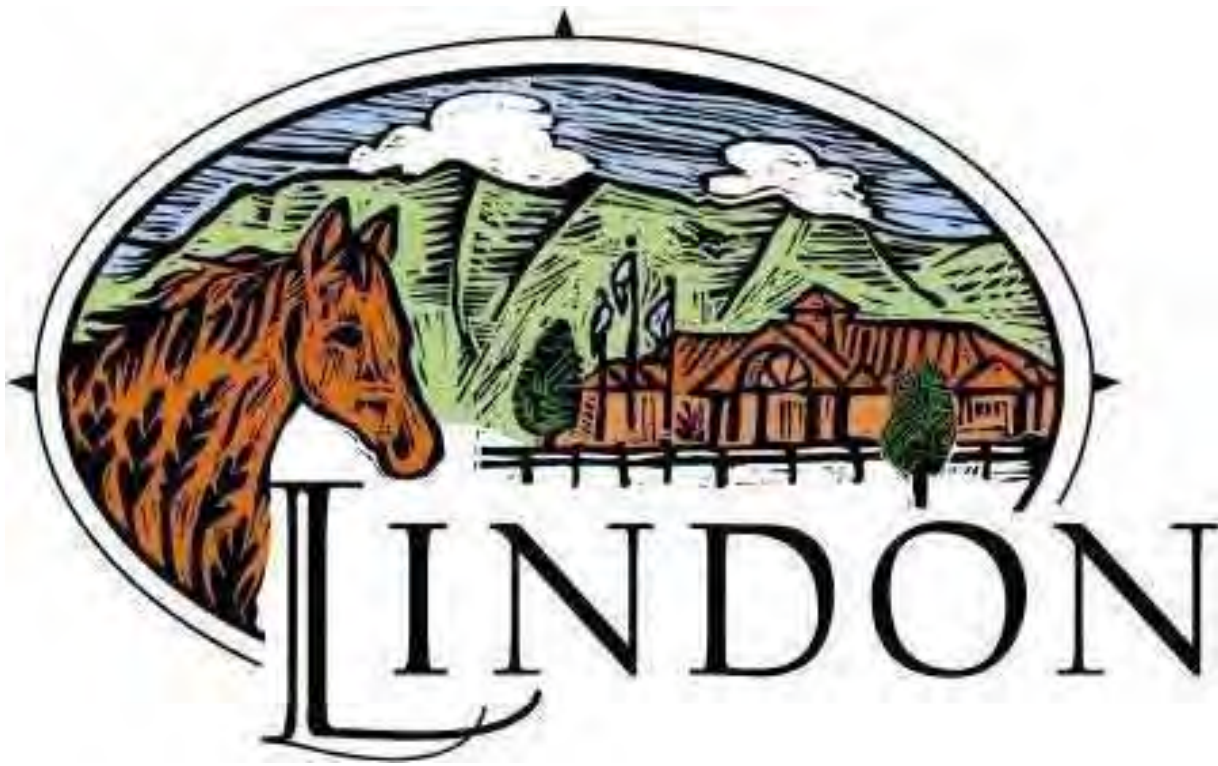


Lindon City Planning Commission Staff Report



January 28, 2025

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

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, January 28, 2025, 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 12/10/2024
3. Public Comment
4. Fence and Height Exception Request – Sports Court – 279 W 110 S.
Matt Libutti is requesting an exception from the planning commission on the sport court in their backyard. Modifications to allowed sport court fence height and setbacks can be given through planning commission approval. (Parcel ID: 45:800:0012) (10 minutes)
5. Major Subdivision Recommendation – Bylund Farms Phase 1 – Approx. 271 N 400 E.
The applicant is requesting preliminary approval to subdivide six (6) single family home lots in the R1-20 zone at approximately 271 N 400 E. This is the first of three (3) planned phases. (Parcel ID: 14:071:0317, 14:071:0366) (20 minutes)
6. Concept Review – Lindon Jack-Dunkin – 550 N State Street
The applicant has applied for a concept review to construct two (2) stand-alone drive-thru restaurants, three live-work units and three (3) commercial units (Parcel ID: 45:819:0002). A Concept Review allows applicants to receive planning commission feedback and comments on proposed developments. No formal approvals or motions will be given, but general feedback is typically provided. (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 web site found at <http://www.lindon.gov/>. 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 785-5043, 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 <http://www.lindon.gov/> websites.

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

Posted By: Britni Laidler, City Recorder

Date: 1/24/2025 Time: 5:00 pm

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

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, December 10, 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: Rob Kallas, Vice-Chairperson
Invocation: Sharon Call, Commissioner
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

Rob Kallas, Vice-Chairperson
Scott Thompson, Commissioner
Mike Marchbanks, Commissioner
Karen Danielson, Commissioner
Sharon Call, Commissioner
Ryan Done, Commissioner
Michael Florence, Community Dev. Director
Brittain Corbett, City Planner
Britni Laidler, City Recorder

EXCUSED

Steve Johnson, Chairperson
Jared Schauers, 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 November 26, 2024 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 26, 2024 AS PRESENTED. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Vice-Chairperson Kallas 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. **Development Agreement Amendment – WICP West Orem 4 LLC – 625 N. 2800 W.**
WICP Commercial requests and amendment to their development agreement that was entered into with Lindon City on June 13, 2024 (#67:013:0004)

Mike Florence, Community Development Director, presented this item and noted the applicant Mark Weldon was present. He began by reminding the commission that in February the Lindon City Council approved a zone change for the property located at 625 N. 2800 W. from CG-A8 to Mixed Commercial, and the development agreement that was approved in February was signed in June. He noted that the development agreement signed at that time was approved with the following conditions:

- The building had specific design and material standards as shown in the agreement exhibit.
- The site plan was approved as per the layout in the development agreement
- Sufficient grease traps be installed to adequately support potential restaurant use.

Mr. Florence then presented the rendering of the approved building design to the commission and stated that the applicant is here to amend the building design, and then presented the amended building design. He noted that the approved building layout allows for 4 semi-truck loading docks on the west side of the building, and the purpose of the proposed amendment is to add three additional docks on the north side of the building while reducing the west side loading docks to three. Mr. Florence then turned the time over to the applicant to give more insight into the proposed changes. General discussion followed.

Mr. Florence asked the commission if they would like to clarify any requirements such as awning so he can make sure to have the development agreement written correctly. Vice-Chairperson Kallas asked if there were any public comments. The following comment was made:

Joseph Ogden – stated he is the CEO of American Art Enterprise and said his current building is in Pleasant Grove where they hold events there such as major puzzling competitions. He then noted that he has been talking with the applicant about this being a potential location for them to move to.

Following general discussion it was agreed amongst the commission that awnings of some sort would need to be added to give a more pedestrian feel to the building.

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

COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL OF RESOLUTION 2024-35-R TO AMEND THE OREM WEST 4 DEVELOPMENT AGREEMENT WITH NOTED ATTENTION THAT APPLICANT CONTINUES TO WORK WITH STAFF ON AWNINGS AND OTHER MATTERS. COMMISSIONER DONE SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COMMISSIONER KALLAS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER DANIELSON	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

5. Community Development Director Report

- Misc. City Updates

ADJOURN –

2 COMMISSIONER MARCHBANKS MOVED TO ADJOURN THE MEETING AT
7:00 PM. COMMISSIONER CALL SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Approved, January 14, 2025

8
10
12 _____
Rob Kallas, Vice-Chairperson

14
16 _____
Michael Florence, Community Development Director

Item: 4 Miscellaneous Application – Libutti Sport Court Setback and Fence Modification – 279 W. 110 S.

Date: **January 28, 2025**

Project Address: **946 E 25 S**

Presenting Staff: **Michael Florence**

Applicant: **Matt Libutti**

Property Owner: **Matt Libutti**

General Plan: **Residential Low**

Current Zone: **R1-20 (Residential)**

Parcel ID: **45:800:0012**

Type of Decision: **Administrative**

Council Action Required: **No**



Summary of Key Issues

The applicant requests to modify the setback and fence height requirement for his existing sports court.

Overview

1. **The applicant recently constructed a new home on the property and added a sports court as part of the project.**
2. **The applicant also owns the property directly west and lived in the existing home while the new home was being built. According to the owner, he has no intention of selling the existing home to the west currently.**
3. **The city noticed the sports court while doing the final building inspections for the home and notified the owner that the sport court didn't meet the rear yard setback requirement for when a sport court has a fence taller than 7'. The applicant has applied for a modification request as allowed in Title 17.44.150.**
4. **The sport court is located in the rear Public Utility Easement (PUE) and the owner is currently working with the different utility companies to vacate the rear PUE along that property line.**

Ordinance requirements.

17.44.150

1. **Sport Courts. Outdoor sport courts are permitted when in compliance with the following conditions:**
 - a. **Lighting of sport courts shall be contained within the sport court boundaries and shall not be directed onto another's property.**
 - b. **Sport court fencing shall not be taller than twelve (12) feet.**
 - c. **Sport court fencing when taller than seven (7) feet shall maintain a minimum ten (10) foot setback from rear and side yard property lines. Any sight obscuring materials used on such fencing shall be maintained and kept in good repair. Sport court fencing shall not be allowed in the required thirty (30) foot front yard setback.**
 - d. **The Planning Commission may modify the height of sport court fencing to be taller than twelve (12) feet and the setback requirement to be less than ten (10) feet when the following findings are made:**
 - i. **The proposed height and/or setback modification is necessary to provide privacy and protection of private property interests.**
 - ii. **The appearance and/or setback of the fence will not detract or cause aesthetic damage to neighboring property owners.**

- iii. **The proposed height and/or setback modification will not cause a public safety hazard.**
- iv. **The proposed additional height is necessary to provide an adequate buffer for the adjoining land owners' use.**

Staff Analysis

Staff believes that this modification will not significantly affect the neighboring property which is still owned by the applicant and will not damage the image of the neighborhood. The taller sport court fence is probably warranted due to the terraced property to the west.

