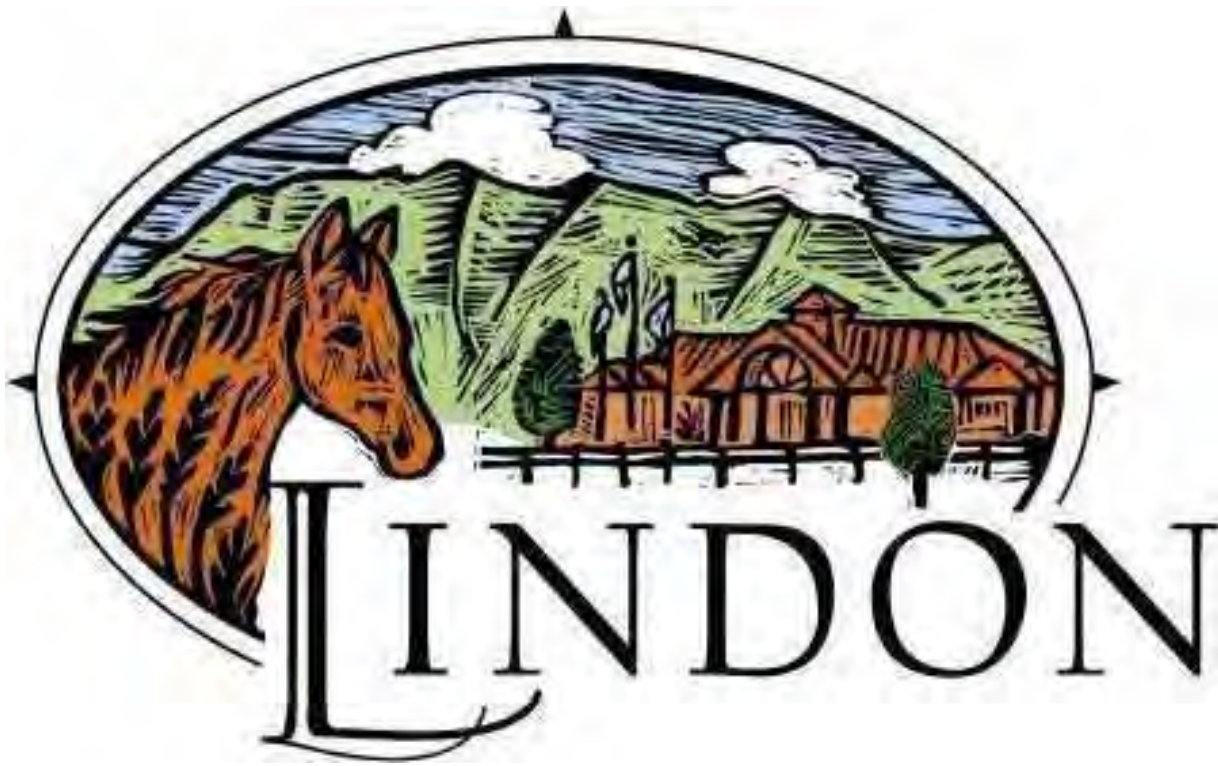


Lindon City Planning Commission Staff Report



February 27, 2024

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, April 9, 2024**, 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 3/26/2024
3. Public Comment
4. **Site Plan Approval – Lindon Financial Center – 564 N. State Street.**
Mylanie Ventanilla is requesting site plan approval for the construction of a new bank building located at 564 N. State (45:819:0001). (20 minutes)
5. **Plat Amendment and Minor Subdivision Approval – 587 N. Main Street.**
Laurie Nielson requests plat amendment approval for a one lot subdivision located at 587 N. Main Street (Parcels 49:835:0008 & 49:835:0007). (10 minutes)
6. **Public Hearing - Alteration of a non-conforming Building and Site – 551 N. Geneva Road**
Lindon Collision requests approval to alter a non-conforming building and site to replace a portion of an existing autobody shop with a new building. Parcel 14:053:0048. (20 minutes)
7. **Design Review – 551 N. Geneva Road**
Lindon Collision requests design review approval to allow alternative exterior materials on the building. The Lindon City Commercial Design Standards allows an applicant to propose innovative use of other materials that don't meet the primary material requirements. (15 minutes)
8. **Public hearing for a recommendation to the Lindon City Council to amend 17.02 – definitions and create and adopt ordinance 17.02.410 establishing a small-scale market farm.** Brian and Chelsea Beutler request a recommendation from the planning commission to the city council to adopt a new ordinance that would allow small scale urban farms (market farms), seasonal and pick-your-own horticultural sales, and educational classes in a residential zone. (30 minutes)
9. **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 web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, **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: Britni Laidler, City Recorder

Date: 04/05/2024 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, March 26, 2024 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: Steve Johnson, Chairperson
Invocation: Sharon Call, Commissioner
Pledge of Allegiance: Rob Kallas, Commissioner

PRESENT

Steve Johnson, Chairperson
Sharon Call, Commissioner
Rob Kallas, Commissioner
Mike Marchbanks, Commissioner
Jared Schauers, Commissioner
Karen Danielson, Commissioner
Michael Florence, Community Development Director
Britni Laidler, City Recorder

EXCUSED

Scott Thompson, Commissioner

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 February 27, 2024 were reviewed.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 27, 2024 AS PRESENTED WITH NOTED CHANGES. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Johnson 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. **Public hearing for a recommendation to the Lindon City Council to rezone the rear portions of the properties located at 88 S. 800 W. and 96 S. 800 W. from Single-Family Residential (R1-20) to Mixed Commercial (MC).** The planning commission will hold a public hearing to consider a recommendation to amend the Lindon City Zoning Map from Residential R1-20 to Mixed Commercial for the rear portions of the above noted properties. The front portions of the property will remain R1-20. Application is made by Diane and Blake Campbell and Brandon and Holly Hill.

Mike Florence, Community Development Director, presented this item. He noted that the applicants Diane and Blake Campbell and Brandon and Holly Hill were present. Mr. Florence stated that this will be to recommend approval to change the Zoning Map designation of the rear

2 portions of the properties in discussion from Single-Family Residential R1-20 to Mixed
4 Commercial (MC). He noted that the purpose of this rezone is so that the applicants can sell the
6 back portions of their properties to the surrounding industrial property owners. He also stated
8 that the front portions of the lots will remain R1-20 and that any future improvements from the
10 surrounding industrial property owners would require amended site plan approval from the
12 planning commission as well as buffering requirements such as the 7' concrete or masonry fence.
14 Mr. Florence then stated that Lindon's General Plan Land Use Map has already designated the
16 rear portions of these two lots as Mixed Commercial. He then noted that a condition of approval
18 has been added in the motion that this zone change is conditioned upon the applicants submitting
20 and receiving subdivision approval from the city.

22 Following general discussion, Chairperson Johnson called for a motion to open a public
24 hearing.

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

32 **Lincoln Jacobs** asked for clarification on the change to Mixed Commercial and how it fits into
34 the general plan. He then asked for clarification on the condition of approval for them to
36 subdivide if this passes tonight and when presented to the city council. Mr. Florence clarified the
38 process and how it fits into the long-term general plan.

40 Commissioner Marchbanks stated he does not see any issues with this as long as we
42 aren't precluding any of the surrounding uses from extending their uses into that property.
44 Commissioner Call asked if mixed commercial would allow for industrial properties, Mr.
46 Florence stated it would, with limited uses.

Following general discussion, Chairperson Johnson called for a motion to close the
public hearing.

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

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

COMMISSIONER SCHAUERS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE 2024-05-O TO AMEND THE LINDON CITY ZONING MAP FROM SINGLE-
FAMILY RESIDENTIAL R1-20 TO MIXED COMMERCIAL FOR THE REAR PORTIONS
OF THE PROPERTIES LOCATED AT 88 & 96 S. 800 W. AS IDENTIFIED ON THE
LINDON CITY GENERAL PLAN LAND USE MAP WITH THE FOLLOWING
CONDITIONS: 1. ZONE MAP AMENDMENT APPROVAL IS CONDITIONED UPON THE
APPLICANTS SUBMITTING AND RECEIVING SUBDIVISION APPROVAL. 2. ALL

ITEMS OF THE STAFF. COMMISSIONER MARCHBANKS SECONDED THE MOTION.
THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

5. Planning Director Updates

- Overview of upcoming items
- Email addresses changed to .gov
- General City Updates

New Business

Commissioner Call asked for an update on the Anderson Farms Planned Development after being voted on by the city council. Councilmember Jacobs was present and gave the commission an update on that item. Commissioner Kallas then asked for an update on roads after the new water systems are installed. Mr. Florence presented those updates to the commission.

ADJOURN –

COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE MEETING AT 6:50 PM. COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved, April 9, 2024

Steven Johnson, Chairperson

Michael Florence, Community Development Director

Item 4: Site Plan Approval – Lindon Financial – 564 N. State

Date: April 9, 2024

Applicant: Mylanie Ventanilla
Presenting Staff: Michael Florence

General Plan: Commercial
Current Zone: Planned Residential
Development Overlay

Property Owner: Ellwood
Holdings LLC
Parcel ID: 45:819:0001

Type of Decision: Administrative
Council Action Required: No
Project #: 24-006-2



SUMMARY OF KEY ISSUES

1. The applicant is seeking site plan approval for a new bank building.

OVERVIEW

1. The applicant is proposing to construct a new bank building with a drive through.
2. This will be the first commercial project in this new development

MOTION

I move to (*approve, deny, continue*) **the applicant's request** for site plan approval with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering plans;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. If required, complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. Final building and site design will meet the Lindon City Commercial Design Standards;
5. The site will meet development and landscape requirements;
6. All items of the staff report.

Surrounding Zoning and Land Use

North: Commercial General A (CG-A) – Low Book Sales

South: Planned Residential Development Overlay (PRD) – Vacant Commercial Lot

East: Planned Residential Development Overlay (PRD) - townhomes

West: Planned Residential Development Overlay (PRD) – Lindon Nursery

Site Development Standards

Parking

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

Required	Provided	Compliant?
Finance, Insurance and Real Estate – One stall per 275 square feet of floor area. 15 stalls required	19	Yes
Stalls meet parking dimension requirements.	All stalls, with the exception of ADA stalls, meet the 9 ft wide and 18 ft long stall requirements. The applicant will be widening the ADA stalls.	Yes. Except for the ADA stalls which are being widened.
Drive isle 24' width	24'	Yes
Bicycle parking. 2 required	4	Yes

Traffic Circulation

Access to the site will be from Songbird Lane. UDOT required the original developer to install a deceleration lane on State Street for this development. The drive approach into the financial center is 130' from the right-of-way line on State Street.

Landscaping Standards

Landscaping standards are based on the zone and the amount of parking.

Interior Parking Lot Landscaping Standards	Compliant?
A parking lot with 10 or more required parking spaces shall provide at least 40 sq ft of interior landscaped area for each parking space. $19 \times 40 = 760$ sq ft required.	Yes. 897 sq ft provided
The landscape materials shall consist of at least 75% living vegetation, and 25% of xeriscape materials.	Yes
The interior layout must meet one or a combination of the multiple layout standards found in the parking code	Yes, the project provides both landscape islands and perimeter parking lot landscaping.
Trees must be installed within the interior parking lot landscaping areas at a ratio of 1 tree for every 10 required parking stalls.	Yes, the project exceeds this requirement and provide additional trees.

