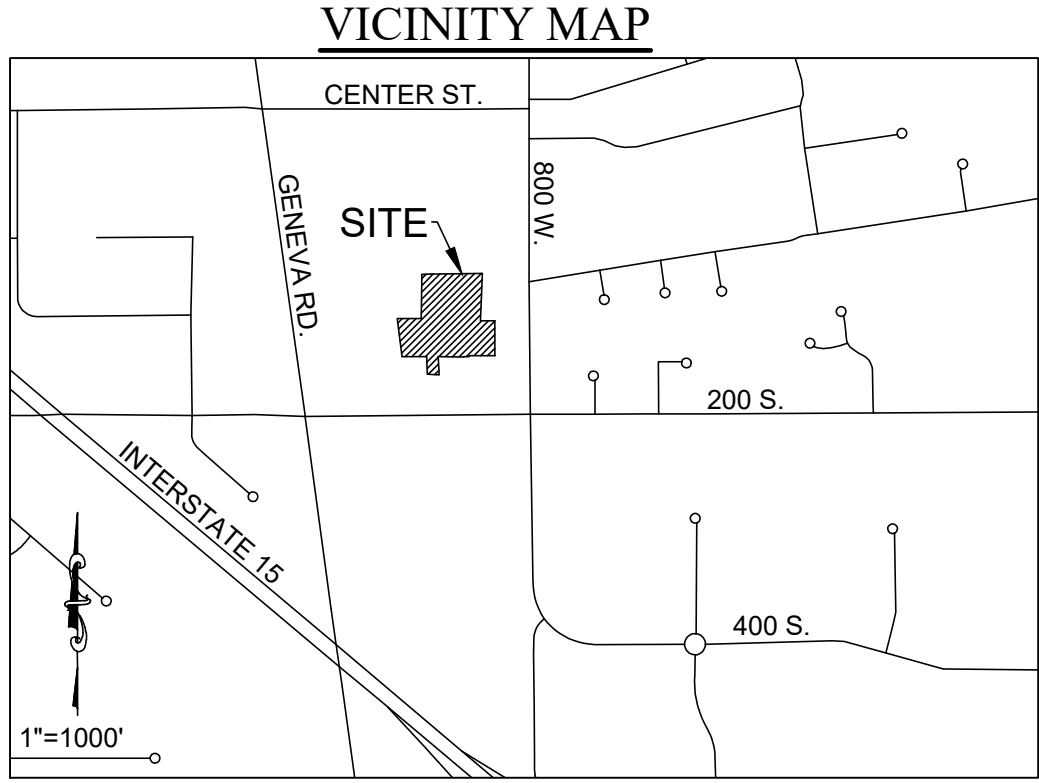
Exhibit 2: Condominium Plat

SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B"

AMENDING LOT 2, SUNRISE WAREHOUSE PARK PLAT "A"

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
CITY OF LONDON, COUNTY OF UTAH,
STATE OF UTAH

E 1/4 SEC 32
T5S, R2E, SLB&M



WATER MAIN EASEMENT:

A 20.00 FOOT WATER MAIN EASEMENT IN FAVOR OF LONDON CITY AS A PERPETUAL RIGHT OF WAY FOR THE RIGHT TO INSPECT, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REMOVE, AND REPLACE SAID WATERLINE AND ASSOCIATED APPURTENANCES.

LONDON CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC WATER LINES AND HYDRANTS WITHIN THE PUBLIC WATER LINE EASEMENT, BUT SHALL NOT BE RESPONSIBLE TO RESTORE OR REPLACE ROAD SURFACES, OTHER SURFACE STRUCTURES OR FEATURES, LANDSCAPING AND/OR IRRIGATION SYSTEMS, WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE GRANTOR.

PUBLIC UTILITY EASEMENT NOTE:

A PUBLIC UTILITY EASEMENT IS GRANTED FOR ALL AREA WITHIN THE PLAT, INCLUDING INSIDE THE WATER MAIN EASEMENT AS NEEDED, EXCEPT WHERE PROPOSED BUILDINGS WILL BE CONSTRUCTED.

RESERVATION OF COMMON AREAS

THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B", A UTAH CONDOMINIUM PROJECT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE, COMMON AREAS AND COMMON AREAS FOR PUBLIC UTILITY EASEMENTS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B" FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B", SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

NOTICE OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

NOTICE OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THIS PROJECT, WITH ITS UNITS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B", WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER, SAID COVENANTS, CONDITIONS, AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS, OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND A CONDOMINIUM PLAT FOR SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B". THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH SAID CONDOMINIUM PROJECT HAS BEEN CONSTRUCTED; THAT SAID CONDOMINIUM PLAT COMPRISES TWO (2) PAGES, IS ACCURATE, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 0°04'13" West along section line 313.97 feet and West 166.53 feet from the Southeast Corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence West 132.70 feet; thence South 4°49'43" West 5.09 feet; thence North 89°38'33" West 29.59 feet; thence South 5°01'35" West 1.94 feet; thence North 89°36'30" West 132.62 feet; thence South 2°43'25" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 2°43'25" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 7°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 0°59'04" East 230.64 feet; thence along a boundary line agreement recorded as Entry 9283:2018 the following two courses and distances: 1) North 87°57'34" East 47.05 feet and 2) North 89°25'25" East 266.35 feet; thence South 2°13'23" West 128.69 feet; thence South 2°13'22" West 118.11 feet; thence East 75.96 feet; thence South along the westerly boundary of Williamson Investments Plat "A" a distance of 181.06 feet to the point of beginning.

Area = 4.014 Acres

OWNER'S DEDICATION

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREON AS SUNRISE WAREHOUSE PARK CONDOMINIUMS PLAT "B", A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF TWO (2) SHEETS TO BE PREPARED, SAID OWNER(S) HEREBY CONSENTS TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL COMMON AREA FOR THE USE OF THE CONDOMINIUM OWNERS OF ALL COMMON UNITS WITHIN THIS UTAH CONDOMINIUM PROJECT, FOR INGRESS AND EGRESS.

THE SAME TRACT OF LAND HAS BEEN SUBDIVIDED INTO CONDOMINIUM UNITS, COMMON AREA, AND EASEMENTS, AND THE OWNER(S) HEREBY DEDICATES THOSE AREAS LABELED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEY THE COMMON AREA, AS INDICATED HEREON, TO THE SUNRISE WAREHOUSE PARK CONDOMINIUMS OWNERS ASSOCIATION, INC. WITH A REGISTERED ADDRESS OF _____.