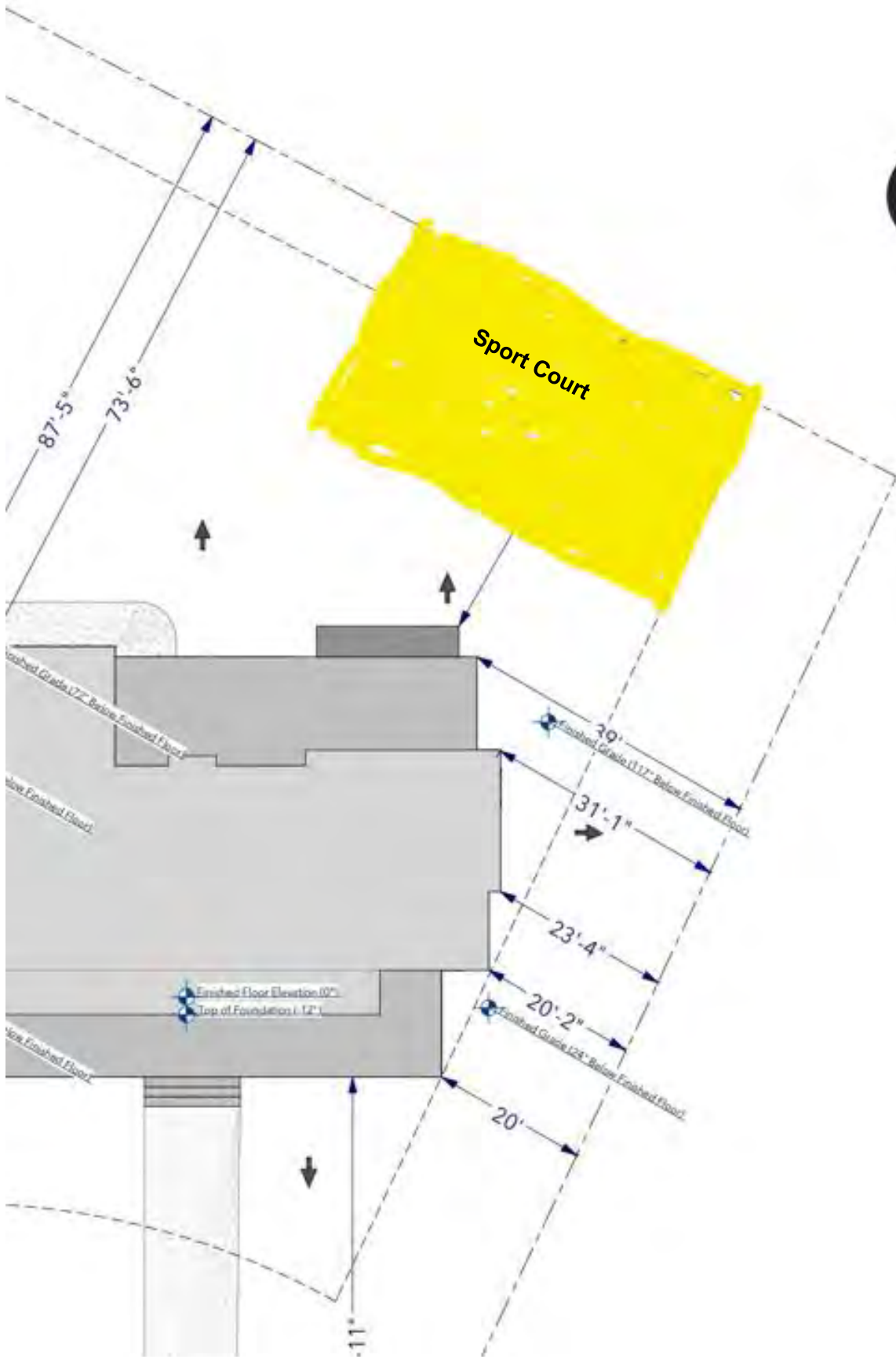
Motion

I move to (approve, deny, or continue) the applicant's request to modify the sports court setback requirement found in 17.44.150 for the property located at 279 W. 110 S. with the following conditions:

- a) **The rear setback may be modified to go up to the property line as long as the Public Utility Easement is approved by all utility companies;**
- b) **The fence is approved at 10' for the sport court; and**
- c) **All items of the staff report.**

Exhibits

- 1. Site Plan**
- 2. Photos of the sport court**



Liberty Custom Homes





Item 5: Bylund Farms Phase I Major Subdivision Approval Approximately 271 N. 400 E.

Date: January 28, 2025

Applicant: **Jeremiah Larson**
Presenting Staff: **Brittain Corbett**

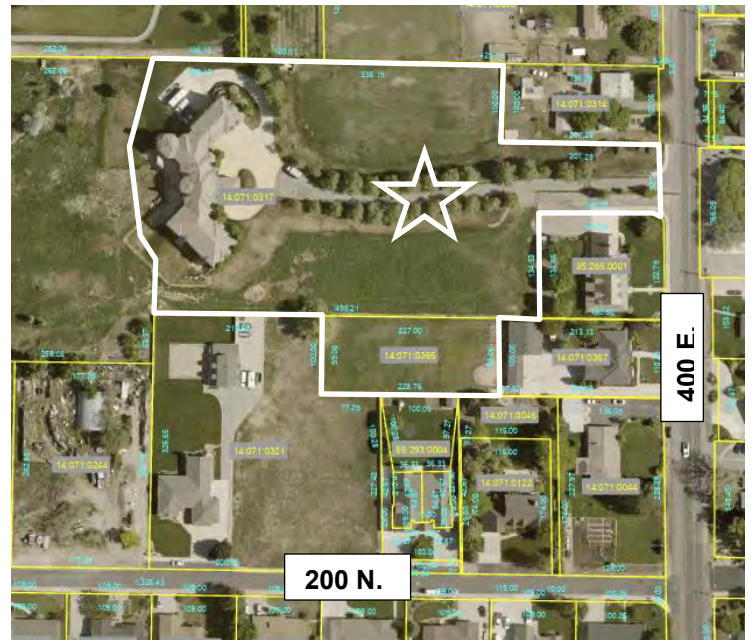
General Plan: **Low Density Residential**
Current Zone: **Residential R1-20**

Property Owners: **Discover Auto LLC,
DMAC Real Estate LLC**

Parcel ID's: **14:071:0317, 14:071:0366**

Type of Decision: **Administrative**
Council Action Required: **Yes**

City File Number: **25-001-0**



Summary of Key Issues

1. **Jeremiah Larson from Avenue Consultants, on behalf of Mark MacDougal, is seeking preliminary major subdivision approval for Phase 1 of a three-phase single family residential development.**
2. **Lots include the existing 1.45 acre property and home, 4 typical lots, and 1 flag lot.**

Overview

1. **The proposed 6-lot phase meets the minimum lot size requirements for the R1-20 zone;**
2. **Records indicate prior discussions of a 6-lot subdivision on the large lot in 2007 known as Pennant Hills.**
3. **All lots in this phase will be accessed from 400 E.**
4. **Lots 5 and 6 have an existing sewer easement recorded with Utah County and is planned to remain in this subdivision plat but will need to be widened to 25'.**
5. **Previous street master plan maps showed the proposed new street connecting to 200 N. but that has since been removed.**
6. **Neighboring residents have brought up concerns of increased traffic through 200 N as a result of this development.**

Motion

I move to recommend (approval, denial, or continuation) of the applicant's request for preliminary approval of the Bylund Farms Phase 1 major subdivision with the following conditions:

1. **The applicant will continue to work with the city staff to make all final corrections to the engineering documents and plat for recording;**
2. **The phase 1 plat with lot layouts is preliminarily approved as proposed;**
3. **Prior to plat recording, the applicant will provide staff with a final plat mylar to include notarized signatures of owner's consent to dedication, and obtain signature of all entities indicated on the attached subdivision plat;**
4. **Complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;**
5. **The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual and subdivision ordinance;**
6. **All items of the staff report.**

Surrounding Zoning and Land Use

North: **Residential R1-20 – Single family homes, Public Facility – Hollow Park**

East: **Residential R1-20 – Single family homes**

South: **Residential R1-20 – Single family homes**

West: **Residential R1-20 – Single family homes**

Pennant Hills Subdivision History

On August 22, 2007, the Davis family applied for a 6-lot subdivision but amended their application after the meeting to only build the one single-family dwelling. Staff met with the applicants a year later to discuss this and get closure on the applicants' behalf. The City could not compel the applicant to dedicate and/or improve the master planned street. At the time, one dwelling on the property did not justify requiring street dedication or improvements. The recorded minutes from the 2007 meeting have been attached for reference.

Lot Requirements – Residential (R1-20) Zone

Required	Compliant
Minimum lot size: 20,000 square feet	Yes, lots range in size from 20,000 square feet to 63,214 square feet. The average lot size is about 23,000 square feet.
Flag lot requirements outlined by LCC 17.32.290	Yes, development using a standard public street is possible, but not in the best interest of the public. The applicant will ensure all flag lot requirements are met before final approval per condition 5.

Subdivision Requirements

Required	Complaint
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	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
The street layout shall conform to the master plan	Yes – The roadway would meet the original intentions of the planned ROW.
Minimum right-of-way width for Minor streets	Yes – The applicant will finish out the street requirements
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – The applicant will be installing sidewalks, curbs and gutters.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of ten feet (10'), apportioned equally in abutting properties.	No – This is a condition of approval per condition 5.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – Provided in engineering plans
No lot shall be created which is more than three times as long as it is wide.	Yes
Street lights	Yes

lots. The two other options include a deep lot configuration with a total of three lots. Mr. Cowie noted that applications for deep lot configurations are required to submit an alternative configuration which includes a full width street. The Planning Commission and City Council must then determine if the deep lot configuration meets the following criteria:

- a. The design of the flag lot is harmonious and compatible with the configuration of the overall subdivision and/or neighborhood and will not adversely affect the living environment of the surrounding area;
- b. Standard public street construction would cause disruption to the neighborhood in a significant physical or aesthetic manner, therefore making the flag lot access preferable to a public street;
- c. Development of the flag lot will decrease public infrastructure while still providing infill development and efficient use of the land that is compatible with Lindon City development standards.

The Commission discussed various aspects of each of the proposed configurations. There was some discussion regarding three driveways which would front onto 200 East at the crest of the hill as opposed to driveways which would front onto the new cul-de-sac street. Mr. Cowie noted that site distance issues would need to be evaluated by the City Engineer prior to final approval. Following further discussion, the Commission felt that although the flag lot configuration may be preferable from an aesthetic standpoint, either the cul-de-sac configuration or the deep lot configuration would be viable alternatives. The City Council will also consider this Concept Review and make recommendations to Mr. Allen.

4. **Public Hearing** – *Major Subdivision – Pennant Hills Subdivision, Plat A – Approximately 290 North 400 East.* This is a request by Bryon and Darlene Davis for approval of a 6-lot residential subdivision in the R1-20 zone. Each lot will be required to meet the 20,000 square foot lot size and will be accessed from a new cul-de-sac road that will connect to 400 East. The subdivision is adjacent to the south end of Hollow Park.

COMMISSIONER MILLER MOVED TO OPEN THE PUBLIC HEARING TO CONSIDER THE PENNANT HILLS SUBDIVISION, PLAT A PRELIMINARY PLAT AND THE EAST LAKE SUBDIVISION, PLAT A PRELIMINARY PLAT. COMMISSIONER ANDERSON SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Jerry Brower, the architect for this project, stated that he is representing the Davis' on this application. Mr. Cowie explained that this is a request for approval of a 6-lot residential subdivision located at approximately 290 North 400 East just south of Hollow Park. The proposed subdivision includes a new cul-de-sac roadway that will access off of 400 East. The majority of the proposed roadway will follow a master-planned road currently shown on the Street Master Plan Map. A portion of the roadway will extend through the neighboring Williamson property when that property develops. Although the roadway issue has not reached a final conclusion, the City is requesting a

note on the plat designating the area connecting to the Williamson property for use as a future roadway.