Required Site Landscaping	Provided	Compliant?
A minimum of 20% of the lot must be maintained in landscaped open space.	41%	Yes
A landscape strip 16-20 ft in width from the back of the sidewalk	42'	Yes
The landscaping strip must be 70% waterwise vegetation and 30% other ground covers.	70%	Yes
Trees must be planted every 30 ft on center along public streets.	Trees plantings meet the spacing requirements	Yes

Other Site Requirements

Requirements	Provided	Compliant?
Minimum Lot Size of 20,000 square feet	44,261 square feet	Yes
Building Setback <ul style="list-style-type: none"> Front: 20' Rear: 40' when abutting residential Side: 20' when abutting residential 	41' 137' 31' & 67' but does not abut residential	Yes
Pedestrian Connection from Sidewalk	Crosswalk	Yes
Street lights	Previously installed	Yes

Building Design and Architectural Standards

Architectural Design

Design Element	Design Standard Requirement	Applicants Proposal
Massing and Form	A significant amount of the primary ground story facade facing public streets... should be transparent glazing. The ground floor of the primary façade shall be 60% fenestration at the pedestrian level.	The primary façade on State Street has 64% fenestration/windows.
Height and Scale/Size	Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, or architectural detailing are all options for a blank wall.	The building is broken up with a combination of materials, colors and architectural elements that create depth and height. The overall height of the building is approximately 20 feet. No height transition is required because the building does not exceed 20' in height
Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building. Flat roofs can be used, but should always be used with a parapet and/or decorative cornice.	The applicant is requesting a flat roof design. The building has a parapet. The building is lacking a cornice treatment but the design may be updated before the planning commission meeting
Exterior Walls and Surfacing (building Materials)	Brick, stone, or colored decorative block should be utilized as the primary building material (60% or greater of the building), especially on street-facing facades. All of the above, as well as stucco, wood, architectural metals, colored decorative	The applicant is proposing an architectural metal panel system for a majority of the exterior materials. The rear portions of the building consists of stucco.

	concrete and cement board siding may be used as secondary (less than 40%) building materials, and on less visible facades.	City staff has request that there needs to be a secondary material or provide additional wall articulation in the “gray” stucco areas because the building needs to articulate every 15’- 25’.
Fenestration (windows and doors)	Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone. If storefront windows do not reach to the ground, a projecting sill should be used at the bottom.	The proposed building includes 64% fenestration/windows that reach the ground.
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail	There are material texture changes with the wood grained architectural metal. The building design also provide exterior canopies on three sides of the building. A cornice treatment will need to be provided to the parapet.

Engineering Requirements

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

Staff Analysis

This building is well designed for the site. The site has great landscaped areas and, in most cases, exceeds landscape requirements. The planning commission will need to approve the materials for the exterior of the building. Staff has provided comments on the exterior materials and assumes that the applicant will be providing updates for the planning commission meeting. This similar building design has recently been constructed in Spanish Fork, American Fork, Highland and Saratoga Springs. Staff feels like this development will help to enhance the area and lead to additional commercial investment for this development.

EXHIBITS

1. Site Plan
2. Landscape plan
3. Floor plan
4. Architectural Renderings

C:\Users\ROB-McN\AppData\Local\Temp\AcPlotJob_194881\23531_PlotJob Job Feb 27, 2024 - 1:20pm

LOT 1
LINDON HEIGHTS PLAZA
ENTRY NO. 159474:2021

RHINO REALTY, LLC
45-783-0001

LOT 1
LINDON HEIGHTS
PLAZA "B"
ENTRY NO. 14563:2023

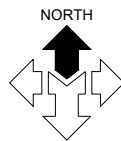
SURVEYED PARCEL CONTAINS:
44,294 SQUARE FEET OR
1.017 ACRES
NO "BUILDINGS"
FFE: 4606.75

COMMON AREA
66-932-0121

SONGBIRD COVE
ENTRY NO. 4471:2023

COMMON AREA
66-932-0121

LOT 2
LINDON HEIGHTS
PLAZA "B"
ENTRY NO. 14563:2023



SCALE: 1" = 20'



DESCRIPTION	AREA	%
HARDSCAPE	21,652 SQFT	49%
LANDSCAPE	18,361 SQFT	41%
BUILDINGS	4,281 SQFT	10%
TOTAL	44,294 SQFT	100%

GENERAL NOTES:

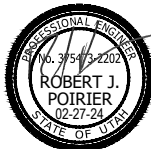
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
- CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
- CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
- CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET C5.01.
- 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01.
- 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D3', SHEET C5.01.
- NOT USED.
- ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.1, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
- ADA PARKING SIGN, SEE DETAIL 'D6', SHEET C5.01.
- VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D6', SHEET C5.01.
- PAINTED ADA SYMBOL, SEE DETAIL 'D5', SHEET C5.01.
- 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
- 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
- 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK.
- PAINTED ARROW SYMBOL.
- INSTALL PUBLIC CURB, GUTTER AND SIDEWALK PER LINDON CITY DETAIL 3.
- BKE RACK, SEE ARCHITECTURAL PLANS FOR DETAIL.
- DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

McNEIL ENGINEERING
ENGINEERING AND SURVEYING
3410 South Sandy Parkway, Suite 200, Sandy, Utah 84070-9013, 801.352.7700
mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



BANK OF AMERICA, LINDON

**550 NORTH STATE STREET
LINDON, UT 84003**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
<<<<<<		

PROJECT NO: 23531

DRAWN BY: TJO

CHECKED BY: RJP

DATE: 02-27-24

**CIVIL
SITE PLAN**

C1.01



















NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



PRELIMINARY LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
	4	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL.
	11	SUMMER SPRITE LINDEN	TILIA CORDATA 'HALKA'	2" CAL.
	4	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.
EVERGREENS TREES				
	3	CANDICANS WHITE FIR	ABIES CONCOLOR 'CANDICANS'	8' HT.
	5	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	5' HT.
SHRUBS				
	133	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 1	5 GAL.
	83	YELLOW RABBITBRUSH	CHRYSOETHAMNUS VISCIDIFLORUS	3 GAL.
	69	BLUE JEAN BABY RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN I	5 GAL.
	34	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL.
	41	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	5 GAL.
	65	CREEPING OREGON GRAPE	MAHONIA REPENS	3 GAL.
ORNAMENTAL GRASSES				
	142	SAPPHIRE BLUE OAT GRASS	HELICOTRICHON SEMPERVIRENS 'SAPP	1 GAL.
	103	ATLAS FESCUE	FESTUCA MAIREI	1 GAL.
SYMBOL	QTY.	DESCRIPTION	SOURCE	SIZE
BOULDERS				
	28	"BROWNS CANYON" BOULDERS	ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374 OR APPROVED EQUAL	"
LANDSCAPE AREAS				
	14,836 S.F.	PLANTING BED CONSISTING OF WATERWISE PLANT MATERIAL, CRUSHED ROCK, AND DRIP IRRIGATION SYSTEM - 70% MIN. PLANT COVERAGE AT MATURITY		
	4,490 S.F.	"IMPERIAL BLUE" LAWN SOD		

LINDON CITY DATA		
CHAPTER 17.18 - OFF-STREET PARKING		
CHAPTER 17.19 - WATERWISE LANDSCAPE AND DESIGN		
CHAPTER 17.76 PLANNED RESIDENTIAL DEVELOPMENT OVERLAY		
ZONED AS: PRD OVERLAY ZONE (PLANNED RESIDENTIAL DEVELOPMENT)		
SITE AREA: 44,294 S.F.		
	REQUIRED	PROVIDED
GENERAL:		
OPEN SPACE & LANDSCAPE AREA	44,294 x .20 = 8,859 S.F.	17,593 S.F. = 40%
MAX. LAWN - NOT TO EXCEED 20% OF LANDSCAPE	17,593 x .20 = 3,519 S.F.	3,330 S.F. = 19%
PLANTING BED COVERAGE AT MATURITY	70% MIN.	70%
WATER-EFFICIENT PLANT SPECIES		95%
STREET TREES:		
STATE STREET - 1 PER 30 L.F.	156 L.F. = 5 TREES	5
SONGBIRD LANE - 1 PER 30 L.F.	261 L.F. = 9 TREES	9
HAWK'S RISE LANE - 1 PER 30 L.F.	115 L.F. = 4 TREES	4
OFF-STREET PARKING:		
LANDSCAPE AREA - 40 S.F. PER STALL	19 STALLS x 40 = 760 S.F.	897 S.F.
PLANT COVERAGE- 75% MIN.	590 S.F. x .75 = 443 S.F.	443 S.F. = 75%
TREES - 1 PER 10 STALLS	19 STALLS x .10 = 2	3

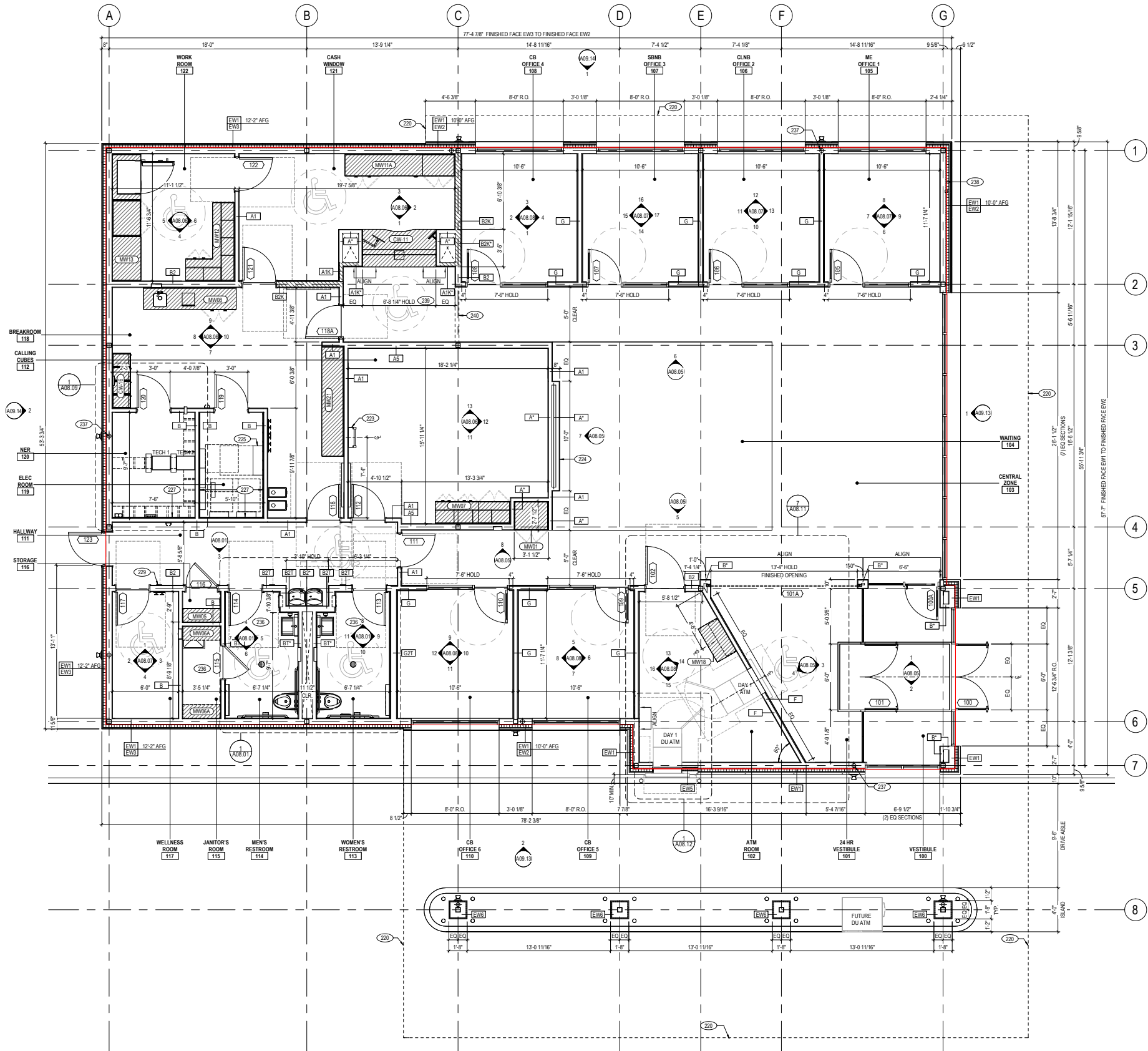


BANK OF AMERICA
550 NORTH STATE STREET
LINDON, UTAH

REVISIONS		DESCRIPTION
REV	DATE	
PROJECT NO: 23531		
DRAWN BY: TG		
CHECKED BY: SS		
DATE: FEBRUARY 2024		
PROPERTY NO:		
PRELIMINARY LANDSCAPE PLAN		
PL-1		