IN WITNESS WHEREOF, THE OWNER(S) HAVE SIGNED THIS _____ DAY OF _____ 20____

PRINTED NAME TITLE SIGNATURE DATE
SUNRISE WAREHOUSE PARTNERS LLC

PRINTED NAME TITLE SIGNATURE DATE
SUNRISE WAREHOUSE PARTNERS LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number _____ Signed (A Notary Public Commissioned in Utah)

Commission Expires _____ Print Name of Notary

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LONDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

MAYOR CITY ATTORNEY

PLANNING COMMISSION CHAIR COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

OCCUPANCY RESTRICTION NOTICE

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

CONDITIONS OF APPROVAL

PLAT "B"
SUNRISE WAREHOUSE PARK
CONDOMINIUMS

AMENDING LOT 2, SUNRISE WAREHOUSE PARK PLAT "A"

LONDON CITY UTAH COUNTY, UTAH

SHEET 1 OF 2

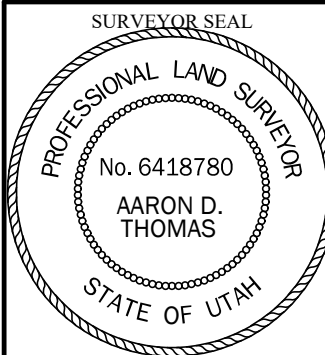
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CITY ENGINEER SEAL

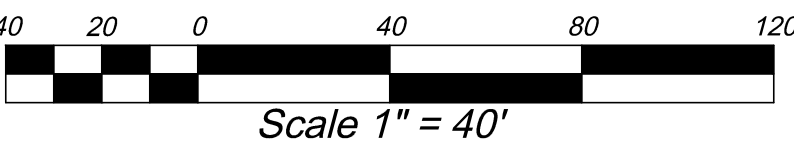
CITY RECORDER SEAL

COUNTY RECORDER

LAND SURVEYOR:
AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT, 84003
aztecengineering@gmail.com



NOTARY PUBLIC SEAL

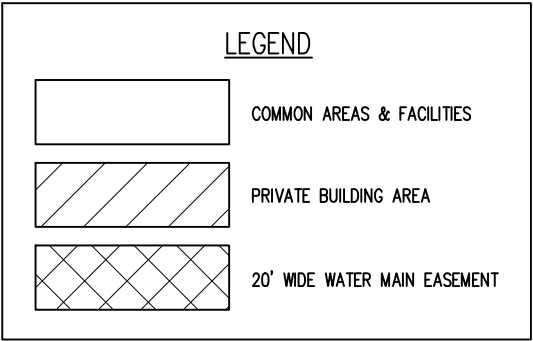


200 SOUTH

GENERAL NOTES

- ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER EXCEPT FOR ALONG THE WESTERLY BOUNDARY OF UNITS 9-12.
- ALL BUILDING DIMENSIONS ARE TYPICAL.

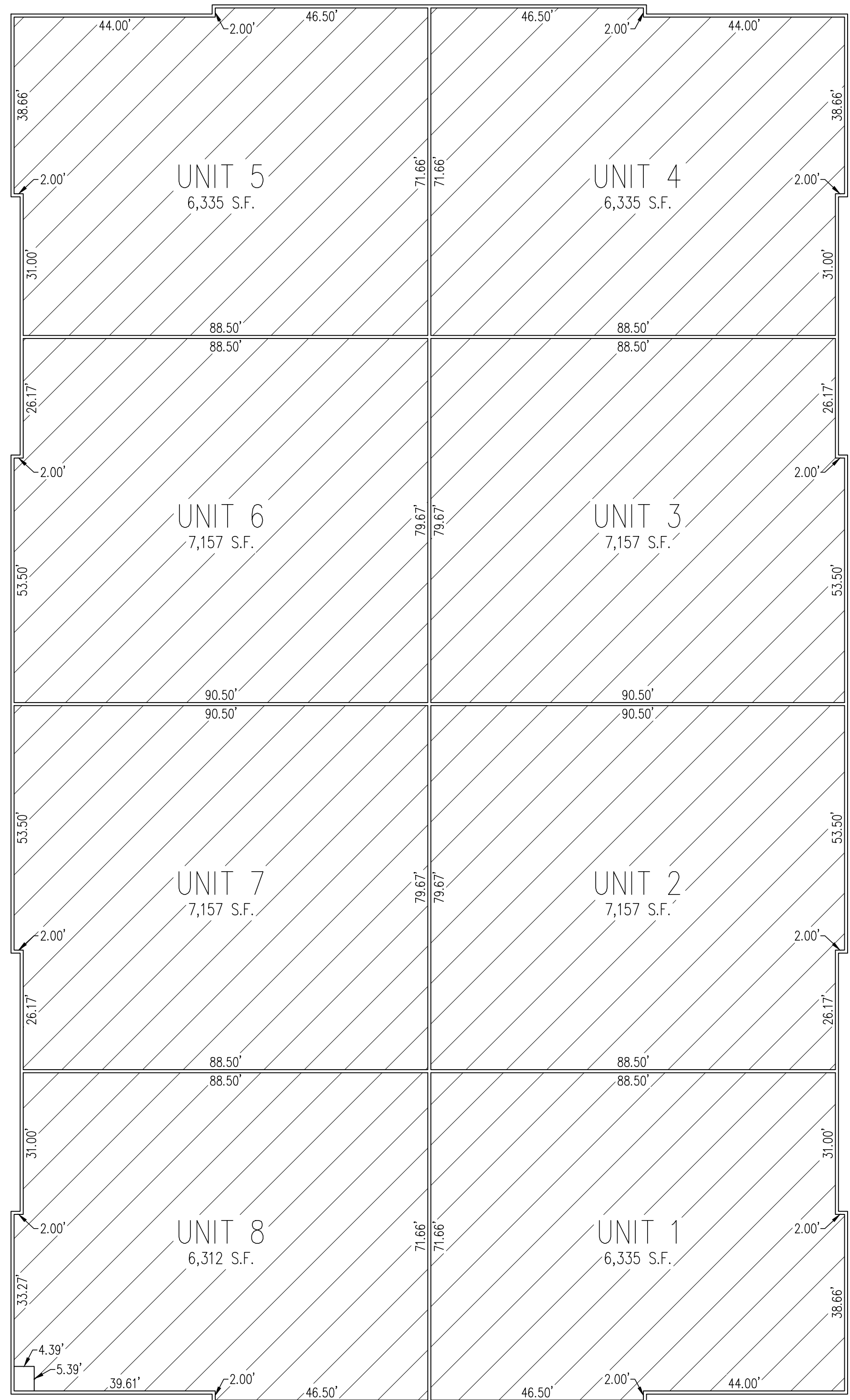
SE COR SEC 32
T5S, R2E, SLB&M
ELEV = 4573.20