Mr. Cowie reviewed specific concerns related to this application which should be discussed by the Commission. The first issue was relative to the street layout according to the Street Master Plan, and whether that specific layout should be followed or not. During engineering and staff review, the applicants have not seemed willing to provide dedicated and improved access to the property to the south without compensation from the owners that will benefit from the road extension. However, they do appear willing to sell the property at the time the property owners to the south determine that the roadway is needed. He stated that it is staffs recommendation that the Planning Commission and City Council request that the applicant provide dedicated road access to the property to the south, or at minimum, that a future right of way area be identified on the subdivision plat. Mr. Cowie noted that if the right of way is not maintained in some manner, this development may restrict access to potentially developable neighboring properties.

The second issue discussed by Mr. Cowie was regarding storm drainage and sewer line maintenance. He noted that the cul-de-sac slopes downhill to the west, and will have an over-flow storm water swale that will collect storm water in the event that the inlet is plugged or overloaded. Storm water will then be transferred into the wetlands area at the west end of the property. A maintenance easement will be required for the City to keep the swale clear of debris.

Sewer discharge is proposed to have 4 new manholes located on lot #4 which would gravity feed to the sewer system on 200 East. Mr. Cowie explained that a manhole is required each time the sewer line changes directions, and that maintenance access to each manhole must be available. The applicant has proposed a 20 foot gravel access easement along the south boundary of lot number four. Public Works staff has expressed concern regarding the ability to access all manholes through this easement with the pumper/vacuum truck, and recommend that one man hole be eliminated or that the sewer be rerouted. Pumping the sewer to 400 East may be an option for the development. However, the City is not prepared to provide power and maintenance, or accept liability, for the pump system.

The final issue addressed by Mr. Cowie was that the Parks and Trails Master Plan Map in the General Plan shows a ten foot wide asphalt trail which will connect from Hollow Park to 400 East. The current map shows a general location along the north end of the property. The applicant has shown a five foot wide trail easement in that location. Typical development requirements would include a ten foot trail width with an additional six foot maintenance easement. Mr. Cowie noted that the City has discussed with the applicant the possibility of relocating the trail in the road area which would take the place of required sidewalk on the north side of the street. The trail would then be constructed as part of the road right of way instead of along the back side of the lots. Mr. Cowie noted that the proposed five foot easement as shown on the current application does not meet construction standards for the trail system.

Chairperson Peters inquired as to why lot #4 is so large. Mr. Brower explained that the Davis home will be located on lot #4. He noted that the lower half of lot #4 is a flood plane and not buildable, and that the lot size will allow a recreation area on the lot. Mr. Brower also explained that a 50 ft easement will be identified on the plat. The roadway area can be purchased and developed by the neighboring property owner in

2 future to provide access to neighboring properties. He noted that the roadway on the
adjacent property should be completed at the property owners expense, and that the
4 neighboring property owner is not prepared to complete improvements at this time. He
noted that there are no current plans to develop the Williams property, and that his clients
are reluctant to complete a street to access property that may never develop. Mr. Cowie
6 noted that staff recommends that the future roadway be notated on the plat, but that the
undeveloped section not be dedicated as a public roadway at this time.

8 Chairperson Peters inquired as to proposed storm drainage. Mr. Cowie stated that
a storm water inlet will be located on the north side of the development. He noted that
10 excess storm flow will be routed through a rock lined ditch to a detention area in Hollow
Park. Mr. Brower asserted that proposed storm drainage will accommodate "hundred
12 year" storms.

Commissioner Godfrey inquired as to whether the applicant was willing to create
14 an easement for the roadway. Mr. Cowie suggested that the roadway area be designated
on the plat as a separate non-buildable parcel. He noted that if the roadway is identified
16 on the plat, it can be completed in the future without approval of a subdivision plat. He
noted that this access does not benefit the subdivision, and that the City can not require
18 the applicant to dedicate the section of the roadway which is not associated with this
development.

20 Chairperson Peters called for public comment. There was no public comment.

Chairperson Peters inquired as to the width of the trail section associated with this
22 development. Mr. Cowie stated that the standard trail cross section is a ten foot asphalt
width and a six foot slope and maintenance easement. He noted that the applicants have
24 show a five foot trail width on the subdivision plat, but that the City would prefer that the
full trail width be installed in this development. He noted that there are no plans at this
26 time to develop the neighboring property, and that a five foot trail width will not provide
adequate access. He explained that the goal of the trails map shown in the General Plan
28 is to connect trails to parks, and that this particular trail section is shown on the Trails
Master Plan Map. The applicant observed that the Master Plan shows the trail split
30 between the two neighboring properties. He stated that are happy to accommodate half
of the trail in this development, but feel that it is not their responsibility to provide the
32 full 16 foot trail width. Mr. Brower asserted that locating the trail in front of the homes
as part of the street cross section would result in a loss of value to the properties. He
34 stated that the developer is willing to provide a total of ten feet for the trail width and
maintenance easement at the rear of the development.

36 Commissioner Godfrey stated that he is an advocate of the trails system, and feels
that trails contribute the livability of the community. He stated that the trails system is a
38 valuable amenity to residents, and that the maintenance easement allows the trail to be
well maintained by the City. Mr. Brower stated that the developer is willing to install the
40 trail section as shown on the maps split between the two neighboring properties. He felt
that if this development provides ten feet for the trail section, the neighboring property
42 should be required to provide the additional six feet.

The Commission went on to discuss possible realignment of the sewer line and
44 associated man holes. Mr. Cowie noted that Public Works personnel have expressed
concern regarding maintenance of the sewer system with manholes as shown. He noted
46 that the applicant has proposed a realignment which would eliminate one manhole, but

that the realignment must be reviewed by the City Engineer and the Public Works Director. Mr. Brower noted that both a pump fed sewer system and realignment of the gravity feed system have been considered, but that neither option seems to be ideal. Mr. Cowie stated that the Development Review Committee expressed a preference for the realigned gravity feed system which would eliminate one manhole. He clarified that there may be maintenance concerns associated with a pump system, as well as with the gravity fed system as shown. Mr. Cowie stated that he is confident that details of the sewer system can be addressed on a staff level.

Chairperson Peters called for further comments or discussion. Hearing none, he called for a motion.

COMMISSIONER BRYNER MOVED TO APPROVE THE PENNANT HILLS SUBDIVISION, PLAT A, PRELIMINARY PLAT AND RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

1. THAT THE APPLICANT PROVIDE A GRAVITY FEED SEWER SYSTEM ELIMINATING ONE NINETY DEGREE ANGLE AND MAN HOLE SUBJECT TO APPROVAL OF THE CITY ENGINEERING AND PUBLIC WORKS DEPARTMENT.
2. THAT EASEMENTS BE PROVIDED ACCORDING TO STAFF RECOMMENDATIONS.
3. THAT THE FUTURE ROAD AREA BE SHOWN ON THE PLAT AS A SEPARATE, NON-BUILDABLE LOT, DEFINED FOR FUTURE ROAD USE.
4. THAT THE APPLICANT PROVIDE THE PROPERTY NECESSARY FOR THE TRAIL, BUT THAT THE APPLICANT NOT BE RESPONSIBLE TO INSTALL THE TRAIL.

THE MOTION FAILED DUE TO LACK OF A SECOND.

COMMISSIONER GODFREY MOVED TO APPROVE THE PENNANT HILLS SUBDIVISION, PLAT A, PRELIMINARY PLAT AND RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING RECOMMENDATIONS:

1. THAT THE APPLICANT PROVIDE A GRAVITY FEED SEWER SYSTEM ELIMINATING ONE NINETY DEGREE ANGLE AND MAN HOLE SUBJECT TO APPROVAL OF CITY ENGINEER AND THE PUBLIC WORKS DEPARTMENT.
2. THAT THE FUTURE ROADWAY CONNECTION TO THE SOUTH BE SHOWN ON THE PLAT AS A SEPARATE, NON-BUILDABLE LOT, DEFINED FOR FUTURE ROAD USE.
3. THAT THE STORM DRAINAGE SYSTEM, INCLUDING THE STONE LINED DRAINAGE DITCH, BE SUBJECT TO ENGINEERING REVIEW AND APPROVAL.
4. THAT THE TEN FOOT DEDICATED TRAIL AREA AND SIX FOOT EASEMENT AT THE REAR OF LOTS ONE, TWO, THREE AND FOUR AND CONNECTING TO THE TRAIL IN HOLLOW PARK BE DEDICATED AND

IMPROVED BY THE APPLICANT, RECOGNIZING THE SIGNIFICANT
BENEFIT OF THE TRAIL TO THE DEVELOPMENT.

COMMISSIONER MILLER SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

CHAIRPERSON PETERS	AYE
COMMISSIONER ANDERSON	AYE
COMMISSIONER BEAN	NAY
COMMISSIONER BRYNER	NAY
COMMISSIONER GODFREY	AYE
COMMISSIONER JOHNSON	NAY
COMMISSIONER MILLER	AYE

THE MOTION CARRIED (4-3).

5. **Public Hearing** – *Minor Subdivision – East Lake Subdivision No. 3, Plat A – Approximately 600 South Geneva Road.* This is a request by Anderson Geneva Development Company for approval of an industrial subdivision in the LI zone. The project will consist of 3 total lots, but only two of the parcels will be legal building lots at this time. The two remnant parcels will be combined with adjacent properties in Vineyard and/or used for future railroad right-of-way.

Jerry Grover was present as the representative for this application. Mr. Cowie stated that this is a request for approval of a 3-lot subdivision in the LI zone. The Lindon City Boundary runs along the edge of the proposed subdivision. The applicant has also applied for additional industrial subdivision lots in Vineyard which this lot and roadway will be a part of. The proposed lot #1 will have access off of the private drive shown on the plat. The developer has found a reference in our land use code, Section 17.04.200, which states that “lots with frontage only on private streets shall be allowed by conditional use permit only, and shall be subject to all applicable requirements of this division. The applicant has been working with the railroad company to relocate the rail line running along Geneva Road to the northwest. Relocation of the rail line is necessary to complete the road crossing that will access the subdivision lots.