03/2024 10:15:22 AM

1 CONSTRUCTION PLAN
1/4" = 1'-0"



KEYNOTES

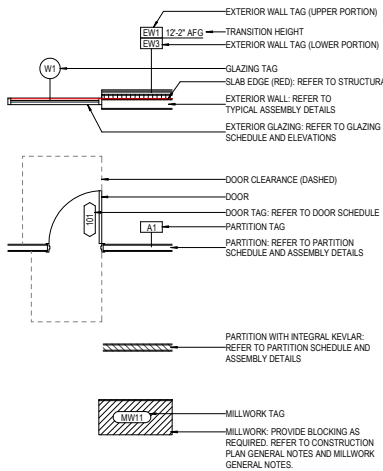
NO.	DESCRIPTION
220	LINE OF CANOPY ABOVE
223	ROOF ACCESS LADDER (REFER TO ROOF PLAN FOR LOCATION OF ROOF ACCESS HATCH ABOVE)
224	PROVIDE F.R.T. IN-WALL BLOCKING AT MONITOR MOUNT. COORDINATE PER PRODUCT MANUFACTURER'S RECOMMENDATIONS
225	PROVIDE 4" HIGH PRECAST CONCRETE PAD FOR THE CENTRAL INVERTER. COORDINATE LOCATION WITH THE ELECTRICAL DRAWINGS
227	PROVIDE 3/4" F.R.T. PLYWOOD BACKER BOARD TO 8'-0" ABOVE FINISHED SLAB. PAINT PLYWOOD PER FINISH PLAN (DO NOT PAINT OVER LABEL INDICATING FIRE RETARDANT QUALITY). RECESS ALL WALL POWER/DATA OUTLETS FLUSH WITHIN PLYWOOD PANELS
229	WELLNESS ROOM SIGNAGE BY SIGNAGE VENDOR
236	PROVIDE COMPLETE SEALANT AT ALL TOP OF PARTITIONS AT THE METAL DECK ELEVATION
237	PROVIDE CLEANOUT ON EXTERIOR SIDE OF WALL @ 24" ABOVE FINISHED GRADE
238	RED LINE DENOTES EDGE OF SLAB
239	G.C. TO COORDINATE HOLD DIMENSION WITH OWNER VENDOR CW-11 SHOP DRAWINGS
240	GYP. BOARD HEADER ABOVE (DASHED); REFER TO RCP

MILLWORK SCHEDULE

SHEET NOTES

- REFER TO A00.00, A00.01, A00.40, A00.50 AND A00.51 FOR ADDITIONAL NOTES, ABBREVIATIONS AND SCHEDULES.
- REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR SLAB ASSEMBLY AND REINFORCEMENT CRITERIA AND DETAILS.
- REFER TO CIVIL AND MEP DRAWINGS AND SPECIFICATIONS FOR UTILITY POINTS OF CONNECTION AND COORDINATE WHERE CONSTRUCTION AS INDICATED ON THIS PLAN IS AFFECTED.
- PROVIDE TYPE 'X' GYPSUM BOARD AT FIRE RATED PARTITIONS.
- PROVIDE INSULATION FOR FULL DEPTH OF STUD OF TYPE FOR ALL PARTITIONS UNLESS OTHERWISE NOTED; REFER TO PARTITION ASSEMBLY DETAILS. AT RATED PARTITIONS, PROVIDE NON-COMBUSTIBLE, MINERAL WOOL, OR OTHER EQUIVALENT INSULATION APPROVED IN PROJECT JURISDICTION.
- REFER TO A00.21 FOR EXTERIOR ASSEMBLY DETAILS. REFER TO STRUCTURAL FOR SLAB, ROOF, AND CMF AND EXTERIOR FRAMING CRITERIA AND DETAILS.
- REFER TO A00.30 FOR LIGHT GAUGE FRAMING BASIS OF DESIGN DETAILS.
- REFER TO A00.31 FOR INTERIOR PARTITION SCHEDULE AND ASSEMBLIES, INCLUDING EXTENTS OF FRAMING AND FINISHES.
- FIRE SAFE PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY.
- PROVIDE F.R.T. BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT.
- PROVIDE CONTINUOUS METAL CORNER BEAD AT EXPOSED GYPSUM BOARD CORNERS.
- DIMENSIONS REPORTED FROM EXTERIOR GLAZING/STOREFRONTS ARE TAKEN FROM THE INTERIOR FACE OF THE VERTICAL MULLION.
- G.C. SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT AND OWNER IN WRITING IF ANY DISCREPANCIES ARE FOUND NECESSITATING CORRECTION OR ADJUSTMENT PRIOR TO THE START OF THE WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE.
- MARKING AND IDENTIFICATION OF PARTITIONS: WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, SMOKE PARTITION, OR ANY OTHER WALL OR PARTITION REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS, PERMANENTLY IDENTIFY THE ITEM WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. LOCATE IDENTIFICATION WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. PROVIDE LETTERING NOT LESS THAN 3/16" IN HEIGHT WITH A MINIMUM 3/16" INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER WORDING BASED ON LOCAL JURISDICTIONAL REQUIREMENTS. REFER TO PARTITION SCHEDULE, PLAN, AND LEGEND TO IDENTIFY APPLICABLE PARTITIONS.
- REFER TO REFLECTED CEILING PLAN FOR SOFFIT AND CEILING HEIGHTS.
- DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB UNLESS OTHERWISE NOTED. LOCATE DOOR OPENINGS 4" FROM FINISHED FACE OF ADJACENT PARTITION WHERE DIMENSIONS ARE NOT PROVIDED, UNLESS OTHERWISE NOTED.
- VERIFY ALL EQUIPMENT WITH VENDOR.
- PROVIDE CEMENTITIOUS BACKER BOARD IN LIEU OF GYPSUM BOARD AT TILED PARTITIONS AND WET AREAS. REFER TO PARTITION SCHEDULE AND ASSEMBLY DETAILS.

LEGEND



DELTA ISSUE DESCRIPTION DATE

IA INTERIOR ARCHITECTS

CHARLOTTE
615 S. COLLEGE ST. SUITE 725
CHARLOTTE, NC 28202
TEL 704-908-1540

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Owner Approval
478ACX.1104.034 1/4" = 1'-0"
Job No. Scale

CONSTRUCTION PLAN

A02.01



1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

PT-3 STUCCO FINISH / PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: CHARCOAL SLATE FLAT

EPS-1 ALUMINUM WALL SYSTEM
MANUFACTURER: CITADEL - ENVELOPE 2000 RAINSCREEN
COLOR: CLEAR SATIN ANODIZED

EPS-3 ALUMINUM WALL SYSTEM
MANUFACTURER: CITADEL - ENVELOPE 2000 RAINSCREEN
COLOR: ARCTIC WHITE

AF-2 ALUMINUM STOREFRONT
MANUFACTURER: OLD CASTLE
COLOR: CLEAR ANODIZED ALUMINUM

EPS-5 METAL PANEL SYSTEM
MANUFACTURER: PURE + FREESTORM
COLOR: ROMA NOCE # 5003 SATIN

DELTA ISSUE DESCRIPTION DATE

IA INTERIOR
ARCHITECTS

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CHARLOTTE, NC 28202
TEL 704-908-1540

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Owner Approval
478ACK 1104 034 1/4" = 1'-0"
Job No. Scale

EXTERIOR ELEVATIONS - P.C.
REVIEW

A09.13



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

PT-3 STUCCO FINISH / PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: CHARCOAL SLATE FLAT

EPS-1 ALUMINUM WALL SYSTEM
MANUFACTURER: CITADEL - ENVELOPE 2000 RAINSCREEN
COLOR: CLEAR SATIN ANODIZED

EPS-3 ALUMINUM WALL SYSTEM
MANUFACTURER: CITADEL - ENVELOPE 2000 RAINSCREEN
COLOR: ARCTIC WHITE

AF-2 ALUMINUM STOREFRONT
MANUFACTURER: OLD CASTLE
COLOR: CLEAR ANODIZED ALUMINUM

EPS-5 METAL PANEL SYSTEM
MANUFACTURER: PURE + FREIFORM
COLOR: ROMA NOCE # SINGO SATIN

DELTA ISSUE DESCRIPTION DATE

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ARCHITECTS

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CHARLOTTE, NC 28202
TEL 704-908-1540

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Owner Approval
4/18/24 11:04 AM 1/4" = 1'-0"
Job No. Scale

EXTERIOR ELEVATIONS - P.C.
REVIEW

A09.14



LINDON UT3-133

550 NORTH STATE STREET
LINDON, UT

SERIAL NUM./MANH. ID: UT3-133
VERSION: -
BULLETIN: 04-2023

NOT FOR
CONSTRUCTION

DELTA ISSUE DESCRIPTION DATE

IA | INTERIOR
ARCHITECTS

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CHARLOTTE, NC 28202
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Owner Approval
478BACK.1104.034
Job No. Scale

EXTERIOR PERSPECTIVES - P.C.
REVIEW (REFERENCE ONLY)

A09.15

Item: 5 Plat Amendment/Minor Subdivision Approval – Peters Plat E – 587 N. Main Street

Date: April 9, 2024

Applicant: Laurie Nielson
Presenting Staff: Michael Florence

Property Owner(s): Laurie Nielson & Shawn & Vanessa Rapier
Project Address: 587 N. Main
Parcel IDs: 49:835:0008 & 49:835:0007

Size: 20,000 sq ft
General Plan: Residential Low
Current Zone: R1-20 (Residential)

Type of Decision: Administrative
Council Action Required: No
City File Number: 24-005-10



Summary of Key Issues

1. The applicant is seeking plat amendment approval to subdivide and create one additional lot.

Overview

1. The Peters Plat D Subdivision was created in January 2017
2. The proposed Plat E will create a new lot using the back of the properties at 15 W. and 45 W. 600 S.

Motion

I move to (*approve, deny, continue*) **the applicant's request for** plat amendment approval for the Peters Plat E. one lot subdivision located at 587 N. Main with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the subdivision plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for any 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 plat will meet applicable specifications as found in the Lindon City Development Manual;
5. All items of the staff report.

Surrounding Zoning & Land Use

North: R1-20 – Residential
East: R1-20 - Residential
South: R1-20 - Residential
West: R1-20 – Residential

Lot Size Requirements (R1-20 Residential)

Required	Lot 1	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	20,000	Yes
Minimum Lot Width: 100 feet	100 ft	Yes
Minimum Lot Depth: 100 feet	142 ft	Yes

Minimum public street frontage: 50 feet, 25 ft for a flag lot	100 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, existing
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 the required 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

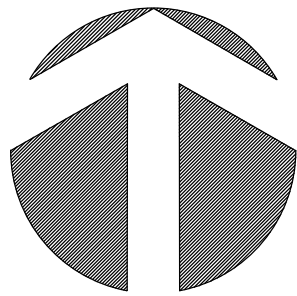
1. The planning and engineering departments will be the final land use authority and will ensure that the plat meets all zoning, land development and development manual requirements prior to the plat being recorded.
2. No road dedication is required for this plat. The road was previously dedicated with the Peters Plat C subdivision.
3. All public infrastructure requirements such as storm drain, curb, gutter, sidewalk have previously been installed.
4. Lot 8 which is located at 15 W. 600 N. will have a remaining lot size of 20,000 square feet.
5. Lot 7 which is located at 45 W. 600 N. will have a remaining lot size of 45,221 square feet.