LINE TABLE

LINE	BEARING	DISTANCE
L1	WEST	20.74'
L2	NORTH	20.00'
L3	EAST	19.93'
L4	N 2°19'51" W	25.37'
L5	N 5°56'06" W	24.38'
L6	N 83°24'10" E	20.00'
L7	S 5°56'06" E	25.61'
L8	N 44°33'58" E	32.60'
L9	N 89°07'57" E	3.72'
L10	N 89°55'00" E	20.00'
L11	N 89°07'57" E	13.78'
L12	S 89°07'57" W	28.23'
L13	S 44°33'58" W	16.21'
L14	EAST	21.96'
L15	SOUTH	20.00'
L16	WEST	21.96'
L17	S 2°19'51" E	12.47'
L18	WEST	32.55'
L19	SOUTH	20.00'
L20	WEST	31.74'

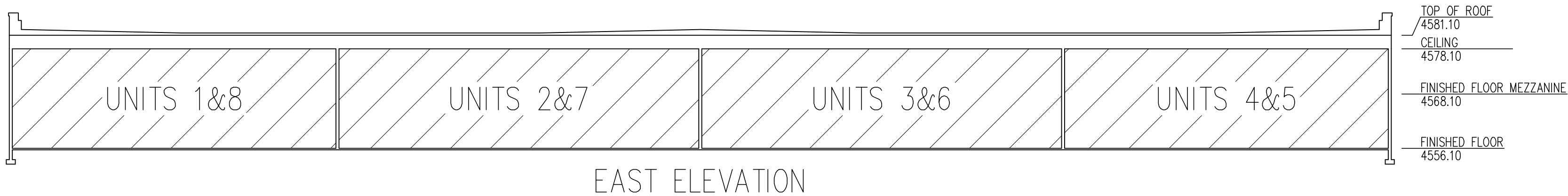
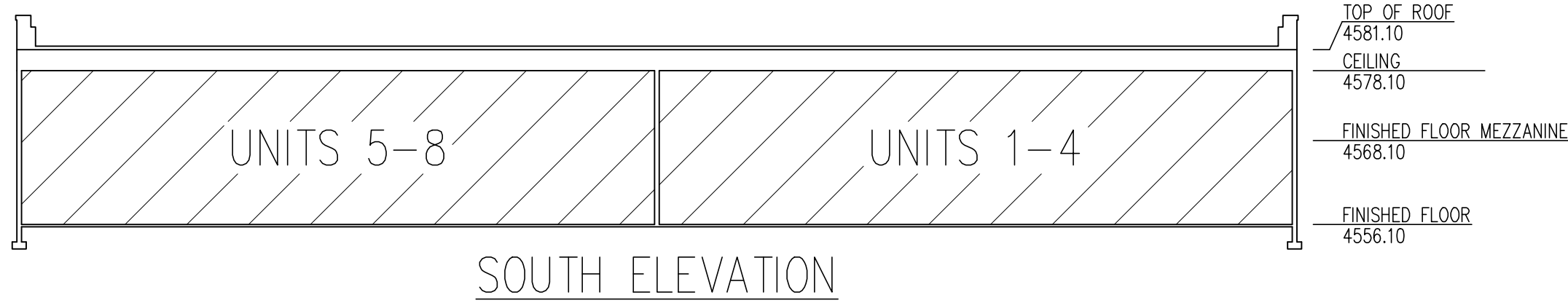
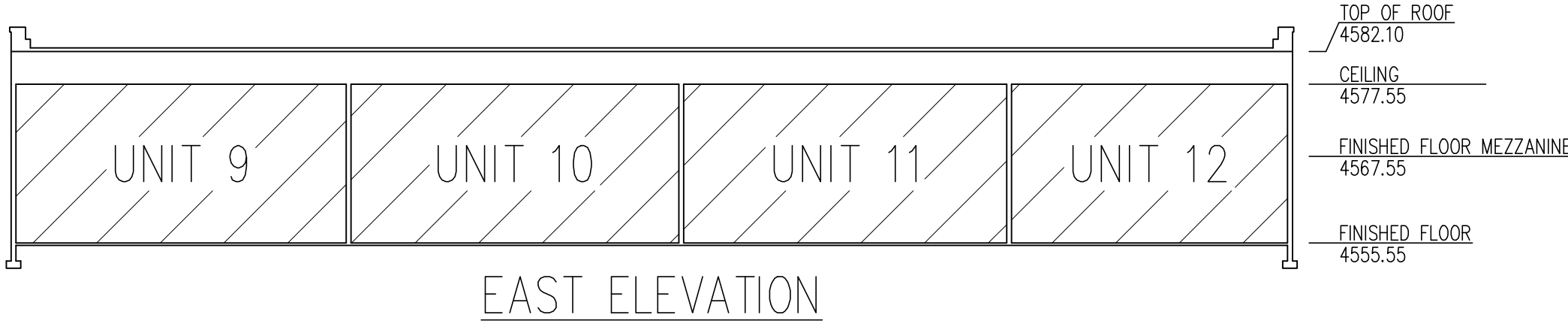
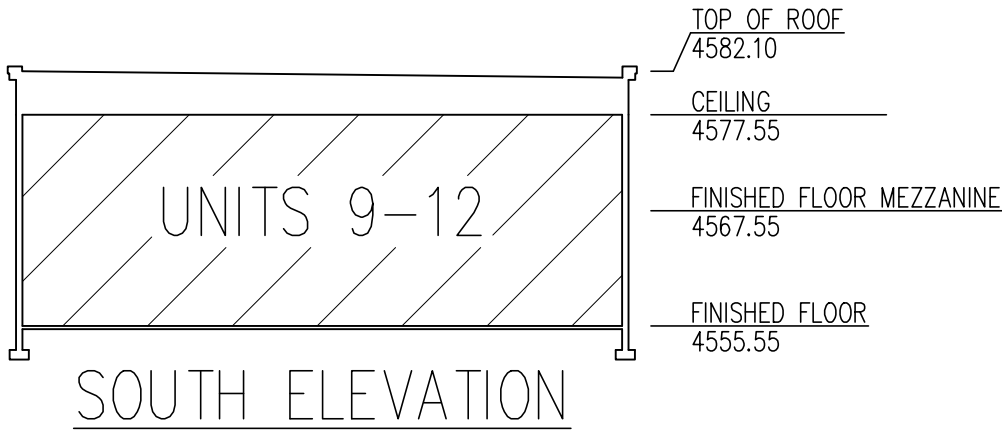
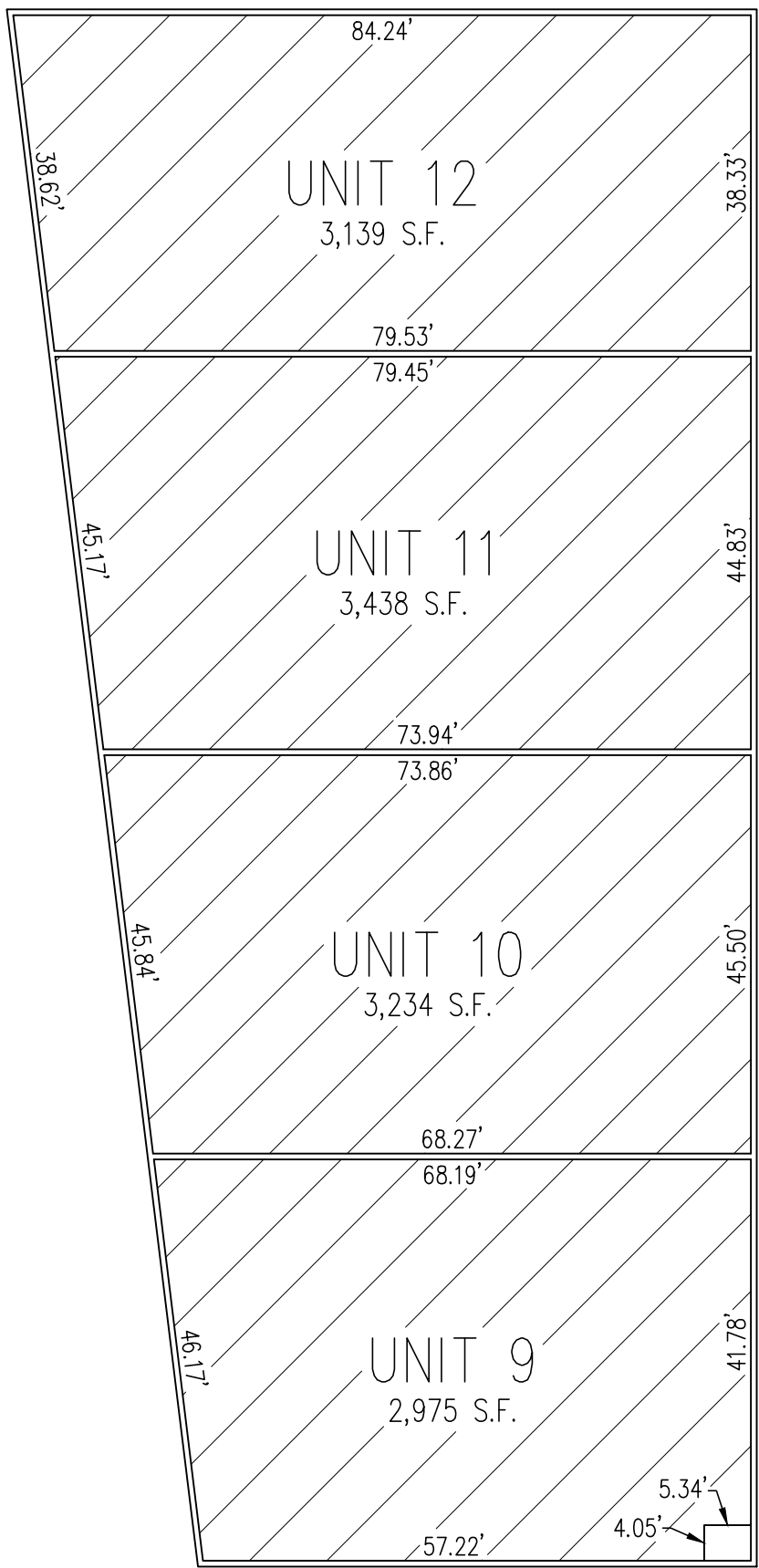
UNITS 1-8