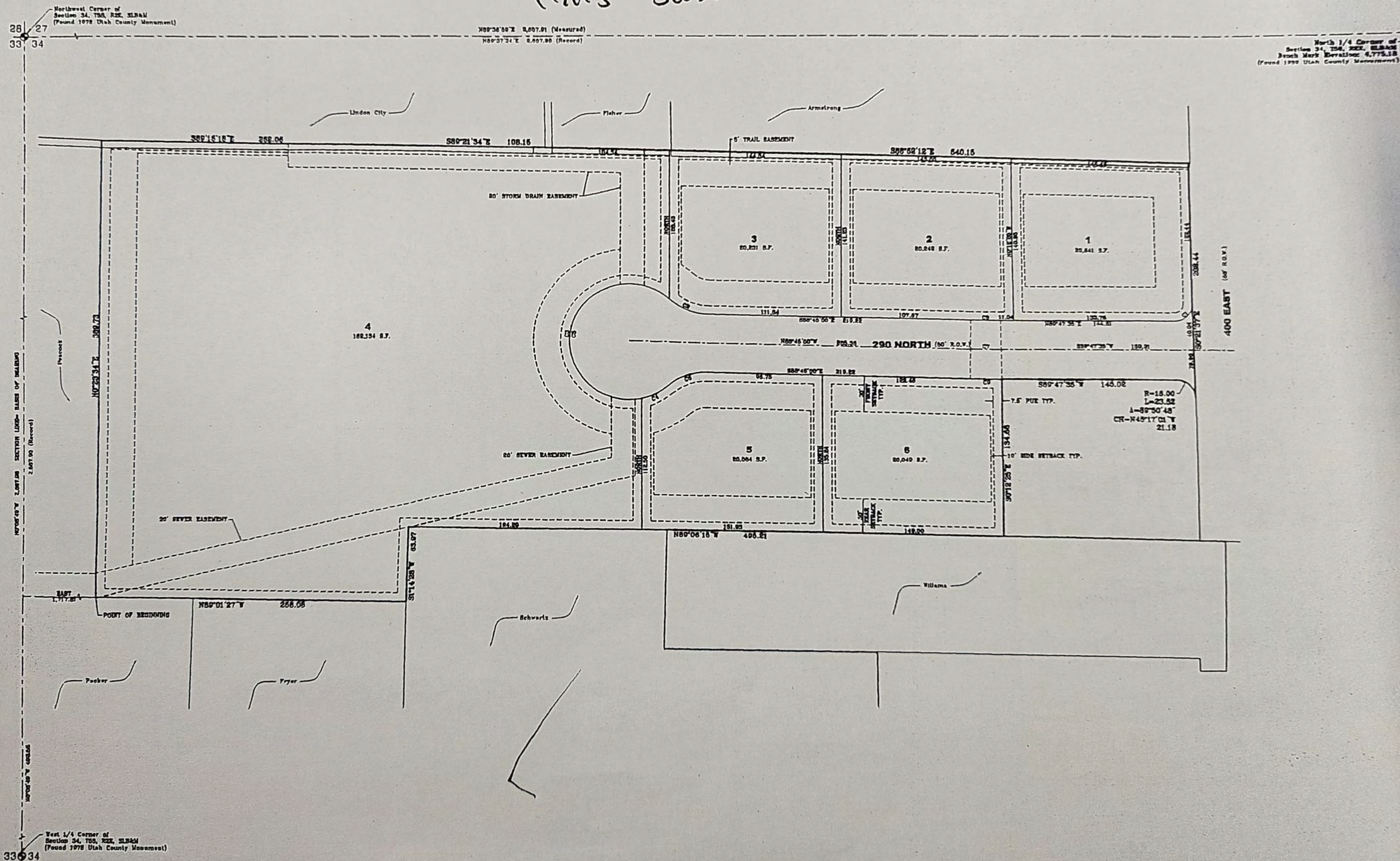
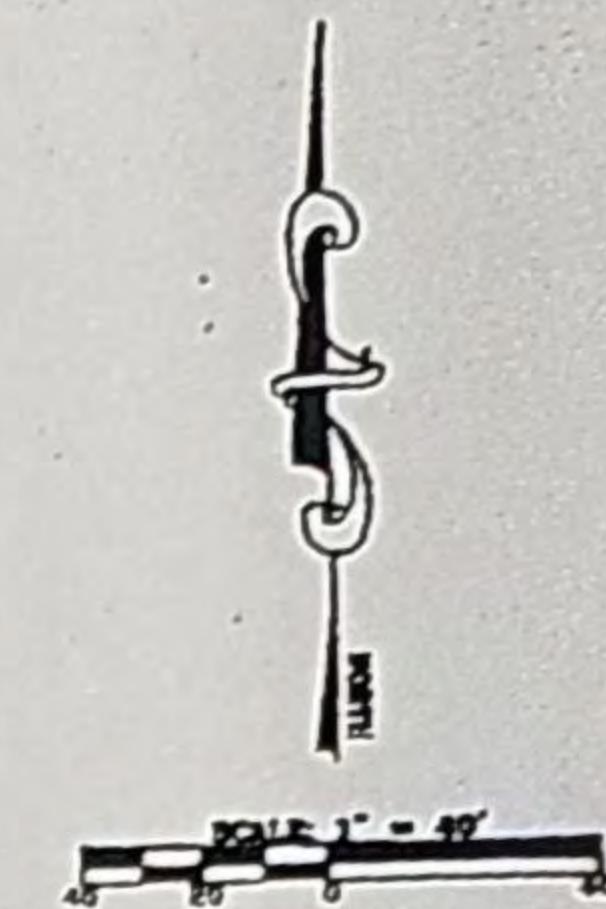
Mr. Cowie reviewed recommended conditions of approval for this subdivision application as follows.

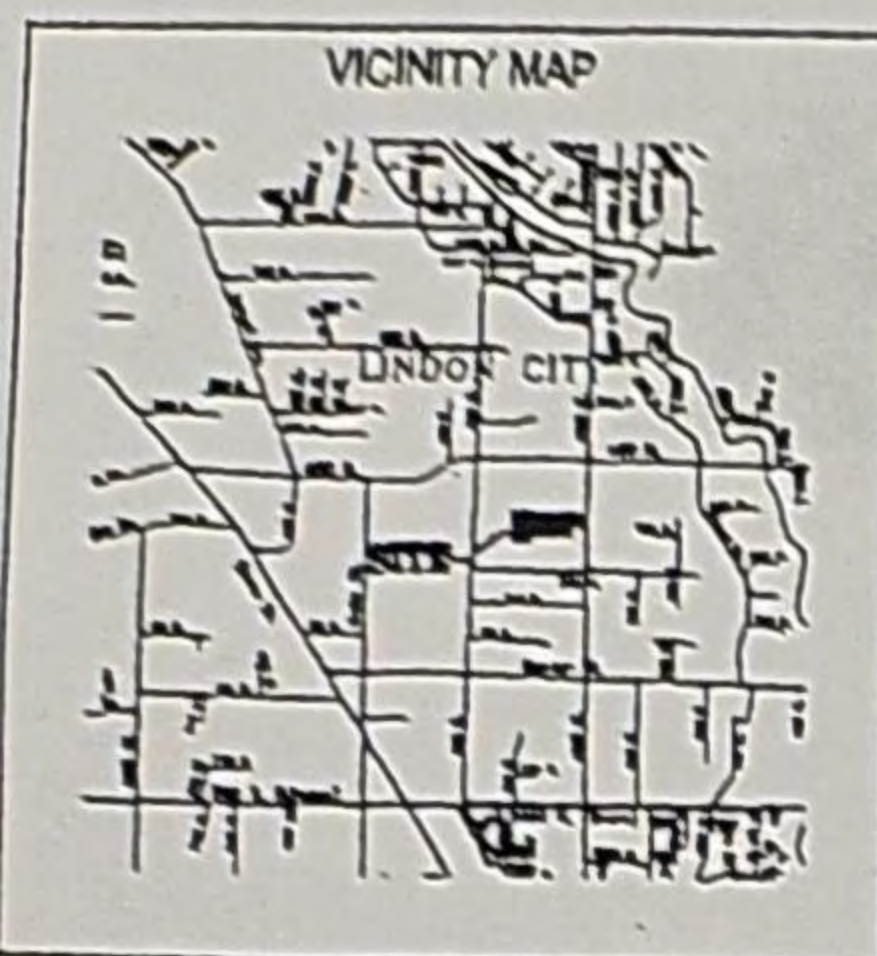
1. That all outstanding engineering issues, including utility service to the property, be resolved to the satisfaction of the City Engineer.
2. That the applicant provide a development agreement, written to the satisfaction of Lindon city, stating that the improved portion of the roadway (1600 North) when the railroad crossing is removed or becomes a public crossing.

Commissioner Godfrey inquired as to the potential use of the property. Mr. Grover stated that the developer is in negotiations with a large warehouse and retail facility, but that the agreement will not be finalized until this subdivision plat is approved. The potential retail facility will be located partially in Lindon and partially in Vineyard. He stated that the agreement between the cities will create a joint development area where tax revenues for this particular development will be shared between the cities. He noted that the potential agreement will not affect the subdivision plat. Mr. Cowie noted that the agreement is yet to be finalized.

CURVE TABLE									
STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ANGLE	CHORD BEARING	CHORD DIST.	ARC DIST.	ANGLE	CHORD BEARING
1	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
2	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
3	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
4	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
5	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
6	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
7	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
8	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
9	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E
10	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E	2,607.91	2,607.91	90°	N 89° 58' 59" E

Previous Pennant Hills Sub.





Current Proposal.

Northwest Corner of
Section 34, T3S, R2E, SLB&M
(Found 1978 Utah County Monument)

28
33 34

N89°36'59"E 2,657.91 (Measured)
N89°37'24"E 2,657.98 (Record)

North 1/4 Corner of
Section 34, T3S, R2E, SLB&M
Bench Mark Elevation: 4,775.18
(Found 1989 Utah County Monument)

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO UTAH CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY PROPER DRAINAGE AWAY FROM HOUSE.

LEGEND

---	BOUNDARY
---	EASEMENTS
---	30' NO CUT LINE
---	EXISTING EDGE OF ASPHALT
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER VALVE
---	FLOW ARROWS
FF	FINISH FLOOR ELEV. = 4728.00
TF	TOP OF FOUNDATION ELEV. = 4734.32
GF	GARAGE FINISH FLOOR ELEV. = 4734.6
BF	BASEMENT FINISH FLOOR = 4724.32
BSF	BASEMENT GARAGE FINISH FLOOR = 4724.32
FG	FINISH GRADE
⊠	DRAINAGE UTILITY ACCESS & CHASING EASEMENT

N89°06'40"W 2,657.98 SECTION LINE - BASES OF BEARING
2,657.90 (Record)

N89°06'40"W 142.65
N89°06'40"W 142.65

West 1/4 Corner of
Section 34, T3S, R2E, SLB&M
(Found 1978 Utah County Monument)

33 34

EAST 1,717.81

POINT OF BEGINNING

PEACOCK

PACKER

FRYER

SCHWARTZ

VILLAS

FISHER

ARMSTRONG

BRYAN DAVIS
6.20 AC.

12' DRIVEWAY

CHARLIE STUND
20,000 S.F.

ROCKY STUND
20,000 S.F.