Exhibits

1. Aerial Map
2. Subdivision Plat

Exhibit 1: Aerial Map



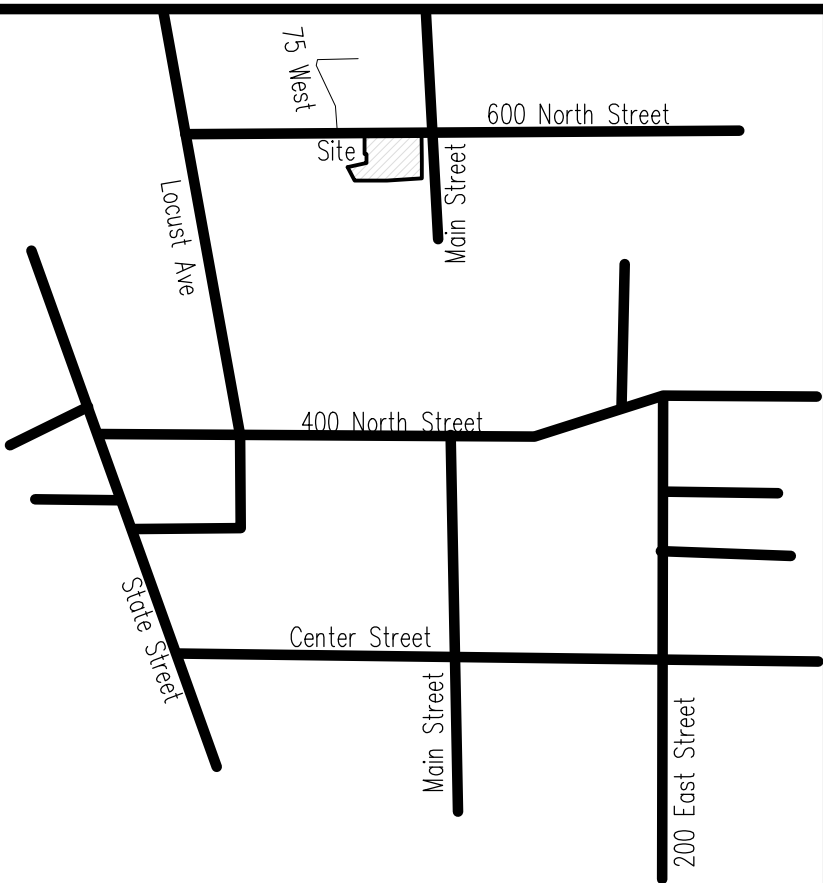


1" = 30'

Peters Plat E

Located in the Southeast quarter of Section 28,
Township 5 South, Range 2 East
Salt Lake Base and Meridian

Including a vacation of Lots 7 & 8, Plat "D" Peters Subdivision



Vicinity Map

East quarter corner
Section 28
Township 5 South
Range 2 East
S.L.B. & M.

Main Street

North 19°15'56" West along the Section Line (Basis of Bearings)

Southeast corner
Section 28
Township 5 South
Range 2 East
S.L.B. & M.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed PLAT E, PETERS SUBDIVISION, That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at a point located North 00°19'56" West along the Section line 7.88 feet and West 33.00 feet from the Southeast corner of Section, 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 85°57'46" West along Peters Subdivision 186.84 feet; thence South 89°58'17" West along Green Valley Condominiums 172.60 feet; thence North 27°31'30" West along Green Valley Condominiums 82.00 feet to Lot 1, Vigoren Consolidation Plat; thence along said Lot 1 the following four (4) courses: North 88°27'55" East 73.67 feet, North 00°16'35" West 66.94 feet, South 88°35'45" West 6.28 feet, North 01°24'15" West 110.31 feet to 600 North Street; thence North 89°36'36" East 316.13 feet; thence along the arc of a 15.00' radius curve to the right 23.58 feet (chord bears South 45°21'40" East 21.22 feet); thence South 00°19'56" East 225.75 feet to the point of beginning.

AREA=128,758 sq. ft. or 2.95 acres

Date

Surveyor

(See Seal Below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above described land hereby certifies that: owner has caused a survey to be made of said land and have caused this plat to be prepared for the Peters Subdivision "E". Owner hereby consents to the recordation of the plat. Owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20 ____

by:

Shawn Rapier

by:

Laurie Nielson

by:

Vanessa Rapier

by:

Carl Nielson

Acknowledgement

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

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acknowledgement

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

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated herein, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this ____ day of _____, A.D. 20 ____

Mayor

Planning Commission Chair

Community Development Director

City Engineer

City Attorney

City Recorder

Conditions of Approval

Plat "E"

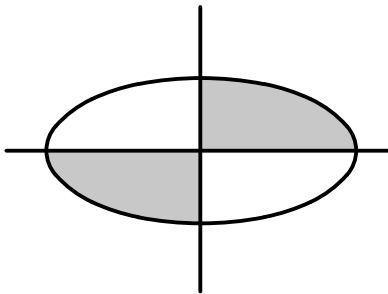
PETERS

Located in the Southeast quarter of Section 28,
Township 5 South, Range 2 East
Salt Lake Base and Meridian

Including a vacation of Lots 7 & 8, Plat "D" Peters Subdivision

Lindon City, Utah County, Utah

Scale: 1" = 30 Feet



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are hereby notified of the Lindon 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.&Rs) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

A Geotechnical study was not
performed for this Subdivision.

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER

Item: 6 **Alteration of a Nonconforming Use – Lindon Collision** **551 N Geneva Road**

Date: April 9, 2024

Project Address: 551 N. Geneva Road
Parcel ID: 14:053:0048
Applicant: Lindo Collision
Property Owner: UAB Property Holdings
Lindon LLC

General Plan: Mixed Commercial
Current Zone: Mixed Commercial (MC)

Type of Decision: Administrative
Council Action Required: No
Presenting Staff: Michael Florence



Summary of Key Issues

1. The applicant requests approval from the Lindon City Planning Commission for an Alteration of a Non-Conforming Use.
2. The applicant is proposing to demolish the existing auto body bays and construct a new building in its place.
3. Lindon's non-conforming use ordinance can be found in Title 17.16
 - a. <https://lindon.municipal.codes/Code/17.16>
4. The property and use are non-conforming for the following reasons:
 - a. The Mixed Commercial zone requires a minimum development area of one acre. The property is .81 of an acre.
 - b. Auto body uses are not allowed in the Mixed Commercial zone
 - c. The landscaped areas are non-conforming. The Mixed Commercial zone requires 20' of landscaping along a public street.
 - d. 15% of each lot is required to be landscaped
 - e. Parking is required to be setback a minimum of 20' from the public street.

17.16.030 – Amendments, Additions, Enlargements and Moving of Non-Conforming Parcels or Uses.

1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added to, enlarged in any manner, moved to another location on the lot, or have parcel lines moved, changed, or adjusted, except as provided by subsection (2) of this section.
2. The Planning Commission may authorize the expansion, alteration, or enlargement of a nonconforming use, structure, building, parcel, or lot, or movement of parcel lines, only after holding a public hearing and finding that:
 - a. the expansion, alteration or enlargement of the nonconforming building, structure, parcel, lot, or use will to reasonable extent bring the property, building, structure, parcel, lot or use as close as reasonably possible to conformance with requirements and regulations of the zone in which the nonconformity is located; and
 - b. the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure or violate the development policies adopted in the Lindon City Master Plan; and

c. the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.

3. Additions, enlargements, alterations, or expansions of nonconforming uses, upon compliance with 17.16.030, shall be permitted on neighboring properties of the existing nonconforming use. Such parcels or lots shall be adjoining and share a common parcel boundary line and shall not be divided by a city street. (Ord. 2005-5, amended, 2005; Ord. 2004-3, amended, 2004; Ord. 111 §1, amended, 1985; Prior code §12-105-3)

Surrounding Zoning and Land Use

North: Mixed Commercial (MC) – warehouse

East: Mixed Commercial (MC) – storage units

South: Mixed Commercial (MC) – office/warehouse

West: Anderson Farms Planned Development Zone – Future Multi-family development

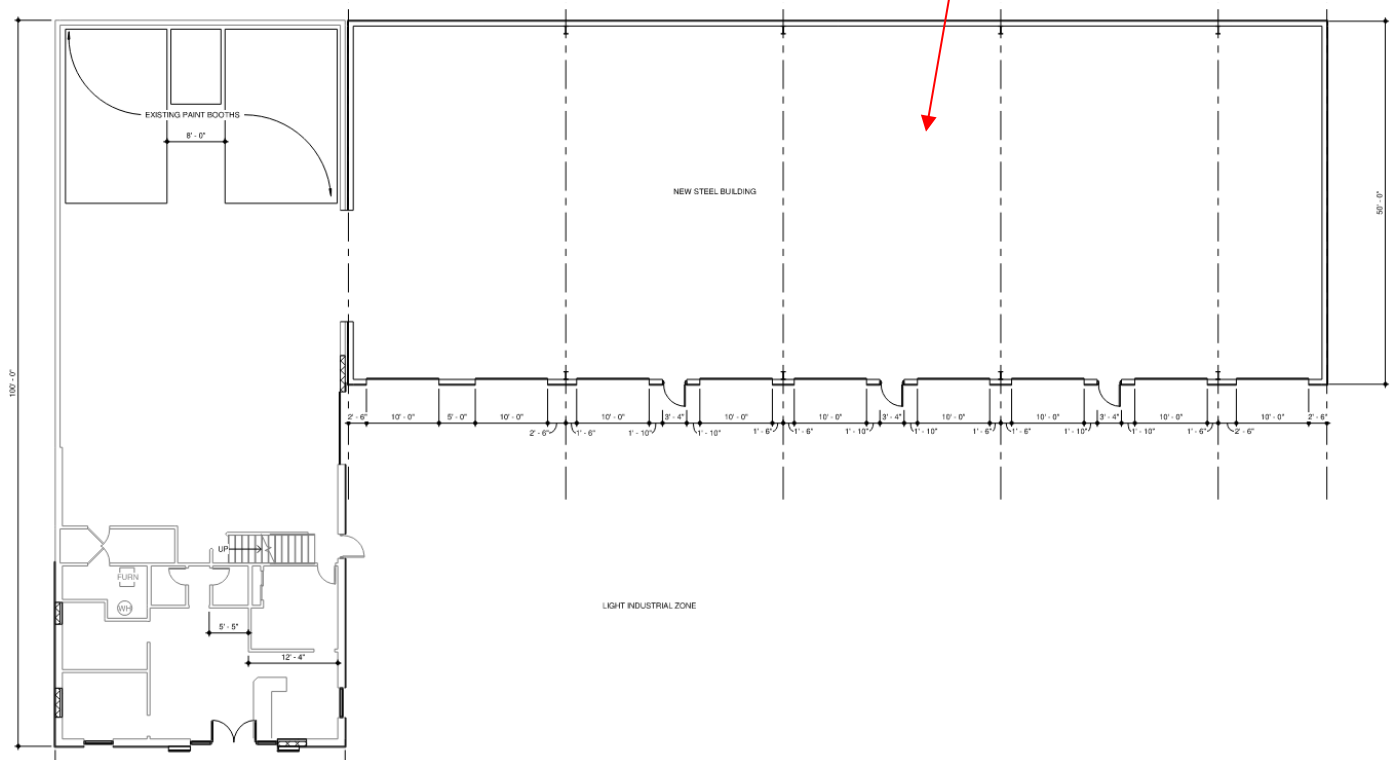
Analysis

The current site has been used as an auto body shop for many years and is a licensed business. The applicant is proposing to demolish the existing auto body bay building and replace it with a new building. The new building is very similar in length to the existing building. The existing building has 5 auto bays and the new building has 10 auto bays.