LEGEND

- COMMON AREAS & FACILITIES
- PRIVATE BUILDING AREA

UNITS 9-12



- GENERAL NOTES**
- 1 - ALL ANNOTATED BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO EACH OTHER EXCEPT FOR ALONG THE WESTERLY BOUNDARY OF UNITS 9-12.
 - 2 - ALL BUILDING DIMENSIONS ARE TYPICAL.
 - 3 - UNIT DIMENSIONS SHOWN ARE FROM INTERIOR WALL LOCATIONS.
 - 4 - ALL WALLS ARE DEFINED AS 8 INCHES WIDE.
 - 5 - WHILE ALL INTERIOR DIVISION WALLS ARE DEFINED AS COMMON AREA, IF ADJACENT UNITS ARE OWNED BY THE SAME ENTITY/INDIVIDUAL, THE INTERIOR DIVISION WALLS BETWEEN THE ADJACENT UNITS MAY BE CONSIDERED AS LIMITED COMMON AREA AND BE ADJUSTED OR REMOVED AS NEEDED. STRUCTURAL SUPPORT POSTS ARE NOT TO BE ADJUSTED.

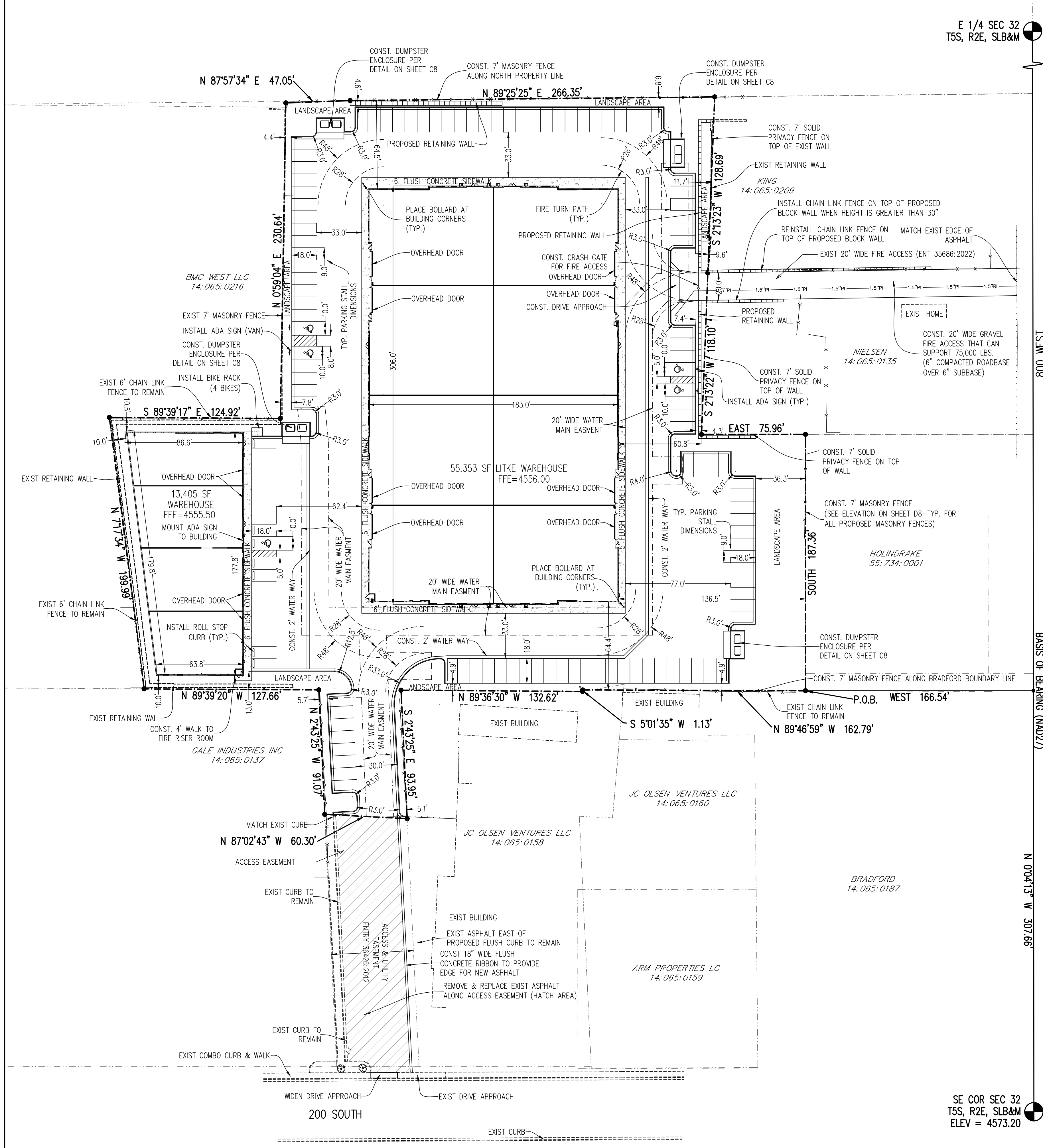
LAND SURVEYOR:
AZTEC ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

PLAT "B"
SUNRISE WAREHOUSE PARK
CONDOMINIUMS
AMENDING LOT 2, SUNRISE WAREHOUSE PARK PLAT "A"
LINDON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 40' FEET

COUNTY RECORDER

Exhibit 3: 2022 approved site plan

SUNRISE WAREHOUSE PARK



City review is only for general conformance with the design concept of the project and general compliance with information provided in the contract documents. Contractor/Developer is responsible for dimensions which shall be confirmed and corrected at the job site; techniques of construction; coordination of his work with that of all other trades; and the satisfactory performance of his work. No work which may be defective in its construction or deficient in any of the requirements of the specifications will be accepted. Where no exceptions are taken this shall not relieve the Contractor/Developer of the responsibility for the proper execution of the work in accordance with all requirements of the specifications and applicable Development Agreements. Compliance is a responsibility of the Contractor/Developer and said responsibility shall not be avoided by any act or omission on the part of the City or its representatives.



TABULATIONS:

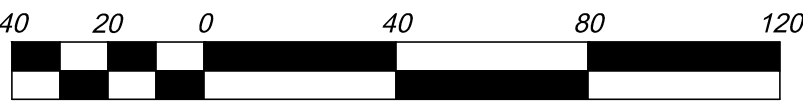
TOTAL AREA: 175,671 S.F. = 100%
LANDSCAPING AREA: 23,452 S.F. = 13.3%
BUILDING AREA: 68,758 S.F. = 39.1%
PARKING/CONCRETE AREA: 83,461 S.F. = 47.5%
PARKING LANDSCAPE AREA REQUIRED: 40 S.F. PER STALL X 114 STALLS = 4,560 S.F.
PARKING LANDSCAPE AREA PROVIDED: 4,790 S.F.

PARKING TABULATIONS:

WAREHOUSE AREA:
BUILDING 1: 44,553 S.F. @ 1/1000 S.F. = 45 STALLS
BUILDING 2: 9,805 S.F. @ 1/1000 S.F. = 10 STALLS
OFFICE AREA:
BUILDING 1: 10,800 S.F. @ 1/350 S.F. = 31 STALLS
BUILDING 2: 3,600 S.F. @ 1/350 S.F. = 11 STALLS
TOTAL PARKING STALLS REQUIRED: 97
ADA STALLS REQUIRED: 5
ADA STALLS PROVIDED: 5
BICYCLE PARKING: (2 MIN. FOR FIRST 50) + (1 FOR EACH EXTRA 50) = 4 REQUIRED AND 4 PROVIDED

LEGAL DESCRIPTION

Beginning at a point located North 0°04'13" West along section line 307.66 feet and West 166.54 feet from the Southeast Corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°46'59" West along a boundary line agreement recorded as Entry 74418:199 a distance of 162.79 feet; thence South 5°01'35" West 1.13 feet; thence North 89°36'30" West 132.62 feet; thence South 2°43'25" East 93.95 feet; thence North 87°02'43" West 60.30 feet; thence North 2°43'25" West 91.07 feet; thence North 89°39'20" West 127.66 feet; thence North 7°17'34" West 199.99 feet; thence South 89°39'17" East 124.92 feet; thence North 0°59'04" East 230.64 feet; thence along a boundary line agreement recorded as Entry 9283:2018 the following two courses and distances: 1) North 87°57'34" East 47.05 feet and 2) North 89°25'25" East 266.35 feet; thence South 2°13'23" West 128.69 feet; thence South 2°13'22" West 118.10 feet; thence East 75.96 feet; thence South along the westerly boundary of Williamson Investments Plat "A" a distance of 187.36 feet to the point of beginning. Area = 4.03 Acres



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=U
8. IBC CONSTRUCTION TYPE: LARGER BUILDING 3-B, OCCUPANCY CLASSIFICATIONS: F1, B
SMALLER BUILDING 5-B, OCCUPANCY CLASSIFICATIONS: F1, B
9. INTERNATIONAL FIRE CODE: 2018
10. THERE ARE NO EXISTING BUILDINGS ON THE SITE THAT ARE TO REMAIN.
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. BUILDING MOUNTED LIGHTS WILL PROVIDE LIGHTING FOR THE PARKING LOT. SEE DETAIL ON DETAIL SHEET C8.
15. ALL PROPOSED UTILITIES ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.
16. NO FLOOR DRAINS ARE PROPOSED FOR THIS SITE.
17. THE SITE IS IN ZONE X ON FEMA MAP PANEL NUMBER 49049C0330F, EFFECTIVE DATE 06/19/2020. THIS IS AN AREA OF MINIMAL FLOOD HAZARD.
18. CONTRACTOR TO REMOVE AND RECOMPACT THE UNDOCUMENTED FILL BENEATH THE BUILDING FOOTPRINT, FLATWORK AND PAVEMENT AS PER GEOTECHNICAL REPORT.