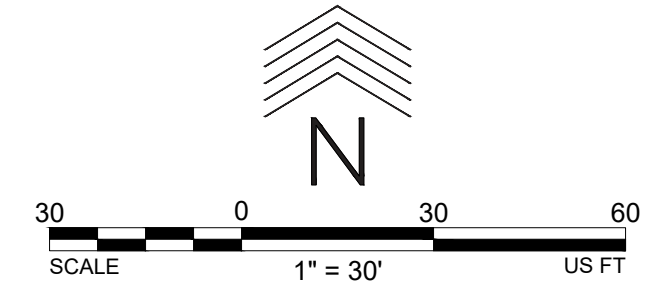
EXISTING ASPHALT

OWNER
BRYAN DAVIS
1010 N. 1000 W.
OGEA, UT. 84057
(801) 798-3000

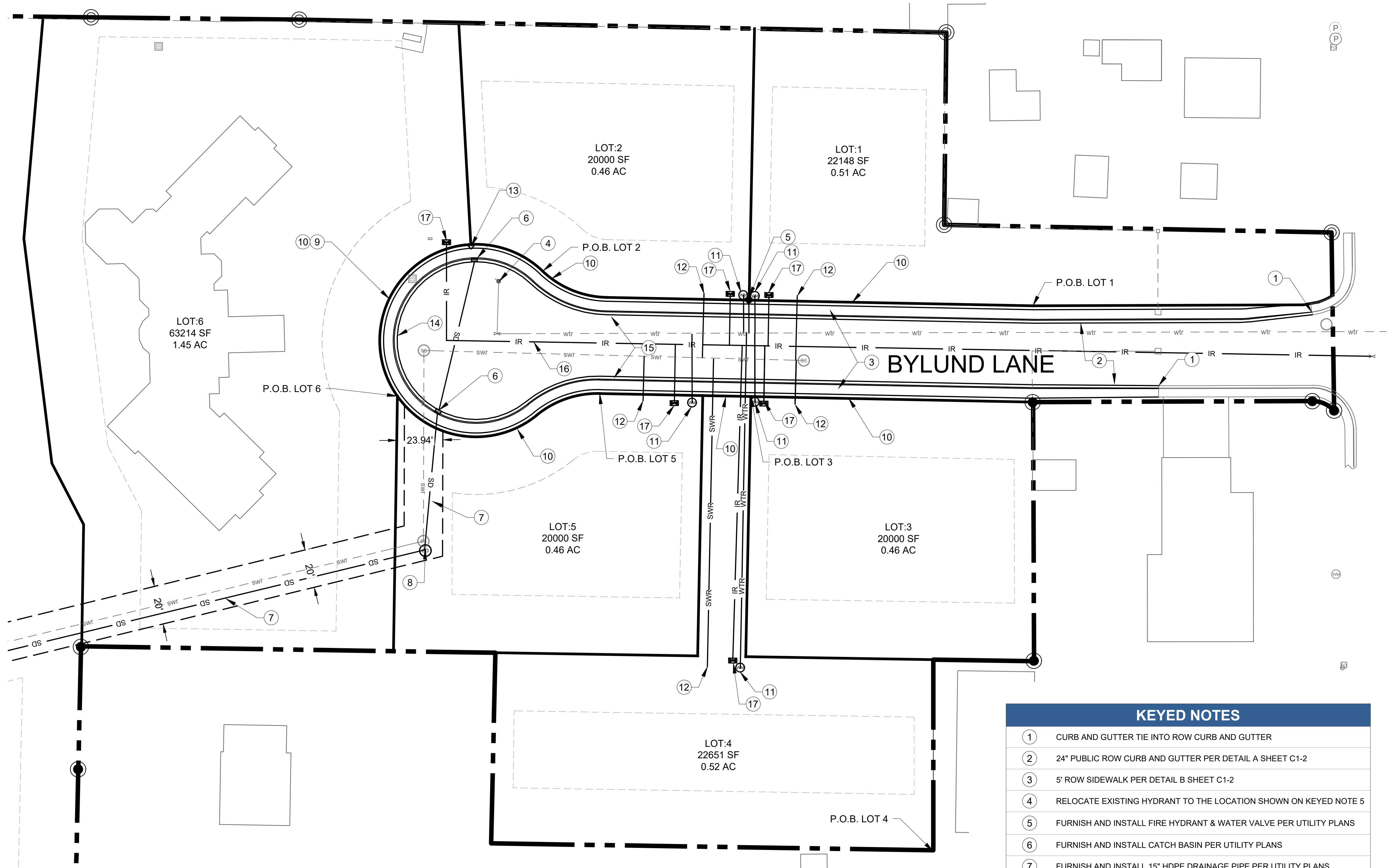
ENGINEER
3008 W. MAIN ST.
SPARKS FORK, UTAH 84400
PG. # (801) 798-3000
FAX # (801) 798-3000

LINDON ESTATES SUBDIVISION PHASE 1 PRELIMINARY PLANS

271 NORTH 400 EAST, LINDON, UTAH 84042



Parcel Table			
Parcel #	Net Area	Segment Lengths	Segment Bearings
1	22148.00 sqft 0.51 acres	8.00	S65°22'49"W
		7.91	S79°23'46"W
		140.08	S89°47'35"W
		147.95	N88°52'12"W
		141.15	N01°07'48"E
		99.63	S88°52'12"E
		100.00	S00°36'56"W
		201.28	S88°52'12"E
2	20000.00 sqft 0.46 acres	32.83	S00°49'23"E
		73.94	N88°52'12"W
		37.06	N67°38'15"W
		40.77	N69°46'02"W
		115.37	N03°07'46"W
		153.73	S88°52'12"E
		141.15	S01°07'48"W
3	20000.00 sqft 0.46 acres	97.48	N89°06'15"W
		135.24	N01°07'48"E
		146.65	S88°52'12"E
		134.66	S00°12'25"E
		52.32	N89°06'15"W
4	22651.00 sqft 0.52 acres	25.00	S89°06'15"E
		97.48	S89°06'15"E
		99.06	S00°00'07"W
		229.77	N89°06'24"W
		99.06	N01°16'35"E
		105.09	S89°06'13"E
5	20000.00 sqft 0.46 acres	135.34	S01°07'48"W
		105.09	N89°06'13"W
		52.97	N89°06'16"W
		132.58	N00°53'48"E
		41.19	S58°49'26"E
		40.82	N74°11'14"E
		35.20	N70°57'51"E
		53.61	S88°52'12"E
6	63214.00 sqft 1.45 acres	106.55	S25°49'23"W
		132.58	S00°53'48"W
		161.98	N89°06'16"W
		23.60	N00°53'45"E
		39.71	N00°53'45"E
		35.84	N27°27'00"W
		117.71	N07°04'59"W
		115.66	N04°56'33"E
		24.98	S89°16'18"E
		108.15	S89°21'34"E
		82.82	S88°52'12"E
		115.37	S03°07'46"E



SHEET NOTES

- BEARING AND DISTANCES ARE COUNTERCLOCKWISE FROM THE POINT OF BEGINNING (P.O.B.)

LINDON CITY SETBACK REQUIREMENTS

ZONE	MIN. LOT SIZE	LOT FRONTAGE	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
R-1-20	20,000. S.F.	50 FT.	30 FT.	10 FT. (30 FT CORNER LOT)	30 FT.

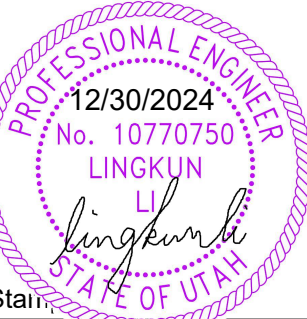
KEYED NOTES

- CURB AND GUTTER TIE INTO ROW CURB AND GUTTER
- 24" PUBLIC ROW CURB AND GUTTER PER DETAIL A SHEET C1-2
- 5' ROW SIDEWALK PER DETAIL B SHEET C1-2
- RELOCATE EXISTING HYDRANT TO THE LOCATION SHOWN ON KEYED NOTE 5
- FURNISH AND INSTALL FIRE HYDRANT & WATER VALVE PER UTILITY PLANS
- FURNISH AND INSTALL CATCH BASIN PER UTILITY PLANS
- FURNISH AND INSTALL 15" HDPE DRAINAGE PIPE PER UTILITY PLANS
- FURNISH AND INSTALL 4" DRAINAGE MANHOLE PER UTILITY PLANS
- TIE INTO EXISTING CONCRETE DRIVEWAY APPROACH
- FURNISH AND INSTALL DRIVEWAY APPROACH PER DETAIL C SHEET C1-2. LOCATION DETERMINED BY FUTURE OWNER
- FURNISH AND INSTALL CULINARY WATER METER PER UTILITY PLANS
- FURNISH AND INSTALL SEWER LATERAL PER UTILITY PLANS
- FURNISH AND INSTALL STREET LIGHT PER UTILITY PLANS
- INSTALL STANDARD CUL-DE-SAC PER DETAIL D SHEET C1-2
- INSTALL STANDARD 50" RESIDENTIAL STREET CROSS SECTION PER DETAIL E SHEET C1-2
- FURNISH AND INSTALL 8" PRESSURE IRRIGATION PIPE PER UTILITY PLANS
- FURNISH AND INSTALL IRRIGATION VALVE PER UTILITY PLANS

REVISIONS:

avenue CONSULTANTS

Avenue Consultants, Inc.
6575 South Redwood Road, Suite 101
Taylorsville, UT 84123
www.avenueconsultants.com



PHASE 1 SITE PLAN

MARK MCDUGAL

LINDON ESTATE

271 NORTH 400 EAST, LINDON, UTAH 84042

Designer IL
Detailer IL
Checker LL

SHEET NO.
6 OF 11

SHEET TITLE

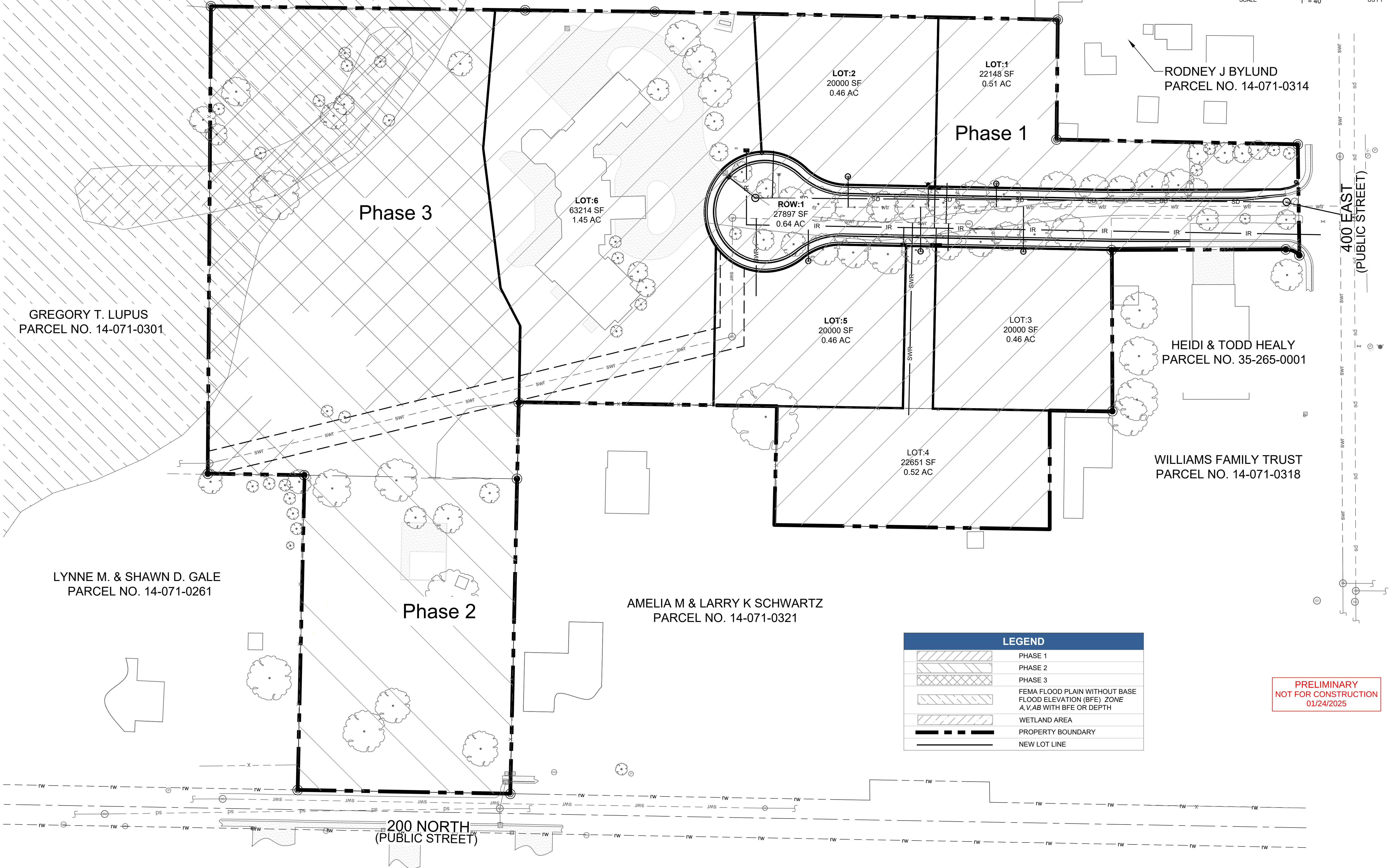
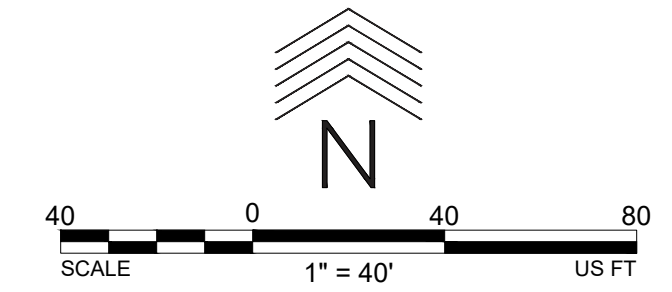
C1-1