Building to be demolished

New auto bay building



17.16.030 (2)(a) - the expansion, alteration or enlargement of the nonconforming building, structure, parcel, lot, or use will to reasonable extent bring the property, building, structure, parcel, lot or use as close as reasonably possible to conformance with requirements and regulations of the zone in which the nonconformity is located.

To allow the alteration of a non-conforming use the planning commission must find that the alteration brings the use and building as reasonably possible to conformance with requirements and regulations of the Mixed Commercial Zone. The applicant has not provided staff with additional information on how the building and site will be brought closer into conformance by altering a non-conforming use. Yes, the building will be enhanced for the property owner but the building, use, and site still remain out of compliance. Allowing the alteration of a non-conforming use does allow a property to remain in place longer and the property not redeveloped into a conforming use. The planning commission must also consider how this will affect future economic growth by altering a non-conforming structure. This is an area of the community that does need to be enhanced through new development.

17.16.030 (2)(b) - the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure or violate the development policies adopted in the Lindon City Master Plan

While the buildings in the vicinity may be permitted the sites are out of compliance with landscaping and parking. Staff does not see how this change would impose an unreasonable burden on the adjoining properties. The view of wrecked vehicles for the entitled ICO apartments could have a burden placed on them by tenants seeing the outdoor storage.

17.16.030 (2)(c) - the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.

The applicant is proposing new architectural materials for the building that will be presented in the next agenda item.

17.16.030 (3) - Additions, enlargements, alterations, or expansions of nonconforming uses, upon compliance with 17.16.030, shall be permitted on neighboring properties of the existing nonconforming use. Such parcels or lots shall be adjoining and share a common parcel boundary line and shall not be divided by a city street.

What the planning commission decides for this alternation of a non-conforming use will be considered if the adjoining properties to the north and south request similar improvements.

Staff's opinion is that the applicant needs to further show how the applicant will bring the site into closer compliance with current city standards before an alteration of a non-conforming use is granted.

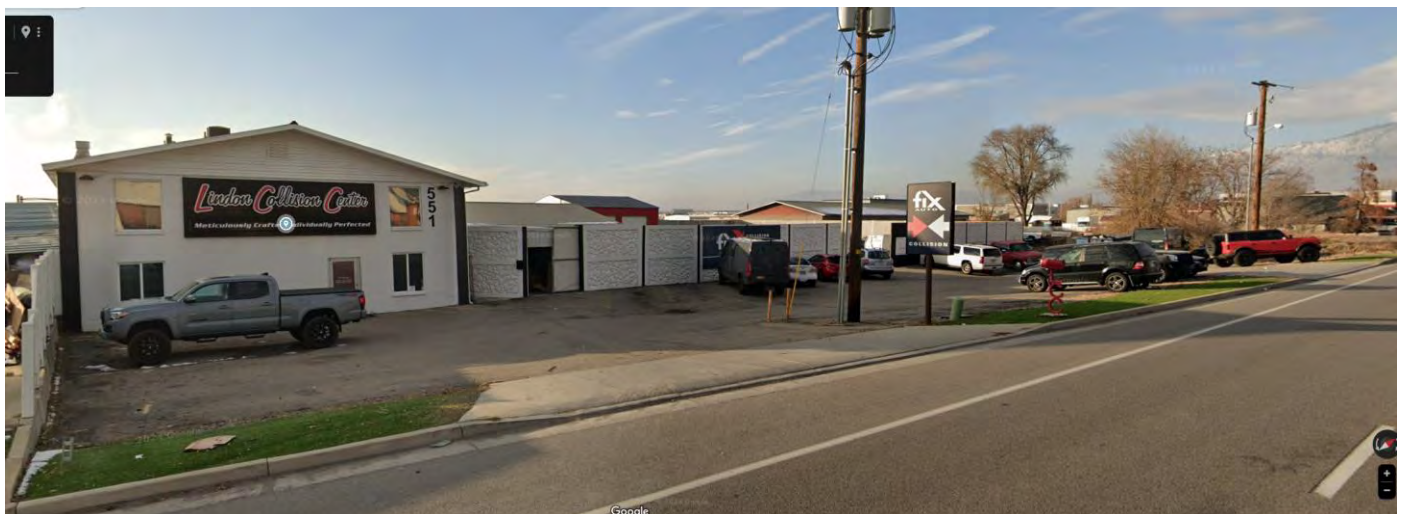
Motion

I move to *(approve, deny, continue)* **the applicant's request** to alter a nonconforming use with the following conditions:

1. All items of the staff report.

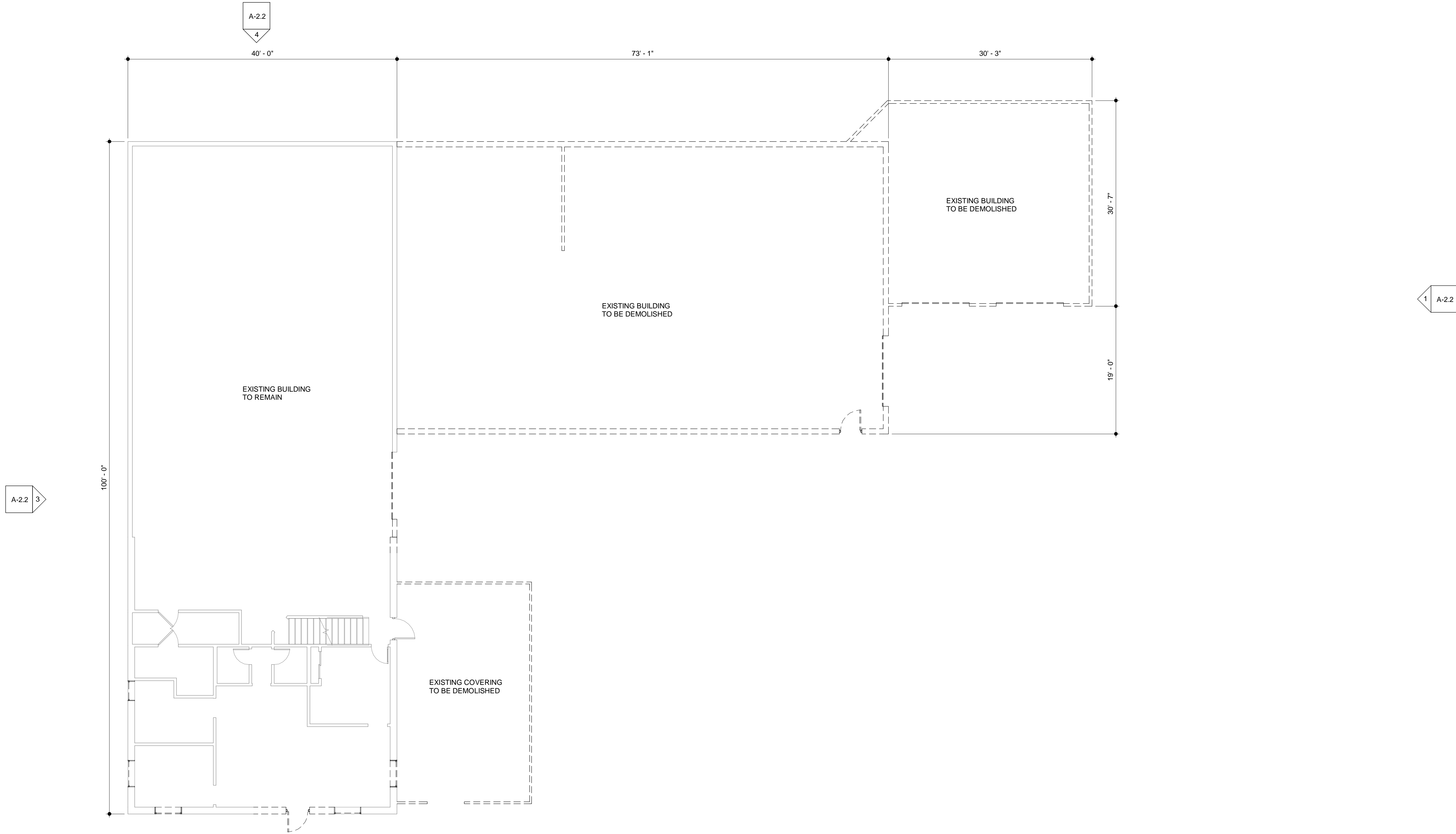
Exhibits

1. Aerial photo
2. Street View Photo
3. Demolition Plan
4. Existing building elevations
5. Proposed building elevations



EXIST/DEMO MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



REVISIONS
DATE

1

A-2.2

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

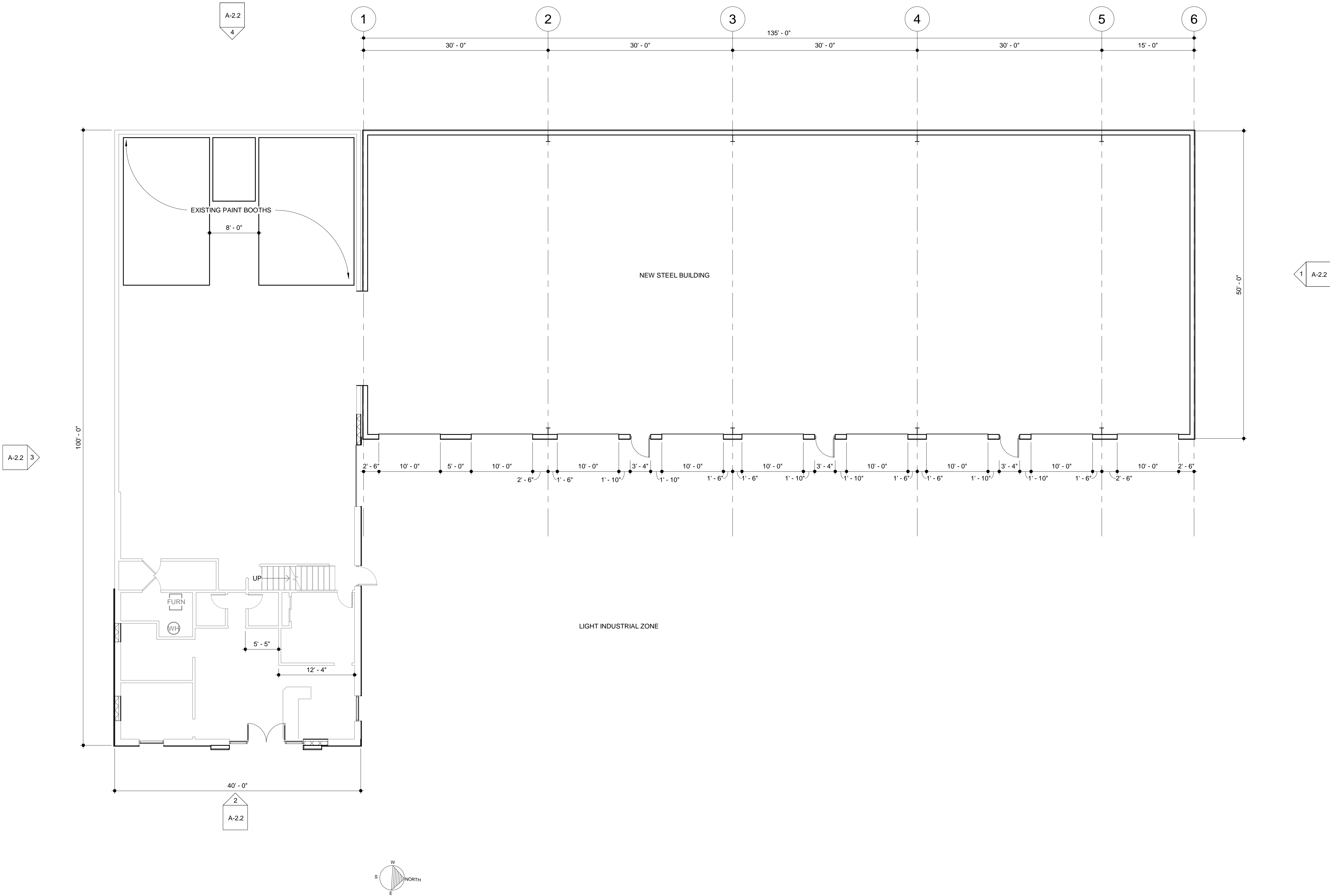
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WRITTEN APPROVAL OF THE
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Unique Auto Body Lindon
Jeremy Weller
551 N Geneva Road
Lindon, Utah 84042