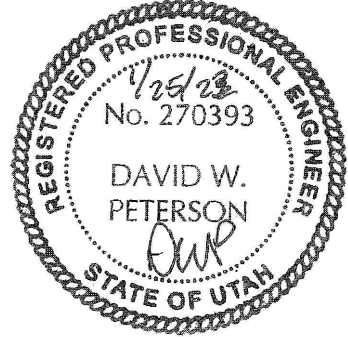
VICINITY MAP



SHEET INDEX

C1	SITE PLAN
C2	UTILITY PLAN
C3	GRADING PLAN (NORTH)
C4	GRADING PLAN (SOUTH)
C5	EROSION CONTROL PLAN
C6	BMP DETAILS
C7	BMP DETAILS
C8	DETAIL SHEET
C9	DETAIL SHEET
C10	LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN

Surveyor: Aztec Engineering, Inc.
c/o Aaron Thomas
801-592-2693



Developer: Ryan Litke

90 East Main #2
Lehi, UT 84043
801-787-4998

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

SUNRISE WAREHOUSE PARK

LINDON 130 SOUTH 850 WEST

UTAH

SITE PLAN

Scale:
1"=40'

Date:
09/22/22

C1

SE COR SEC 32
T5S, R2E, SLB&M
ELEV = 4573.20

CURRENT PROPERTY ZONING: LIGHT INDUSTRIAL

Item 6: Commercial Farm Zone Ordinance Amendment Discussion

Date: December 12, 2023

Applicant: Lindon City

Presenting Staff: Michael Florence

Type of Decision: Discussion Item Only

Planning Commission Action Required: Not at this time

SUMMARY OF KEY ISSUES

1. The planning commission recently requested that City staff provide lot information for the Anderson Farms and Creekside Village developments. The purpose of the research is for the planning commission to discuss and evaluate accessory dwelling units (ADU) in the R3 and Anderson Farms Planned Residential Development (AFPD) zones.
2. Lindon City currently prohibits ADU's in the R3, AFPD, and Planned Residential Development zone (Songbird Cove development). Utah State code allows municipalities to restrict ADU's in 25% or less of the total area in the municipality that is zoned primarily for residential use and on lots less than 6,000 square feet.

OVERVIEW

The following information is provided for each phase or subdivision of the Anderson Farms and Creekside Village neighborhoods.



Anderson Farms

Plat A

- Average lot size: 7,367 square feet
- Lot size range: 5669 – 11,643 square feet
- Smallest frontage: 51 feet
- Number of lots: 77

Plat C – Gardens

- Average lot size: 6,254 square feet
- Lot size range: 4,732 – 13,767 square feet
- Smallest frontage: 52 feet
- Number of lots: 63

Plat D – Estates

- Average lot size: 10,129 square feet
- Lot size range: 8403 - square feet
- Smallest frontage: 81 feet
- Number of lots: 56

Plat E

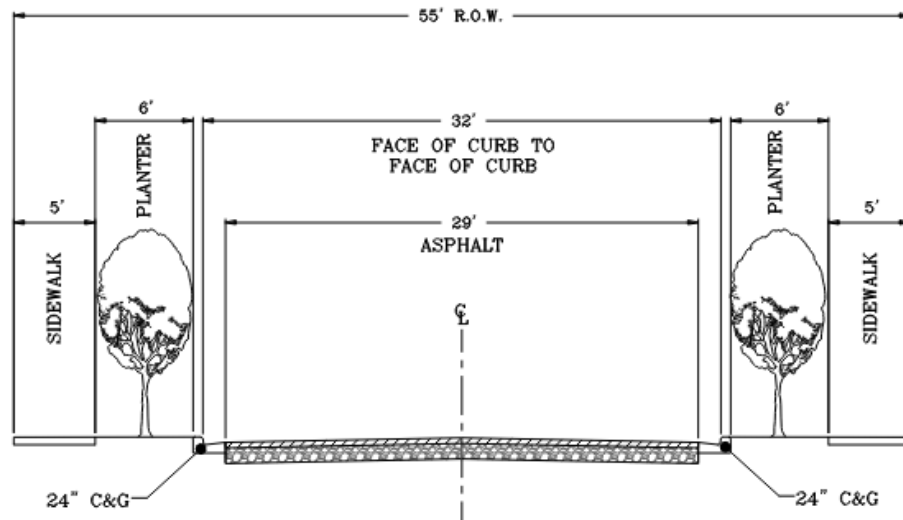
- Average lot size: 8,319 square feet
- Lot size range: 6,510 - 15,655 square feet
- Smallest frontage: 62 feet
- Number of lots: 60

Plat G

- Average lot size: 9,029
- Lot size range: 6,718 – 13,862
- Smallest frontage: 72 feet
- Number of lots: 25

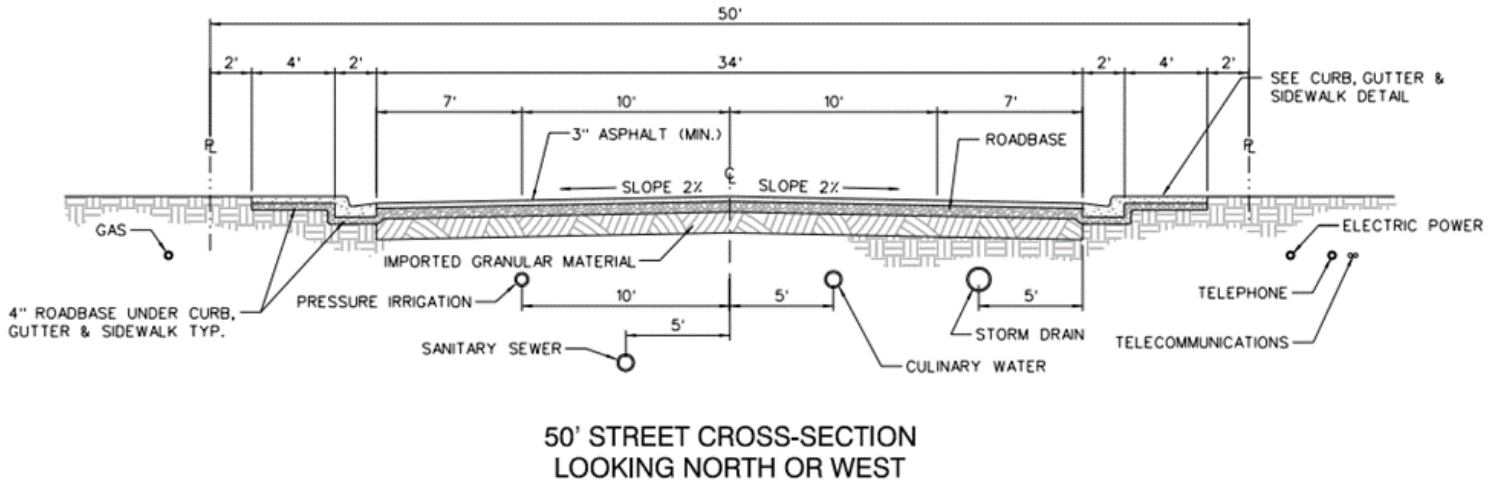
Total lots entitled so far: 281. Total lots less than 6,000 square feet: 34