BYLUND FARMS SUBDIVISION PHASE 1 PRELIMINARY PLANS

271 NORTH 400 EAST, LINDON, UTAH 84042

MICHEAL JOHN FISHER
PARCEL NO. 14-071-0306

VICKI ARMSTRONG TRUST
PARCEL NO. 14-071-0308



LEGEND	
	PHASE 1
	PHASE 2
	PHASE 3
	FEMA FLOOD PLAIN WITHOUT BASE FLOOD ELEVATION (BFE) ZONE A, V, AB WITH BFE OR DEPTH
	WETLAND AREA
	PROPERTY BOUNDARY
	NEW LOT LINE

PRELIMINARY
NOT FOR CONSTRUCTION
01/24/2025

REVISIONS:

avenue CONSULTANTS

Avenue Consultants, Inc
6575 South Redwood Road, Suite 101
Taylorsville, UT 84123
www.avenueconsultants.com



PHASE PLAN
MARK MCDUGAL

BYLUND FARMS

271 NORTH 400 EAST, LINDON, UTAH 84042

Designer	IL
Detailer	IL
Checker	LL

SHEET NO.
5 OF 11

SHEET TITLE
C1-0

LINDON ESTATES SUBDIVISION

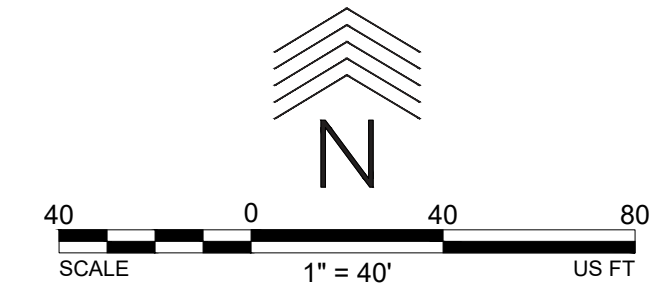
271 NORTH 400 EAST, LINDON, UTAH 84042

LOT # PER PHASE	
PHASE 1	1,2,3,4,5,6
PHASE 2	7,8
PHASE 3	9,10,11

LINDON CITY CORPORATION
PARCEL NO. 14-071-0304
SPECIAL WARRANTY DEED ENTRY
NO. 29074:2000

MICHEAL JOHN FISHER
PARCEL NO. 14-071-0306
WARRANTY DEED ENTRY NO. 53866-2018

VICKI ARMSTRONG TRUST
PARCEL NO. 14-071-0308
SPECIAL WARRANTY DEED ENTRY NO. 84368:2019



BYLUND, RODNEY J
PARCEL NO. 14-071-0314
BOUNDARY AGREEMENT
ENTRY NO. 86534:2008

HEALY, HEIDI & TODD
PARCEL NO. 35-265-0001
QUIT CLAIM DEED ENTRY
NO. 29726:2024

WILLIAMS FAMILY TRUST
PARCEL NO. 14-071-0318
WARRANTY DEED ENTRY
NO. 110842:2019

AMELIA M & LARRY K SCHWARTZ
PARCEL NO. 14-071-0321
WARRANTY DEED ENTRY NO. 56103:2014

GREGORY T. LUPUS
PARCEL NO. 14-071-0301
WARRANTY DEED ENTRY NO. 75602:2012

LYNNE M. & SHAWN D. GALE
PARCEL NO. 14-071-0261
WARRANTY DEED ENTRY NO. 44308:2014

PHASE 2 TEMPORARY CUL-DE-SAC

Phase 3

Phase 2

Phase 1

400 EAST

HOMESTEAD LN.

SHEET NOTES

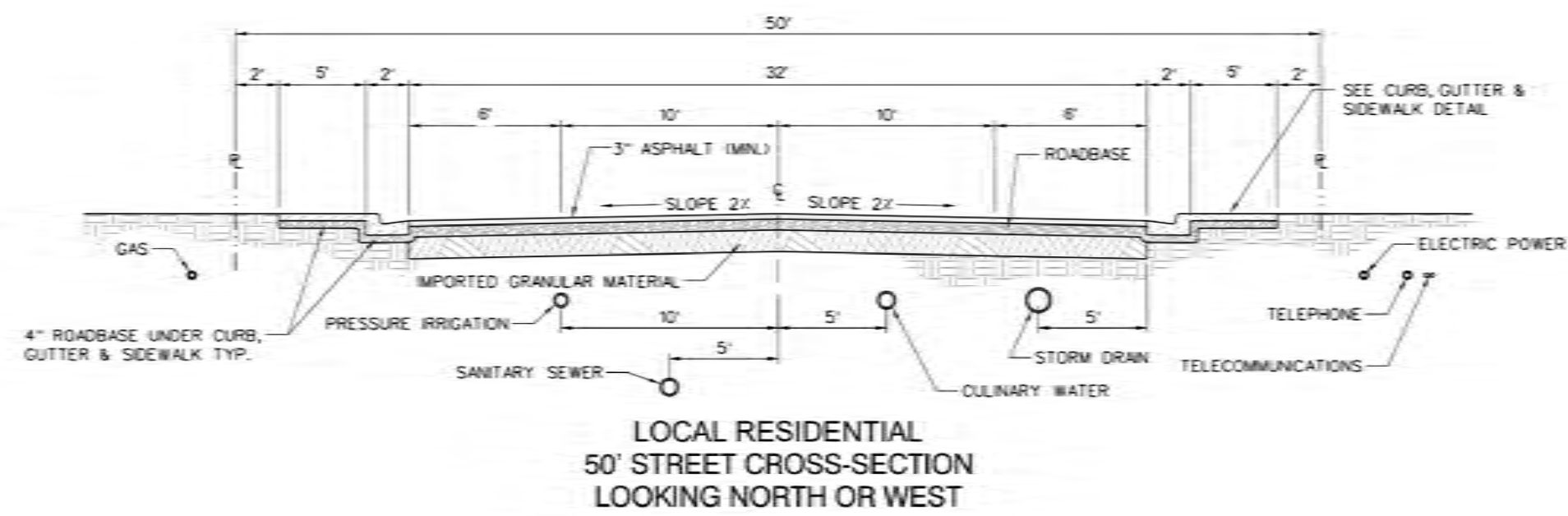
- PHASE 3 DEVELOPMENT SUBJECT TO WETLAND DELINEATION USAGE AND FEMA FLOODPLAIN APPROVAL.

UTILITY PLAN LEGEND

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER MANHOLE
SD	SD	STORM DRAIN MANHOLE
WM	WM	FIRE HYDRANT
P	P	WATER METER / VALVE
		POWER / LIGHT POLE & SIGNAL

LEGEND

	FEMA FLOOD PLAIN WITHOUT BASE FLOOD ELEVATION (BFE) ZONE A,V,AB WITH BFE OR DEPTH
	WETLAND AREA
	PROPERTY BOUNDARY
	NEW LOT LINE
	SETBACK LINES
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EASEMENT



LINDON CITY SETBACK REQUIREMENTS

ZONE	MIN. LOT SIZE	LOT FRONTAGE	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
R-1-20	20,000. S.F.	50 FT.	30 FT.	10 FT. (30 FT CORNER LOT)	30 FT.

REVISIONS:

CONSULTANTS
avenue

Avenue Consultants, Inc.
6575 South Redwood Road, Suite 101
Taylorsville, UT 84123
www.avenueconsultants.com



SITE EXHIBIT

LINDON ESTATES SUBDIVISION

Designer IL
Detailer IL
Checker LL

SHEET NO.
1 OF 1

SHEET TITLE
EXHIBIT

Petition to stop construction of subdivision

Petition summary and background

We have been informed about the construction of a subdivision on 271 N. 400 E. and 275 E. 200 N. with a road coming into the subdivision from 200 N. and from 400 E. The proposed plan has homes being built in “The Hollow”.

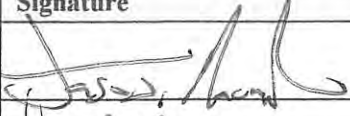
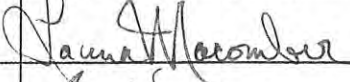
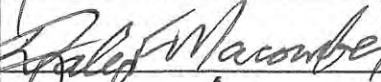
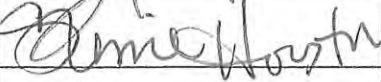
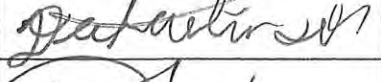
We ask the planning commission and city council to oppose this new subdivision for the following reasons:

1. 200 North cannot support more traffic as it is a small country road.
2. A sub-division in our neighborhood does not align with our existing pattern. We need to preserve the community and character of our Lindon neighborhood.
3. We need to preserve and protect our unique existing neighborhood with “The Hollow”.
4. Building a subdivision in “The Hollow” in Lindon could destroy the wildlife habitat for hawks, American Kestrels, Merlin Falcons, owls, quail...) and could cause environmental issues.

If you have concerns about any of these issues, please sign so we can express our opinions to the Lindon city planning commission and the city council. We need to act if we want our voice to be heard.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to decline building a subdivision in our neighborhood at 275 East 200 North to 271 North 400 East in Lindon, Utah.