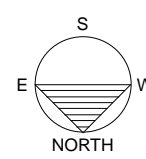
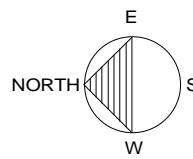
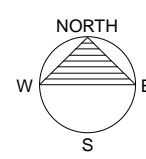
SHEET NO.
A-1.0

DATE
3/12/2024



NEW MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6. FOR WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION

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PH: 801-491-0275

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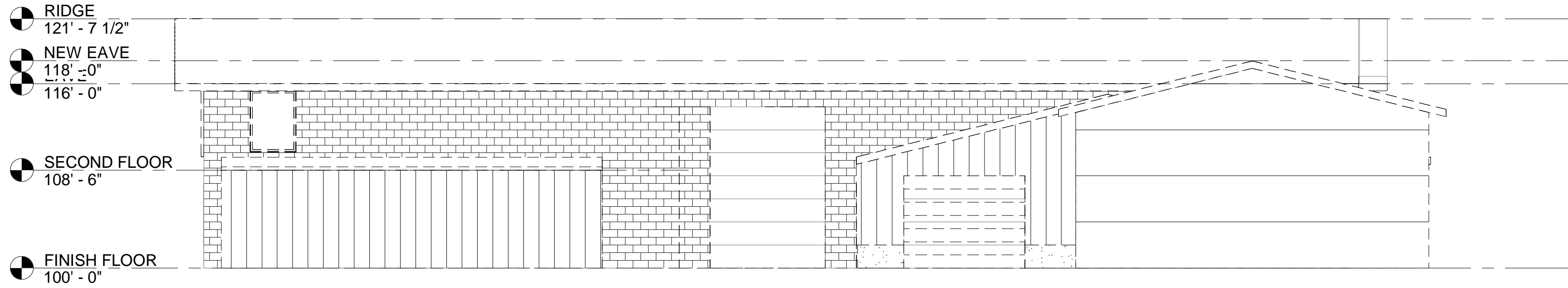
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Jeremy Weller
551 N Geneva Road
Lindon, Utah 84042

SHEET NO.
A-1.1

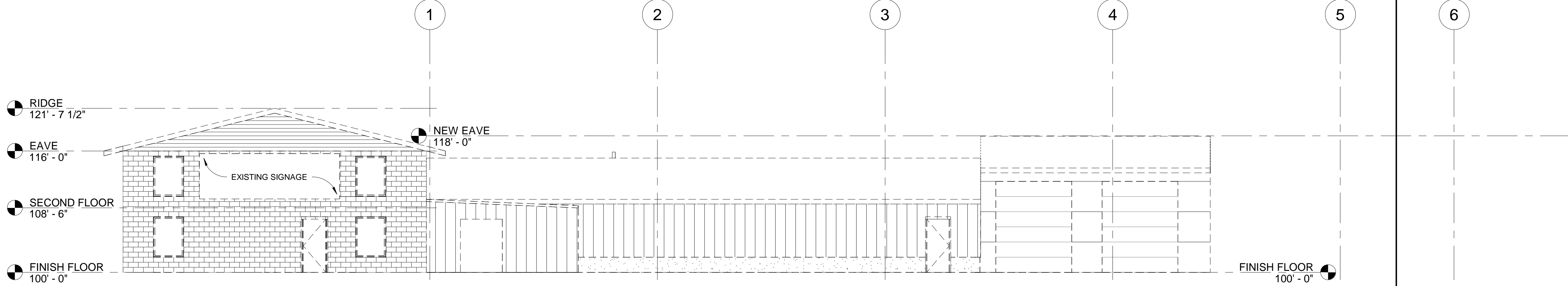
DATE
3/12/2024

3/14/2024 9:57:43 AM K:\Drawings 2024\2024-011 Unique Collision Lindon\3-12-2024 - Unique Collision.rvt



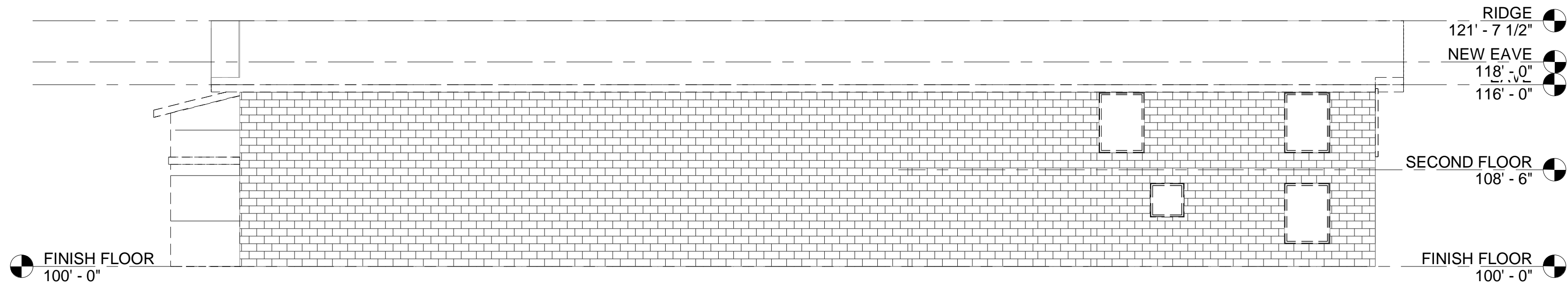
EXISTING NORTH ELEVATION

SCALE 1/8" = 1'-0"



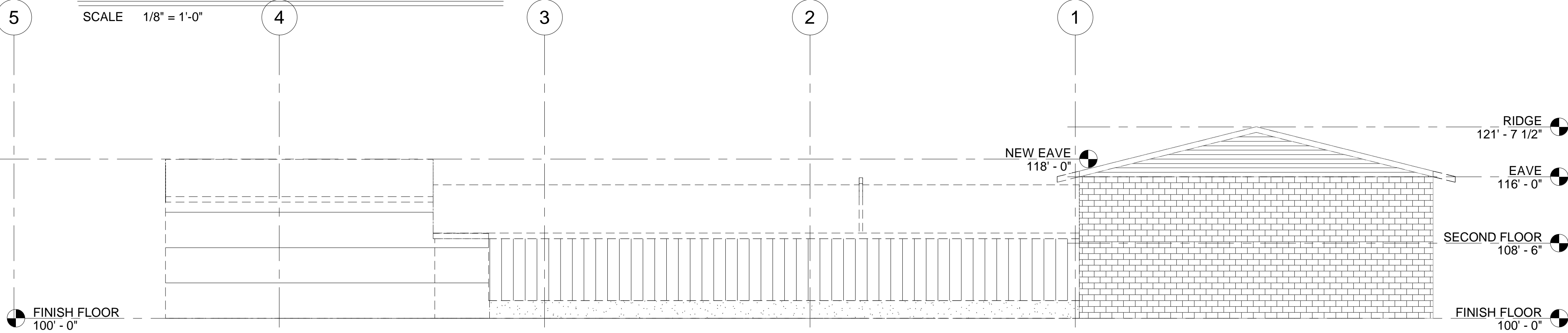
EXISTING EAST ELEVATION

SCALE 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EXISTING WEST ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS
DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

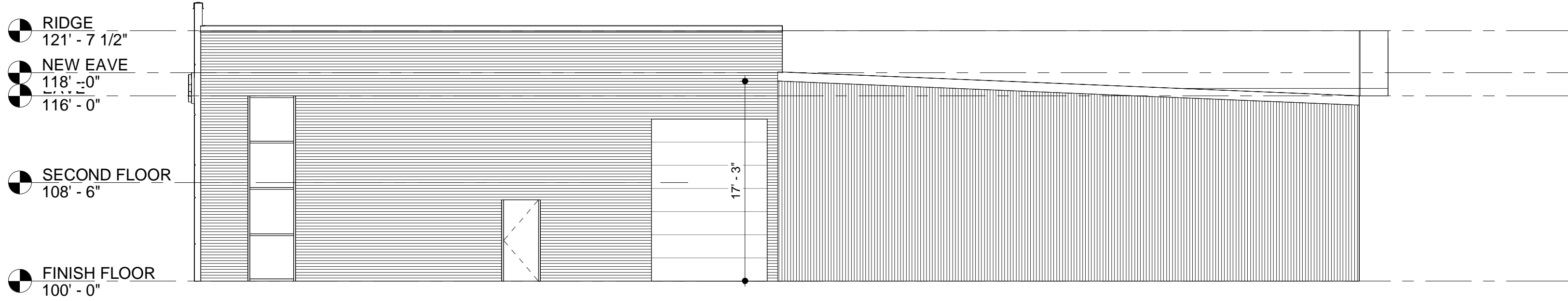
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ARCHITECTURAL COALITION.

Unique Auto Body Lindon
Jeremy Weller
551 N Geneva Road
Lindon, Utah 84042

SHEET NO.
A-2.1

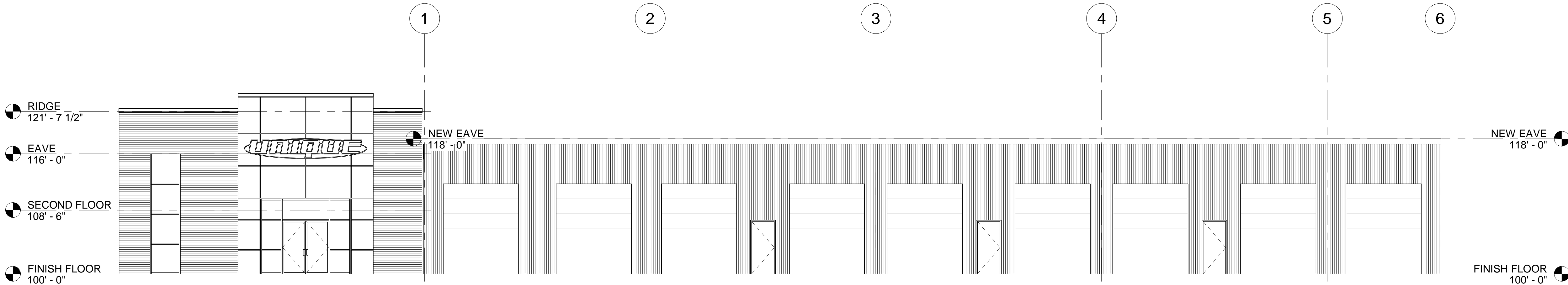
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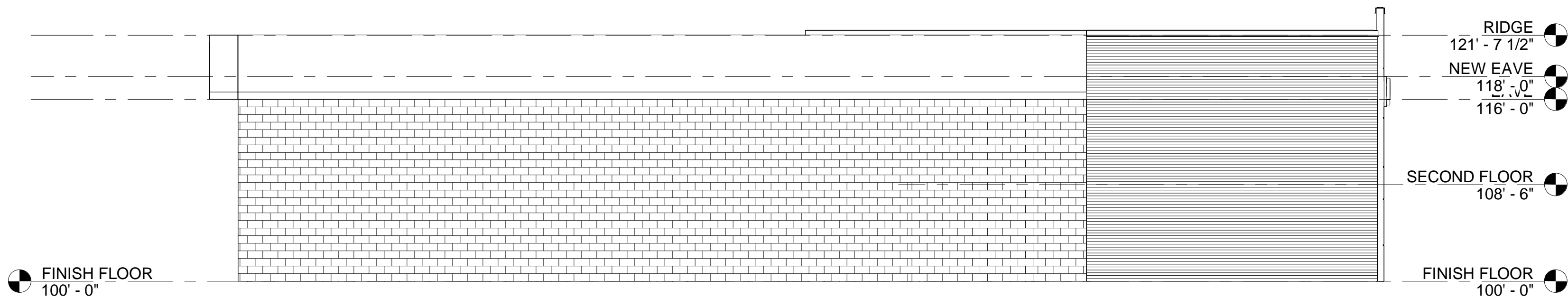
NEW NORTH ELEVATION