Public Right-Of-Way: 55 feet, pavement width 29 feet



Creekside Village

- Average lot size: 10,396 square feet
- Lot size range: 8,606 – 20,839 square feet
- Smallest frontage: 64 feet
- Number of lots: 124
- Public Right-Of-Way: 50 feet, pavement width 34 feet
- Total lots: 124
- Total lots less than 6,000 square feet: 0

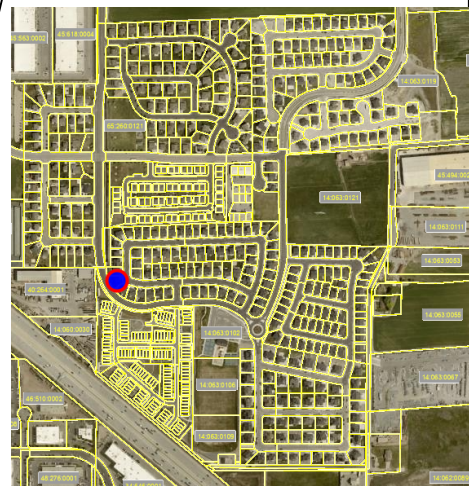
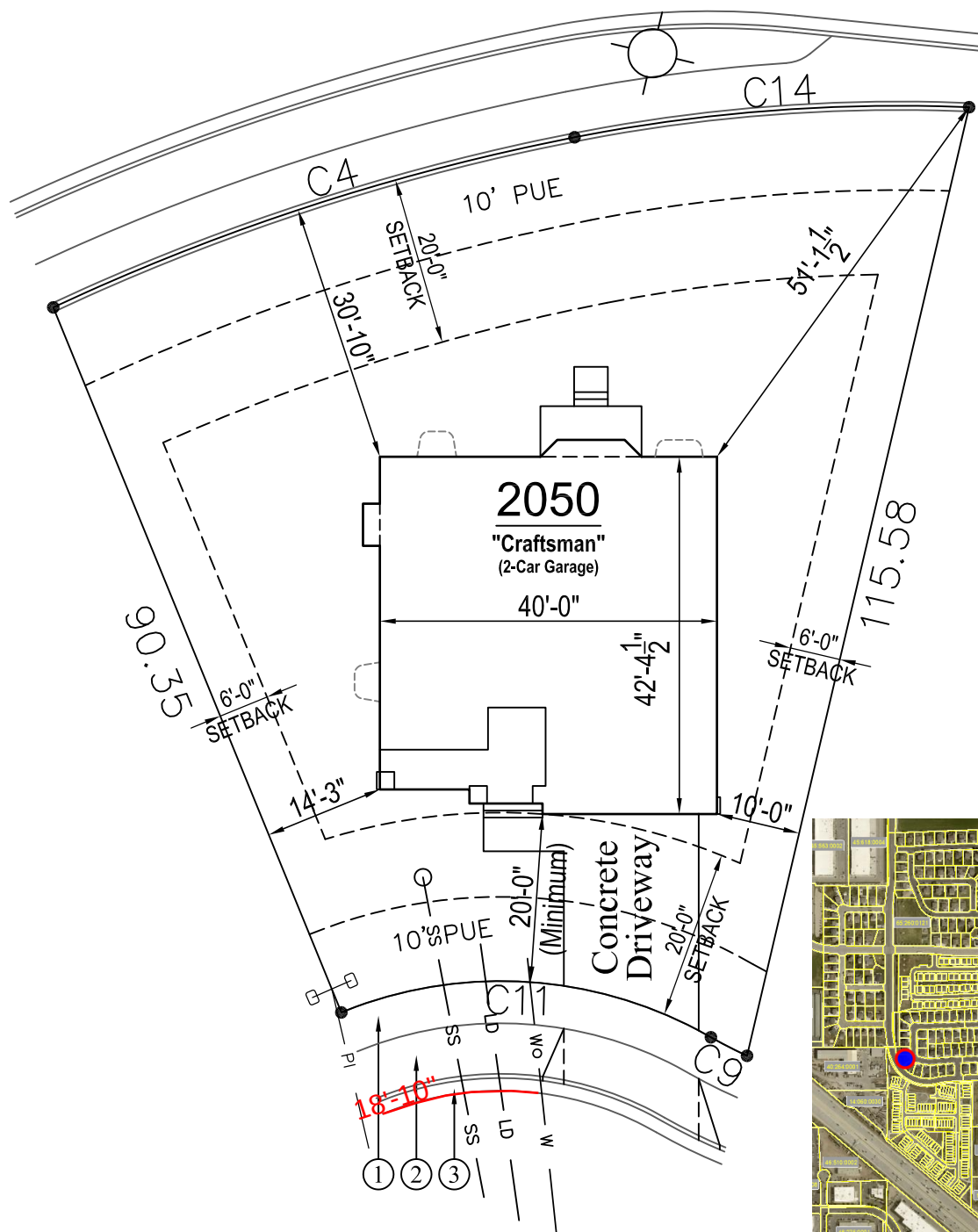


Exhibits:

- Ivory Home Site Plans

Any utilities shown are based upon the best information available & are subject to change.
Ivory Homes assumes no liability for any utilities shown (or not shown).

Ivory Homes will provide sufficient grading around the foundation to allow water to drain away from the home. It is the home buyer's responsibility to maintain this drainage away from the home when grading for finished landscape. Home buyer must take extra care when installing landscaping or structures in order to avoid impairing the lot drainage of neighboring lots. Elevations of the home will be determined solely at the discretion of Ivory Homes based upon utilities, grade, neighboring homes & site conditions.