Printed Name	Signature	Address	Comment	Date
Jason Macomber		232 E. 200 N	The hollow is a flyway for migrating ducks & geese. Please respect our wetlands + 1/2 acre minimum lot size.	9-4-2024
Laura Macomber		232 E. 200 N		9-4-24
J. Virginia		216 E 200 N		9-4-24
Dale F Macomber		232 E 200 N		9/5/2024
Dylan Grimes		232 E 200 N Unit B		9/5/24
	David Shawcroft	308 E. 180 N.		9/5/24
Ward Ireland	Ward Ireland	292 E 200 N	We don't want more duplexes. 2 acre Minimum lots	9/7/24
Leslie Ireland	Leslie Ireland	292 E 200 N.		9/7/24
Jerry Houston		275 N. 200 E.		9/7/24
Sherrie Houston		275 North 200 E.		9/7/24
LouAnn Tomlinson		271 N 200 East		9/7/24
Dee Tomlinson		271 N. 200 EAST		9/7/24
Debra Cox		248 E 200 N		9/9/24

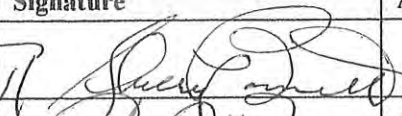
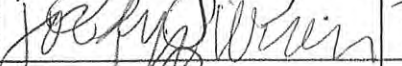
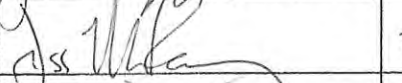
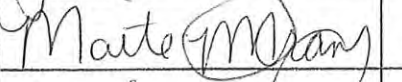
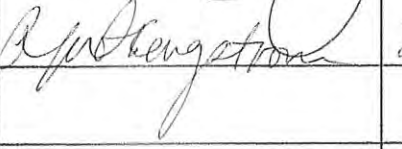
Printed Name	Signature	Address	Comment	Date
Connie Lamorex	Connie Lamorex	212 N. 200 E		9-9-24
ROBERT MARTIN	Robert Martin	92 W 450 N, LINDON		9-9-24
Bonnie Martin	Bonnie K. Martin	92 W 450 N. Lindon,		9-9-24
MICHAEL BRIDGES	M. Bridges	62 W 450 N Lindon		9-9-24
Aspen Gimes		232 N 200 E Unit B		9-9-24
Shirley Sund	Shirley Sund	425 N Locust Ave		9-10-24
Betty B Clark	Betty B Clark	75 W 400 N		9-10-24
KENNETH J. MILLER	Kenneth J. Miller	117 W. 450 N. LINDON		9-10-24
SHARON R. MILLER	Sharon R. Miller	117 W. 450 N. LINDON		9-10-24
Lynne Gale	Lynne Gale	231 E. 200 N. Lindon		9-10-24
Kara Gale	Kara Gale	231 E. 200 N. Lindon		9-10-24
Gayle Holdaway	Gayle Holdaway	99 W 400 N. Lindon		9-10-24
Vincent Vonnemeyer	Vincent Vonnemeyer	180 W 400 N Lindon		9-10-24
Angie Hendrickson	Angie Hendrickson	260 E. 400 N. Lindon Ut.		9-10-24
Chad Hendrickson	Chad Hendrickson	260 E. 400 N. Lindon Ut.		9-10-24
Dylan Hendrickson	Dylan Hendrickson	260 E. 400 N. Lindon Ut.		9-10-24

Printed Name	Signature	Address	Comment	Date
Paula Stockwell	Paula Stockwell	340 E 400 N Lindon, UT.	No construction in the hollow	9/10/24
Diane Lewis	Diane Lewis	308 E. 200 N Lindon	No Hollow Construction	9/12/24
Vicki Johnson	V. Johnson	338 E. 200 N. Lindon	NO! Hollow Construction	9/12/24
Karen Stevens	Karen Stevens	347 E 200 N Lindon	Traffic is a huge concern for our lane	9/12/24
Wade Stevens	Wade Stevens	347 E. 200 N. Lindon		9/12/24
Michael Schwartz	Michael Schwartz	345 E 200 N Lindon		9-15-24
Shellee Schwartz	Shellee Schwartz	345 E. 200 N Lindon	More traffic on a single lane road	9-15-24
Sharon Hansen	Sharon Hansen	363 E. 200 N Lindon	To narrow of road for 200 North	9-15-24
Amy Rawn	Amy Rawn	320 N Main Lindon	Spring water No hollow construction	9-15-24
AMELIA SCHWARTZ	Amelia Schwartz	313 E. 200 N. Lindon	A private lane ok for flag dot. No through	9-15-24
Larry K Schwartz	Larry K Schwartz	313 E. 200 N. Lindon	Street next to our bedroom!	9-15-24
Shawn Gale	Shawn Gale	251 E 200 N Lindon	Traffic, noise, ruining the hollow	9-17-24
Ranae Lupus	Ranae Lupus	270 N. 200 E Lindon		9-19-24
Greg Lupus	Greg Lupus	270 N. 200 E. Lindon	Top lots! okay. 400 E Bottom lots Absolutely Not	9/19/24
Julie Frampton	Julie Frampton	120 E 400 N Lindon		9/19/24
Tyla Threes	Tyla Threes	282 E 400 N Lindon	No construction & too narrow road	9/19/24

Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline building a subdivision in our neighborhood at 275 East 200 North to 271 North 400 East in Lindon, Utah.
-----------------------	--

Printed Name	Signature	Address	Comment	Date
Rachelle Boyer	Rachelle Boyer	16 W 400 N Lindon	Please protect the Hollow	9/26/24
Leionnie Bridges	Leionnie Bridges	62 W 450 N Lindon	Protect the Hollow	9/26/24
Jennifer Wilson	Jennifer Wilson	~~283~~ ~~835~~ N. 835 E Lindon	Protect the Hollow	9/26/24
Joan Peterson	Joan Peterson	432 N Locust ave		9/26/24
Miniam Stay	Miniam Stay	43 W 450 N	Please Protect Hollow	9/26/24
Michael Stay	Michael Stay	43 W 450 N	Any housing will flood when we get storms like the one this summer	2024-09-26
Orin Midzinski	Orin Midzinski	352 E. 200 N.	This does not keep with the 'Country Living' we hold dear in this community	9/26/24
Jocelyn Midzinski	Jocelyn Midzinski	352 E. 200 Lindon	Protect the Hollow. The city would be irresponsible to allow building in the wetland area.	9-26-24
MARYANNE ANDERSON	Maryanne Anderson	57 N 400 N. Lindon	protect the Hollow.	9/26/24
Mia Larsen	Mia Larsen	231 E. 140 N. Lindon	Protect the Hollow	9/27/24
Aleta Jacobs	Aleta Jacobs	232 E 140 N Lindon	Protect the Hollow	9/27/24
Maria Hunziker	Maria Hunziker	248 E 140 N Lindon	Protect the Hollow	9/27/24
Peter Hunziker	Peter Hunziker	248 E 140 N. Lindon	Protect the Hollow	9/27/24

Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline building a subdivision in our neighborhood at 275 East 200 North to 271 North 400 East in Lindon, Utah.
-----------------------	--

Printed Name	Signature	Address	Comment	Date
SHELLEY Bonnell		275 N Main	we has lost the country feel	9/15
Tordyn Williamson		220 N Main		9/15
Jess McRaney		323 N Main St.		9/30
Maite McRaney		323 N. Main St		9/30
April Engstrom		261 N main St		9/30

More signatures on next two pages

Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline building a subdivision in our neighborhood at 275 East 200 North to 271 North 400 East in Lindon, Utah.
-----------------------	--

Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to decline building a subdivision in our neighborhood at 275 East 200 North to 271 North 400 East in Lindon, Utah.
-----------------------	--

[illegible]

[illegible]

Item 6: Concept Review — Lindon Heights Commercial Area – 550 N. State

Date: **January 28, 2025**
Applicant: **McKay Johnston**
Presenting Staff:
Michael Florence

General Plan: **General Commercial**
Current Zone: **Planned Residential Development Overlay**
Size: **2.09 acres**

Type of Decision: **None**
Planning Commission
Action Required: **No**



Overview

- Concept reviews are to provide general feedback only and no decision will be made or voted on at the meeting.
- The Planned Residential Development Overlay zone was originally adopted in 2016 and amendments were made in 2020 and 2022.
- The applicant currently has the remaining commercial piece of the development under contract. The applicant is proposing the following:
 - Two or three fast food restaurants
 - Three live-work buildings
 - Three commercial units
- The purpose of the concept review is that the applicant is proposing to construct three live-work units within the 300' commercial buffer in the irregular shaped area of the lot. The Planned Residential Development zoning ordinance requires a 300' commercial setback from State Street to preserve the commercial intent of the zoning along the corridor.