SCALE 1/8" = 1'-0"



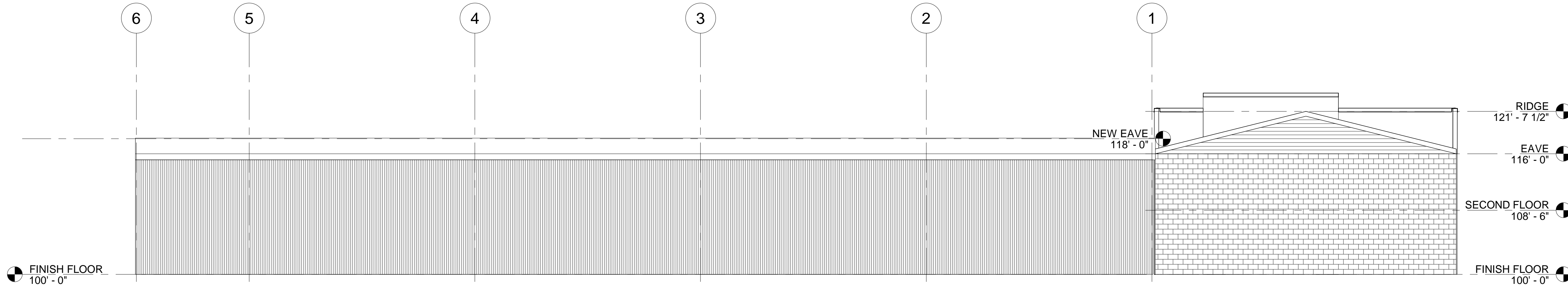
NEW EAST ELEVATION

SCALE 1/8" = 1'-0"



NEW SOUTH ELEVATION

SCALE 1/8" = 1'-0"



NEW WEST ELEVATION

SCALE 1/8" = 1'-0"

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DATE
3/12/2024

Item: 7 Design Review – Lindon Collision 551 N Geneva Road

Date: April 9, 2024

Project Address: 551 N. Geneva Road

Parcel ID: 14:053:0048

Applicant: Lindo Collision

Property Owner: UAB Property Holdings
Lindon LLC

General Plan: Mixed Commercial

Current Zone: Mixed Commercial (MC)

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Michael Florence



Summary of Key Issues

- The applicant is requesting design review for approval of the exterior materials of the building.
- The Lindon City Commercial Design Standards require that Brick, Stone, or Colored Decorative Block should be utilized as the primary building material (85% or greater of the building), especially on street facing facades.
- The standards are not meant to preclude making exceptions in the case of innovative design, and modifications to the standards are allowed with approval of the Planning Commission.

17.16.030 (2)(c) - the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.

Analysis

The applicant is proposing to enhance the front façade facing the street with storefront windows, a new exterior building material and a roof cornice treatment. The exterior material is an architectural metal panel of two different types. The applicant has provided different colors of the same rendering for the commission to consider.

The planning commission needs to consider if the architecture is being brought further into compliance and if the commission is satisfied with the metal panels as an innovative material.

Motion

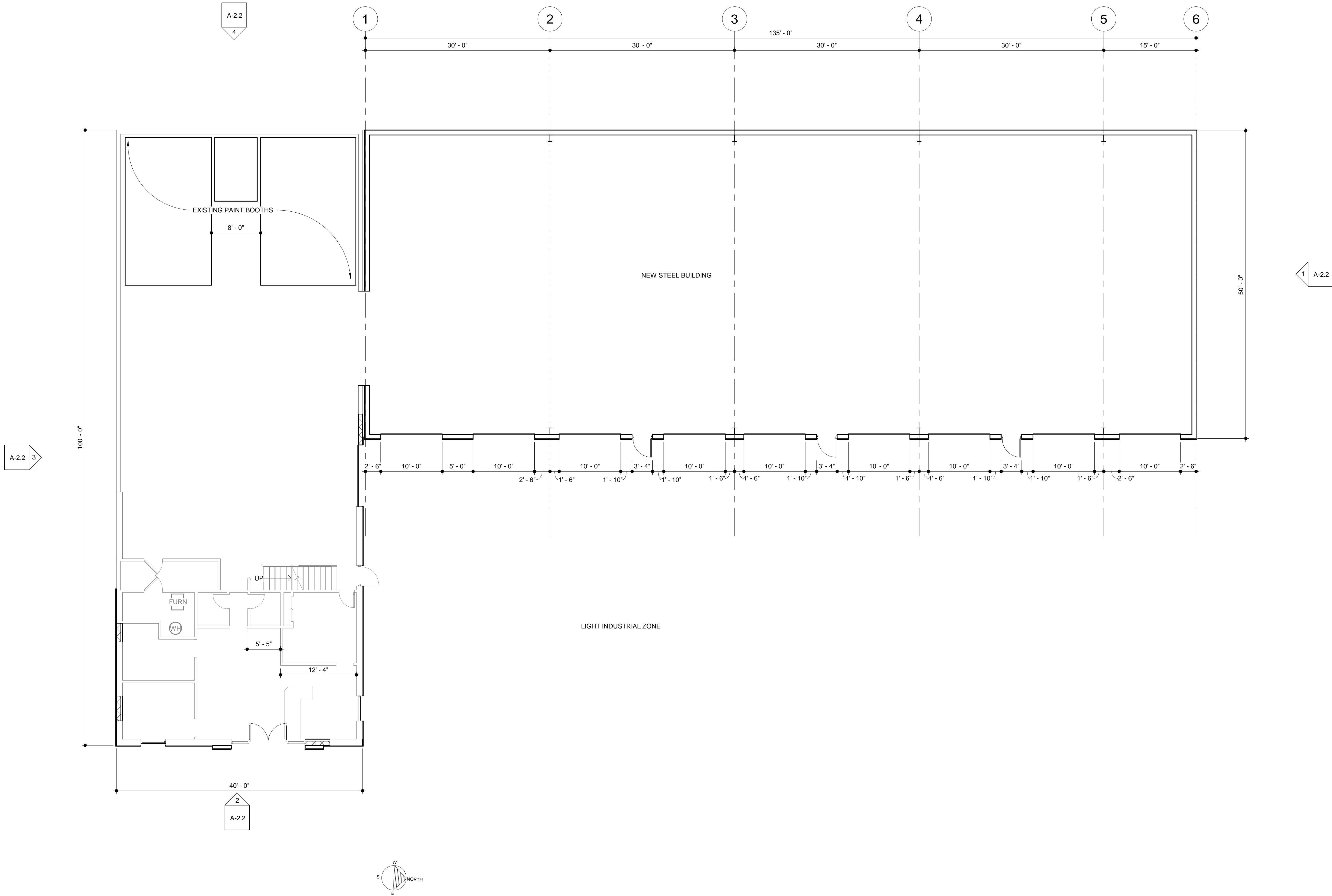
I move to (*approve, deny, continue*) **the applicant's request** design review with the following conditions:

- The building materials are approved as proposed in the exhibits to the staff report; and
- All items of the staff report.

Analysis

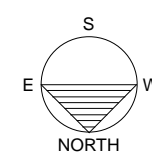
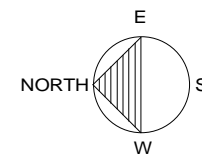
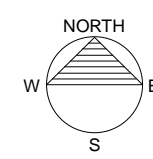
1. Streetview photo of the building
2. Proposed building elevations





NEW MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6.1 FOR WALL TYPE DETAILS

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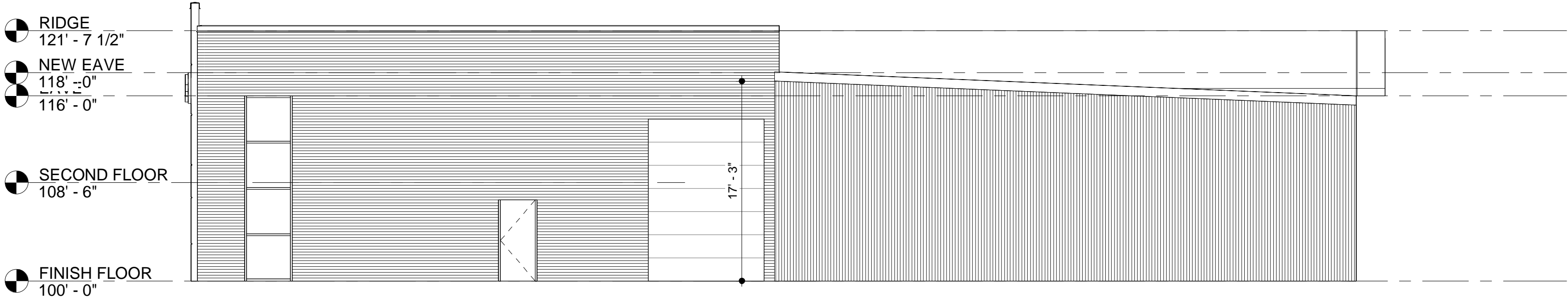
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SHEET NO.
A-1.1

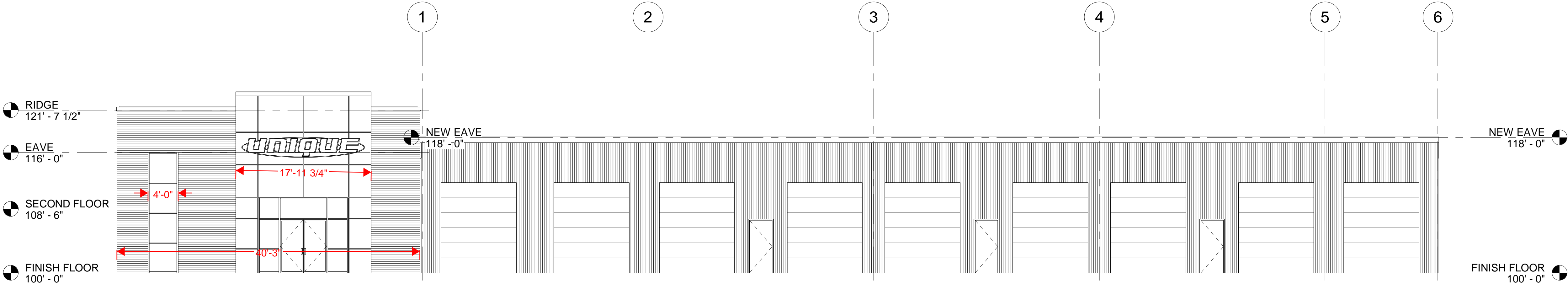
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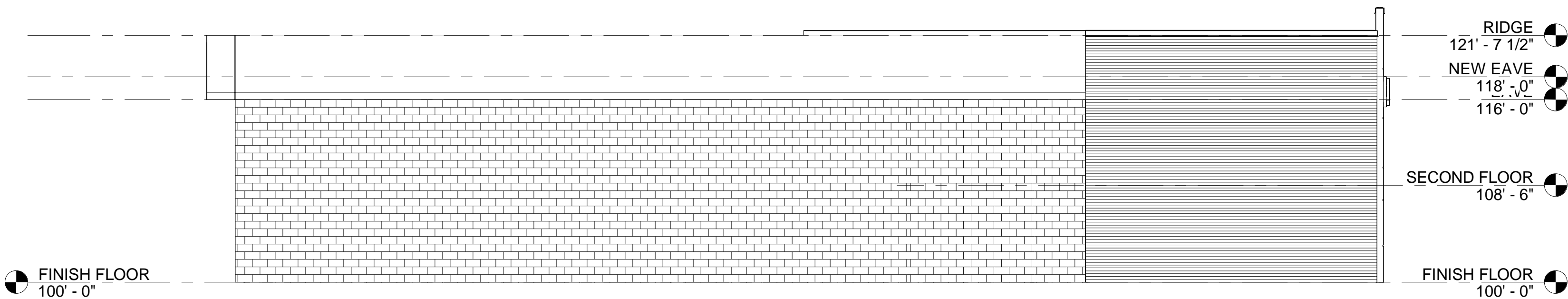
NEW NORTH ELEVATION