Maple Shade Lane

Lot 107 Anderson Farms
341 N. Maple Shade Lane
Lindon, Utah
8,025 Square Feet

SITE PLAN

SCALE: 1"=20'

1. Sidewalk
2. Parkstrip
3. Curb / Gutter

Initial _____, Date: _____

Initial _____, Date: _____

Subject to any changes necessary made at the discretion of Ivory Homes

Drawn By: Chad C.

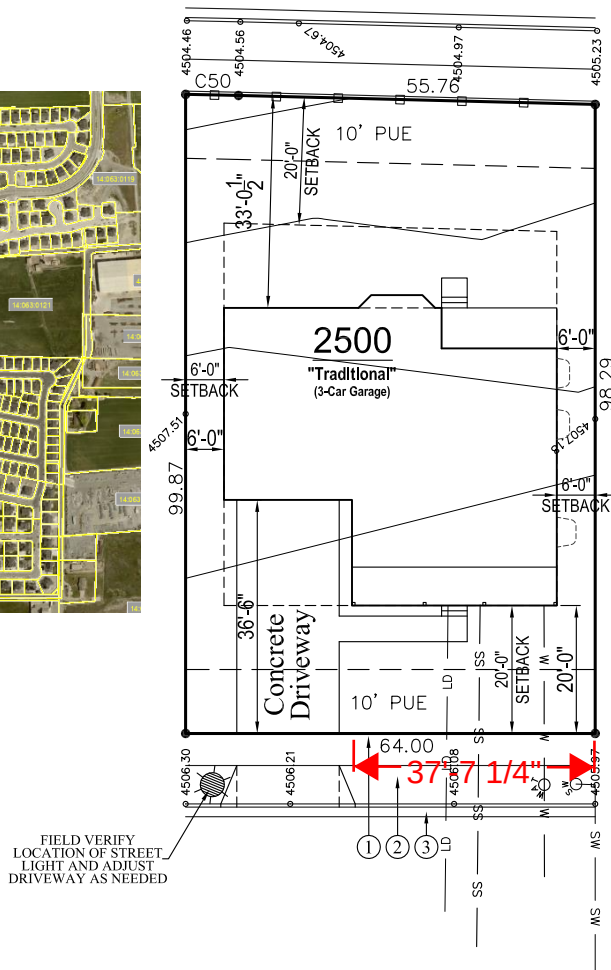
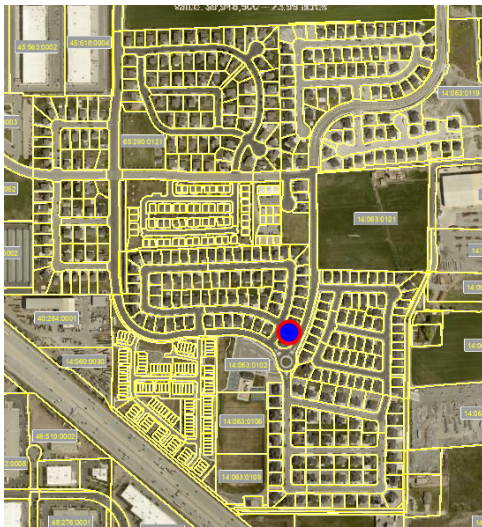
For: Eric B. / Poulson

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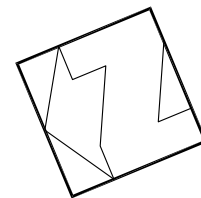
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Anderson Boulevard (1450 West)



Brookview Road (1470 West)



1. Sidewalk
2. Parkstrip
3. Curb / Gutter

Lot 221 Anderson Farms
324 N. Brookview Rd.
Lindon, Utah
6,342 Square Feet

SITE PLAN

SCALE: 1"=30'

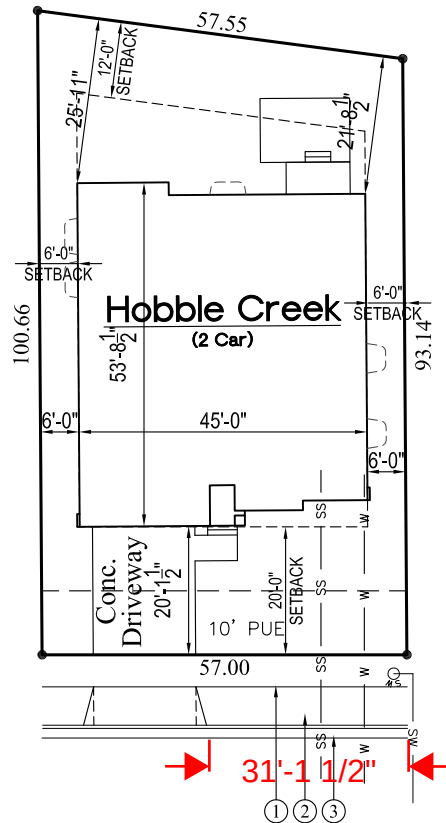
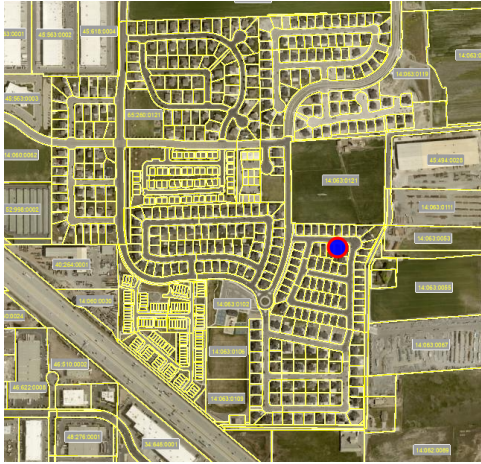
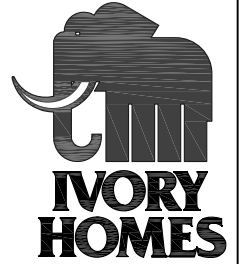
Initial _____, Date: _____

Initial _____, Date: _____

Subject to any changes necessary made at the discretion of Ivory Homes

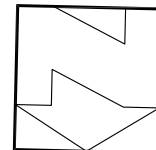
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Dairy Lane

1. Sidewalk
2. Parkstrip
3. Curb / Gutter



Lot 343 Anderson Farms Gardens

1427 W. Dairy Ln.

Lindon, Utah

5,523 Square Feet

SITE PLAN

SCALE: 1"=30'

Initial _____, Date: _____

Initial _____, Date: _____

Subject to any changes necessary made at the discretion of Ivory Homes