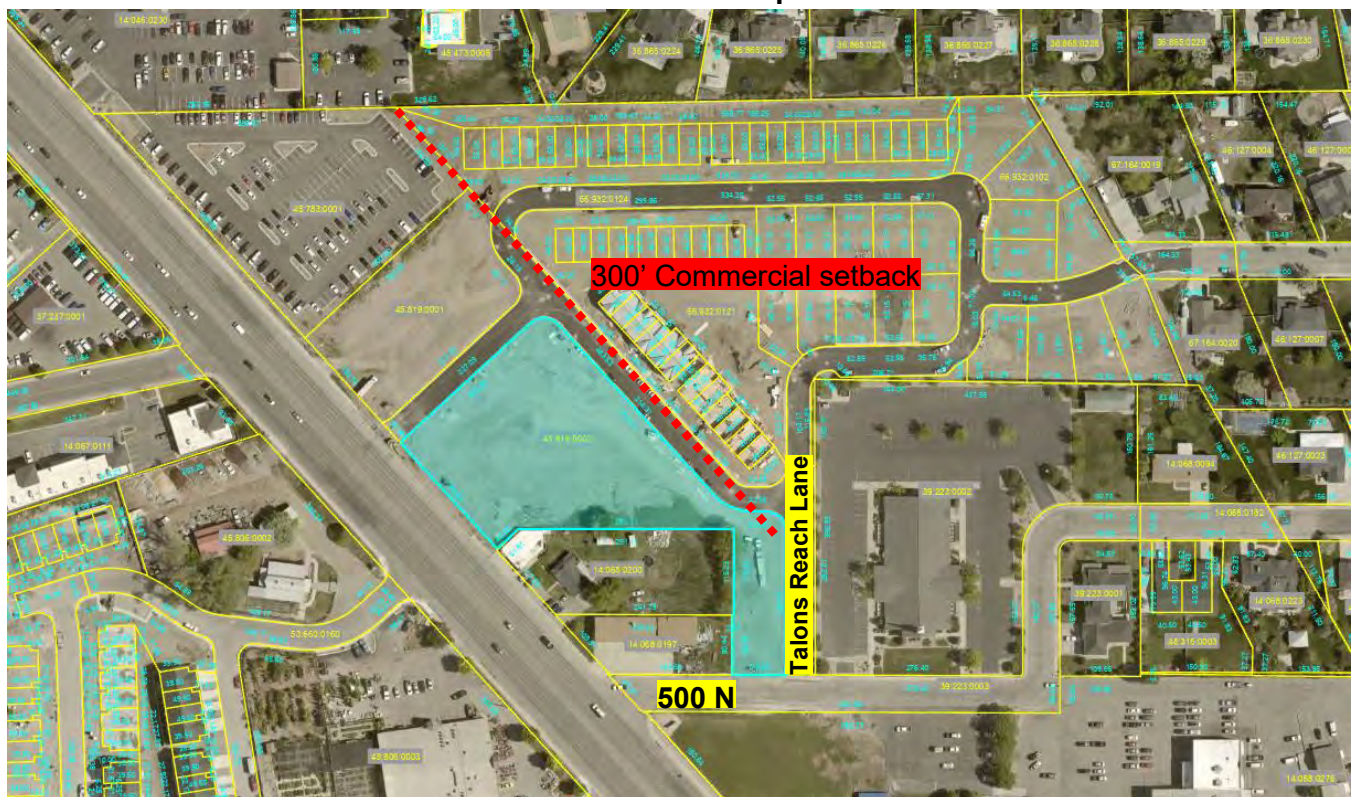


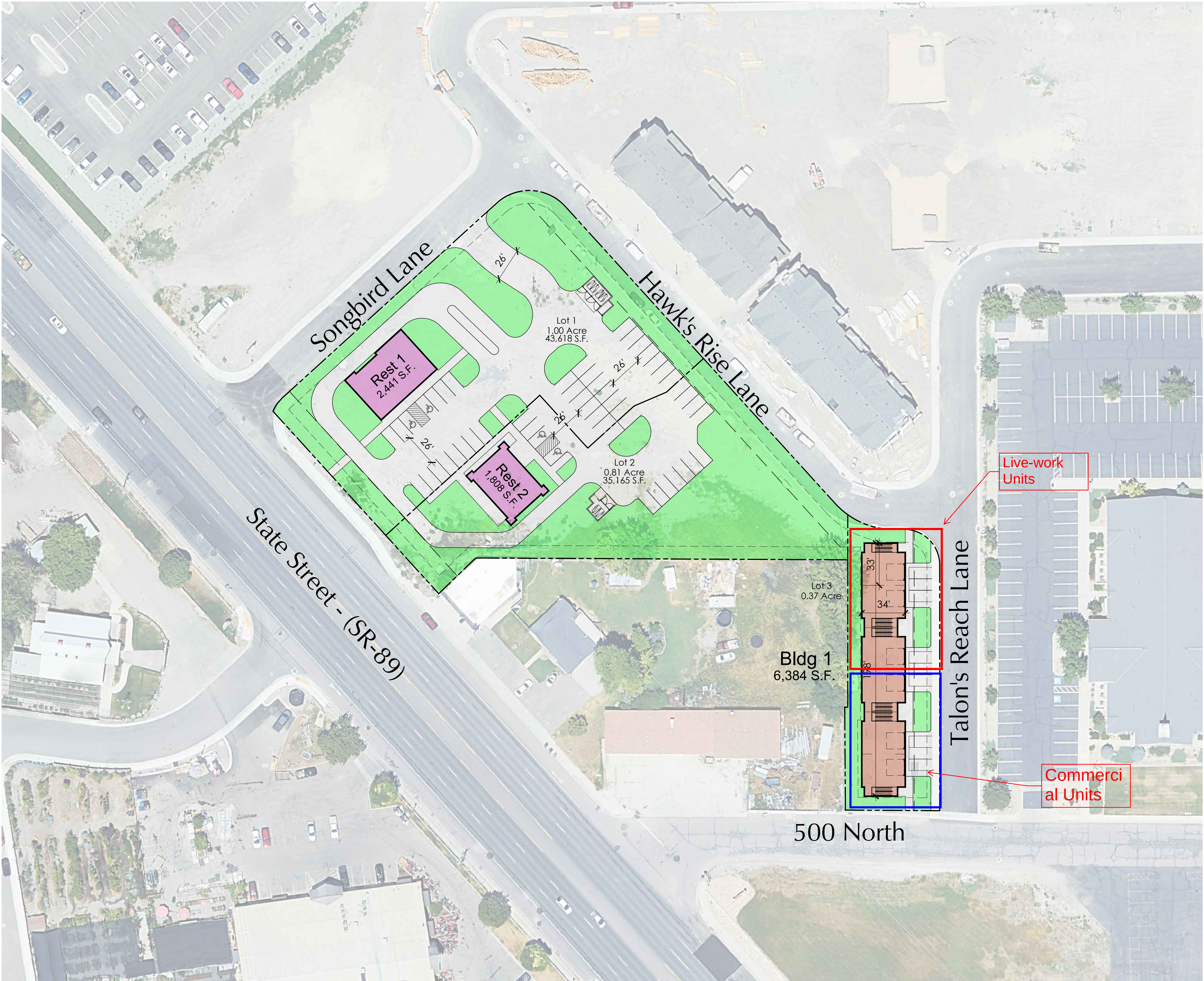
- The planning commission should consider the following when discussing this item with the applicant:
 - Even though the three units are proposed to be live-work units the city would need to amend the Planned Residential Development Overlay ordinance to allow housing within the 300' commercial setback. Three units would meet the maximum density of 10 units required in the zone.
 - The irregular shape of this parcel is 73' in width so it is difficult to develop. Would the city be better to hold off until the time that the other two State Street parcels are redeveloped? The corner parcel where Lindstrom Brothers is located has been on the market for sale.
 - Parking for the commercial spaces will need to come from 500 N. because Talons Reach Lane is a residential street.
- The State Street commercial pad sites will be a great addition to this corridor. Bank of America should start construction in the next couple of weeks.
- Link to the Planned Residential Development Ordinance:
<https://lindon.municipal.codes/Code/17.76>

Exhibits

1. Aerial Map
2. Proposed Site Plan
3. Songbird Cove Development

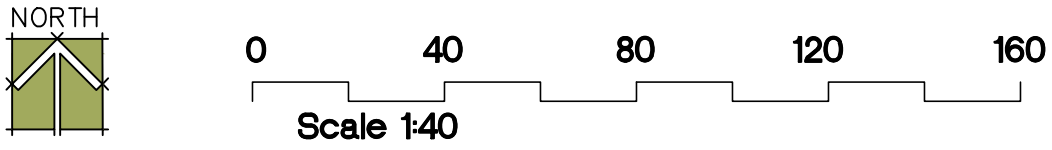
Exhibit 1: Aerial Map





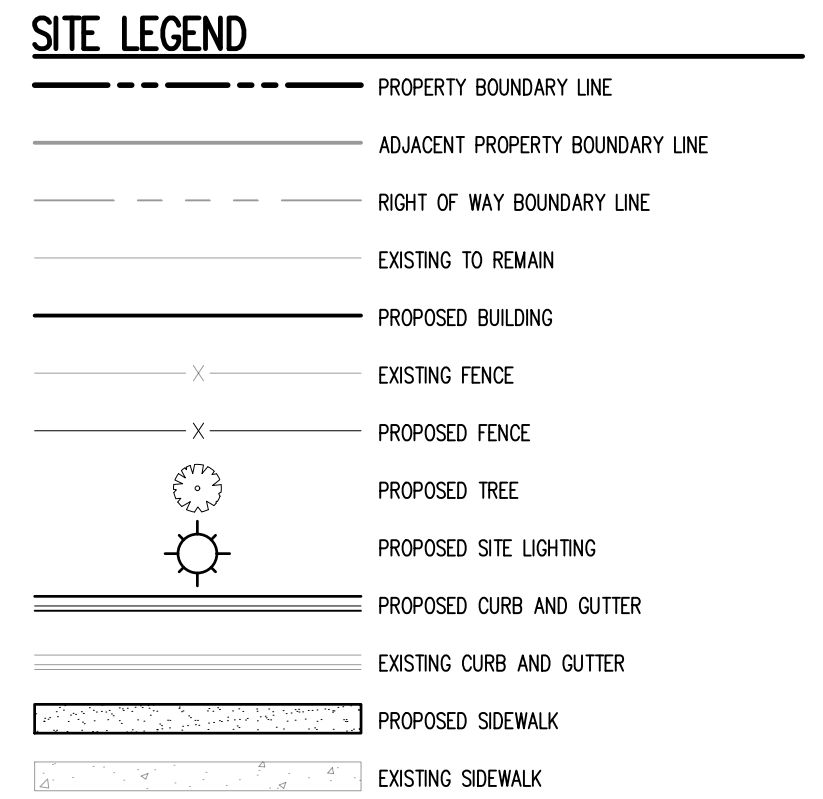
PARKING/BUILDING DATA	
RESTAURANT 1	2,441 SF
TOTAL PARKING	30 SPACES
RATIO	12.29/1,000 S.F.
RESTAURANT 2	1,808 SF
TOTAL PARKING	21 SPACES
RATIO	11.62/1,000 S.F.
BUILDING 1	6 Units
GARAGE PARKING	6 SPACES
OPEN PARKING	9 SPACES
TOTAL PARKING	15 SPACES

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
THE SITE WILL NEED TO BE SURVEYED TO
ACCURATELY DEFINE ALL BOUNDARIES,
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
CONFIRM ACCESS LOCATIONS, AND WETLANDS.



RIDGE POINT - Lindon Flex

Site Plan



COMMERCIAL
TOTAL ACREAGE: 5.76

RESIDENTIAL SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	110,450	33.0%
BUILDINGS	88,308	26.4%
LANDSCAPING	135,478	40.5%
OPEN SPACE	109,260	32.7%
TOTAL SITE	334,236 SF 7.67 ACRE	

TOTAL UNITS: 65
TOWNHOMES: 46 UNITS
SINGLE FAMILY: 19 UNITS
PARKING
EACH UNIT PROVIDES 2 CAR GARAGE
GUEST REQ'D: 0.5 STALL/UNIT = 23
46 IN UNIT DRIVEWAYS
21 OFFSTREET PARKING

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS,
REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION
AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY
DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

THE PROJECT BENCHMARK IS A WITNESS CORNER TO THE SW COR.
SEC. 28, T5S, R2E, SLB&M. 3" UTAH COUNTY BRASS CAP FLUSH ON
ASPHALT SET IN CONCRETE DATED 1979 (FOUND)
PROJECT BENCHMARK ELEVATION = 4347.19'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

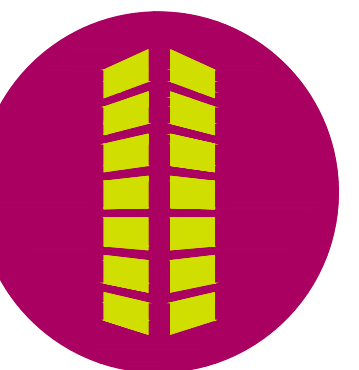
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway

7699058
BOYD
PREECE
2/16/22
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

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SONGBIRD COVE
CONSTRUCTION DOCUMENTS

550 NORTH STATE STREET
LONDON, UT

[illegible]

Project No: ELH1.21

Checked By: BAP

Date: 02/08/2022

OVERALL SITE PLAN

C1.0