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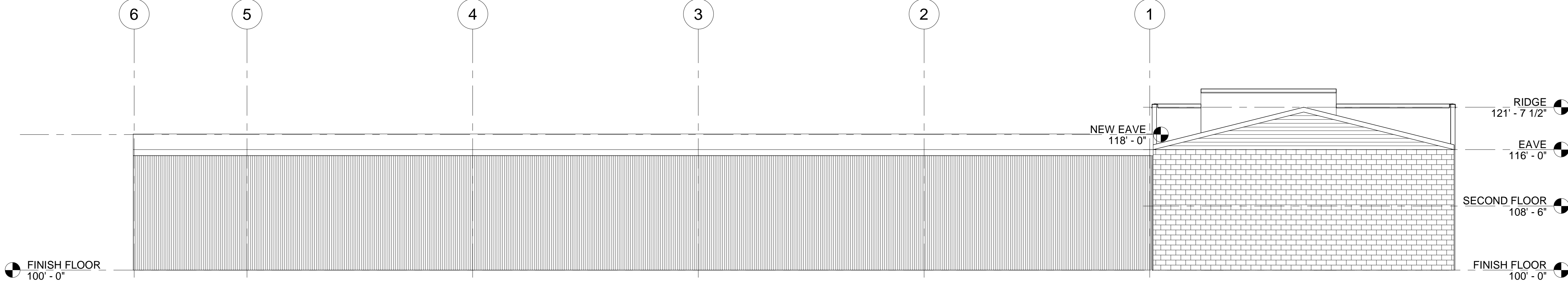
NEW EAST ELEVATION

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NEW SOUTH ELEVATION

SCALE 1/8" = 1'-0"



NEW WEST ELEVATION

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DATE
3/12/2024

Item 8 - Ordinance Amendment – Appendix A, Title 7.02 and Title 7.04.410 Market Farm

Date: April 9, 2024
Applicant: Lindon City
Presenting Staff: Michael Florence

Type of Decision: Legislative
City File Number: 24-003-8

Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION

I move to recommend (*approval, denial, or continuance*) of ordinance 2024-6-O (*as presented, or with changes*).

Overview:

- Brian and Chelsea Beutler have applied for an ordinance amendment to allow for an urban farm use in a residential zone.
- The use would be classified as a Market Farm open to the public that would allow for crop and flower cultivation, pick-your-own, and farm experiences.
- The Beutlers live at 534 E. 400 N. They have purchased the home and property to the east of them and want to create a small-scale urban farm experience.
- The proposed use is identified as a conditional use and would require planning commission approval of the use and site improvements.

Summary:

This ordinance amendment would affect three code sections:

- Amend 17.02 to create the Market Farm definition
- Amend the Standard Land Use Table to allow Market Farms as a Conditional Use
- Create Title 17.04.410 to establish development standards

Market Farm Definition: a small-scale urban agricultural use operated for the cultivation of fruits, vegetables, plants flowers, herbs and animal products by a homeowner and may also include educational classes, farm experience, and pick-your-own operations.

Market Farm Requirements

- Conditional Use Permit
- A legal on-site residence by the homeowner is required
- All lot dimensions and setbacks for the existing single-family home shall be maintained
- Describes that parking, cultivation areas and structures are considered part of the Market Farm area
- Operating hours may begin at sunrise or 7:00 a.m., whichever is earlier, and must end at sunset or 9:00 p.m., whichever is earlier. The business shall not be open to the public before 7:00 a.m.
- Employee language was taken from the home occupation ordinance which allows one full-time or part-time equivalent to one employee.
- No more than one single-family home may be demolished.
- The maximum area is two acres.
- Permanent buildings that allow public use need to meet building code requirements. A temporary farm stand is allowed.

- Parking is the same as what is required for home occupation swim lessons which allows up to 14 vehicles that can be parked both on-site and on the street in front of the home.
- On-site parking areas are exempt from paving. This requirement was taken from the Residential Business Overlay zone in Lindon's zoning code. This is where the Island Dance Studio is located on the corner of Main Street and 200 S.

General Plan

Vision: “**Maintain Lindon as a city with a strong civic sense** through the preservation of traditional small-town characteristics while remaining receptive to new and compatible community amenities and positive economic growth and development.

Guiding Principles

- Preserve and enhance our unique historical attributes and “sense of place.”
- Encourage economic development and **leverage the community's strong regional** position and the advantages that it provides.
- Preserve and protect our neighborhoods as diverse and attractive places.
- Enhance the quality of life for current and future residents by providing access to parks, trails, and animal rights.
- Continue to proactively plan for future growth and change.

PRESERVING HISTORIC AGRICULTURAL AREAS OF LINDON

Agriculture is a significant part of the Lindon City's heritage and is closely tied to the city's motto of “A Little Bit Country”. The city has approximately 7% of land remaining in agricultural use and faces significant development pressures similar to the rest of the county.

Several landowners in the community have been taking steps to help preserve key agricultural properties in the community, helping preserve the community's character and contributing to the unique identity of Lindon City. Wadley Farms, Walker Farms, Martel Orchards and Vineyard, and Farnworth Elk Ranch are well-known in the region

and are great examples of the successful preservation of important farms and ranches.

In 2019, Envision Utah completed the *Utah Valley Vision for 2050*, which provides a range of goals to help conserve agricultural land and water and enhance opportunities for agricultural businesses to prosper and expand. Utah County provides tax incentives for greenbelt and urban farming, and developed the Utah County Agriculture Toolbox to help promote and sustain agriculture in the region. The toolbox includes goals and ideas to help landowners, residents, and community leaders sustain and promote agricultural lands, water, and practices.



Wadley Farms



Land Use and Community Character Section of the General Plan

- Ensure the Lindon small town feeling is maintained and enhanced
 - Identify and work with property owners to preserve remaining agricultural properties
 - Maintain neighborhood stability by ensuring new development is aligned with the existing scale and feel of surrounding residential uses.
- Ensure that land uses are compatible and utilize adequate buffers to enhance harmony

Buffers and Transitions

Careful land use planning can help mitigate abrupt and incompatible land use changes or different intensities and operations. Land use transitions can be further reinforced through the placement of well designed landscape buffers, such as dense tree rows, hedges, fences, walls, and berms placed between different uses.

Staff Analysis

Building upon the agricultural heritage of the Lindon has always been a priority for the community. With only 7% of the land left as agricultural property in the community, agricultural protection needs to be a priority. While the proposal is not preserving existing agricultural areas like the general plan suggests it is creating new agricultural areas but also adding a commercial component to it. Urban farming and selling locally grown items have become an important part of many communities. If the planning commission and city council adopt this ordinance, then the applicant will return for conditional use permit approval. Some of the code requirements have been copied from the Home Occupation ordinance. With the proposed ordinance amendment, the planning commission and city council need to carefully consider all impacts to residential areas by allowing commercial uses in a residential neighborhood.

- Is there sufficient parking? Is the city alright with on-street parking?
- Are there adequate buffers for neighboring properties?
- Is this proposal consistent with not only the Beutler property but how will it fit in with all residential properties since the proposal applies to all residential areas.
- Are the hours of operation consistent with residential areas?

Exhibits

1. Draft ordinance

ORDINANCE NO. 2024-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING APPENDIX A, THE STANDARD LAND USE TABLE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the general plan to preserve agricultural areas of Lindon; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to conditionally allow for Market Farms in residentially zoned land use designations; and

WHEREAS, on April 9, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: **Amendment of the Lindon City Land Use Table**

The Market Farm land use is amended in the Lindon City Standard Land Use Table as follows:

Parking Group	Permitted Primary Use	Residential	Mix Rec.		Commercial							Industrial			R/B
		R1-12, R1-20, R3, AFPD	RMU -W	RUM -E	PC -1	PC -2	CG	CG -A	CG A8	CG -S	MC	HI	LI	LI W	
See Title 17.04.410	Market Farm	C	N	N	N	N	N	N	N	N	N	N	N	N	N

SECTION II: **Amend 17.02 Definitions as follows:**

Market Farm: a small-scale urban agricultural use operated for the cultivation of fruits, vegetables, plants flowers, herbs and animal products by a homeowner and may also include educational classes, farm experience, and pick-your-own operations.

SECTION III: **Establish 17.04.410 as follows:**

This section provides standards for the use of private property for the purpose of maintaining and operating a Market Farm.

1. General Provisions

- a. Market Farm uses shall be reviewed for consideration by the planning commission as a conditional use permit and shall be located where allowed in the Lindon City Appendix A Standard Land Use Table.

- b. Each Market Farm project shall have a legal on-site residence that is owner- occupied. Such residence may be located on a lot immediately abutting the lot for the Market Farm.
- c. To preserve the intent of the residential zoning all lot size dimensions including setbacks for the single-family homes shall not be used for the Market Farm.
- d. The area of a Market Farm includes the area under cultivation, the area covered by any structures associated with the farm, off-street parking, and other areas associated with the activities of the farm.
- e. Farm operations may begin at sunrise or 7:00 a.m., whichever is earlier, and must end at sunset or 9:00 p.m., whichever is earlier. The business shall not be open to the public before 7:00 a.m. Automatic sprinklers or irrigation is not considered operation.
- f. If animals are used in conjunction with the business the homeowner shall follow the Animal Regulation requirements of Title 6.
- g. The business may have up to one (1) employee or part-time equivalent to one (1) employee who does not live in the dwelling unit. Only one (1) nonresident employee or part-time equivalent shall work from at the Market Farm at any given time. Such employee working at the business shall be provided an off-street parking stall on the homeowner's property. Employees shall be provided and required to use such parking on the business owner's property and off of a public street.
- h. No more than one single-family dwelling may be demolished for a Market Farm.

2. Development Standards

- a. The maximum size for any market farm is two (2) acres and may include a conglomeration of contiguous parcels.
- b. A Market Farm may include a seasonal farm stand for the sale of items grown, processed or made at the site only. No other merchandise shall be sold. The stand shall not exceed one hundred fifty (150) square feet in size. The stand shall be setback a minimum of ten (10) feet from the edge of the public right-of-way. The sales stand shall be a nonpermanent structure, and shall be removed following the agricultural growing season.
- c. All buildings shall meet building code requirements. If any building is used in connection to the Market Farm for public use it shall meet all ADA accessible requirements.
- d. May have up to fourteen (14) motorized nonfarm vehicles parked at the residence; provided, that additional vehicles can be parked legally, either in normal parking places on the lot occupied by the residence containing the home occupation or directly adjacent to the property without parking in front of any other property. Any parking plan, along with traffic flow, must be approved by the planning commission as part of the conditional use permit.
- e. Parking spaces for a Market Farm are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter 17.18, but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, or concrete and shall be provided with a similar hard surfaced access from a public street.
 - i. Parking stalls meet the stalls dimensions and access lane requirements as found in Title 17.18.
 - ii. Parking areas shall comply with current ADA standards and Section 17.43.050(4)(a).

SECTION IV: Severability.

Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION V: Effective Date.

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this ____ day of _____ 2024.

_____,
CAROLYN LUNDBERG
Lindon City Mayor

ATTEST:

_____,
Britni Laidler
City Recorder