

Lindon City Planning Commission Staff Report

August 25, 2015



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, August 25, 2015** in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. **Call to Order**
2. **Approval of minutes**
3. **Public Comment**



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*(Review times are estimates only.)
(15 minutes)*

4. **Minor Subdivision — Public Works Plat C, approx. 946 West Center Street**

Lindon City requests preliminary approval of a 2 lot subdivision at approximately 946 West Center Street in the Light Industrial (LI) zone.

(15 minutes)

5. **Site Plan — Nicolson Business Park Phase 2, approx. 150 North Geneva Rd.**

Dave Nicolson of Nicolson Business Park Phase 2 requests site plan approval of a 40,000 square foot industrial building on lot 2 of the Public Works Plat C Subdivision, in the Light Industrial (LI) zone.

(15 minutes)

6. **Site Plan — Mountain Tech Center, approx. 2570 West 600 North**

Mark Weldon requests site plan approval for 2 office buildings, each of which will be 25,893 square feet in size, at approximately 2570 West 600 North in the General Commercial A8 (CG-A8) zone.

(15 minutes)

7. **Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street**

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

(5 minutes)

8. **Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street**

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

(15 minutes)

9. **Public Hearing — Ordinance Amendment — Commercial Design Guidelines**

Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

10. Public Hearing — Ordinance Amendment — Comm. & Ind. Landscaping Standards

This item is continued to the next available Planning Commission meeting.

Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options. The Commission will consider the request and make a recommendation to the City Council.

11. New Business (Reports by Commissioners)

12. Planning Director Report

Adjourn

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

Posted By: Jordan Cullimore
Time: ~9:00 am

Date: August 21, 2015
Place: Lindon City Center, Lindon Public Works, Lindon Community Center

Item I: Call to Order

August 25, 2015 Planning Commission meeting.

Roll Call:

Sharon Call
Rob Kallas
Mike Marchbanks
Matt McDonald
Andrew Skinner
Bob Wily

Item 2: Approval of Minutes

Planning Commission Meeting – Tuesday, August 11, 2015

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **August 11, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100
4 North State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Andrew Skinner, Commissioner
10 Pledge of Allegiance: Matt McDonald, Commissioner

12 **PRESENT** **ABSENT**

13 Sharon Call, Chairperson
14 Bob Wily, Commissioner
15 Matt McDonald, Commissioner
16 Mike Marchbanks, Commissioner
17 Rob Kallas, Commissioner
18 Andrew Skinner, Commissioner
19 Hugh Van Wagenen, Planning Director
20 Jordan Cullimore, Associate Planner
21 Kathy Moosman, City Recorder

22 **Special Attendee:**

23 Matt Bean, Councilmember

- 26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.
28 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of July 14, 2015
29 2015 were reviewed.

30
31 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
32 OF THE REGULAR MEETING OF JULY 14, 2015 AS PRESENTED.
33 COMMISSIONER SKINNER SECONDED THE MOTION. ALL PRESENT VOTED
34 IN FAVOR. THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** –

37 Chairperson Call called for comments from any audience member who wished to
38 address any issue not listed as an agenda item. There were no public comments.

40 **CURRENT BUSINESS** –

- 41
42
43 4. **Alteration of Nonconforming Use** – *Mitchell X, approx. 1400 West 300 South.* Scott
44 Mitchell requests approval of an alteration of a nonconforming use (rock product
45 recycling & concrete batching) at approximately 1400 West 300 South in the Light
46 Industrial Zone (LI) zone.

2 Jordan Cullimore, Associate Planner, gave a historical overview of this agenda
item noting the current property owner, Mike Dunn, previously received approval of a
4 conditional use permit on June 6, 2006 to operate a concrete and asphalt crushing
operation in the Light Industrial Zone. The use was approved subject to certain
6 conditions. He noted these conditions are listed in the minutes of the City Council
meeting in which the CUP was approved. He then referenced the approved site and how
8 it should have developed over a 3 year period, pointing out that several of the conditions
were never fulfilled, but the operation continued in noncompliance.

10 Mr. Cullimore went on to say that at some point after June 2006, the City Council
amended the Lindon City Standard Land Use Table to prohibit concrete and asphalt
12 crushing in the Light Industrial zone. Therefore, Mr. Dunn's operation, as approved by
the City Council in June 2006, subsequently became a legal nonconforming use in the LI
14 zone due to enforcement issues throughout the years as it wasn't the easiest piece to
control.

16 Mr. Cullimore commented that Mr. Dunn has currently wound down his
operations on the parcels and the current applicant, Scott Mitchell with Mitchell X, is
18 planning to purchase the lots. For several reasons Mr. Mitchell is requesting approval to
alter the existing nonconforming use so that he can continue to conduct concrete crushing
20 as an ancillary use to his excavation operations that are conducted from his business at
1455 West 200 South. He added that Mr. Mitchell is also requesting permission to add a
22 small concrete batching plant on the site.

24 Mr. Cullimore pointed out that the Planning Commission does not have the
authority to approve concrete batching since that use was never legally permitted and it is
currently not permitted. They may, however, consider whether to allow the existing
26 concrete and asphalt crushing operation to be modified.

28 Mr. Cullimore explained that State law defines a nonconforming use as a use of
land that "legally existed before the current land use designation that has been maintained
continuously since the time the land use ordinance governing the land changed" and that
30 "does not conform to the regulations that now govern the use of the land." He added that
the presumption is that nonconforming uses should be eventually eliminated, however,
32 State law allows municipalities to provide for "the establishment, restoration,
reconstruction, extension, alteration, expansion, or substitution of nonconforming uses"
34 according to standards identified in the municipal code. Accordingly, Lindon City Code
subsection 17.16.030(2) allows the Planning Commission to "authorize the expansion,
36 alteration, or enlargement of a nonconforming use only after holding a public hearing and
finding" the following:

- 38 a) the expansion, alteration or enlargement of the nonconforming use will to
reasonable extent bring the use as close as reasonably possible to conformance
40 with requirements and regulations of the zone in which [the] nonconformity is
located; and,
- 42 b) the proposed change does not impose any unreasonable burden upon the lands
located in the vicinity of the nonconforming use or violate the development
44 policies adopted in the Lindon City Master Plan; and,
- 46 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.

2 Mr. Cullimore re-iterated that Mr. Mitchell would like to purchase the parcels on
4 which the nonconforming use has been authorized and he would like to move the
6 concrete crushing operation so that it will also be conducted on the parcel. He noted the
8 primary reason Mr. Mitchell has given for moving the operation is so that it will not
10 impact the operations of the adjacent property owner, who recently built a large
12 office/warehouse building next door as he wants to be a good neighbor. Mr. Cullimore
14 explained that when the initial operation was approved for asphalt and concrete crushing,
16 several conditions were imposed to help mitigate potentially detrimental impacts to
18 surrounding uses. The initial application was reviewed under the Standard Land Use
Table's compatibility standards since the use was not classified at the time of application.
At that time, the Planning Commission determined that the proposed use was not
compatible with surrounding uses, but on appeal, the City Council approved the
application subject to the conditions identified, and due to various circumstances that the
Planning staff cannot fully identify, the conditions were never completed. And now the
circumstances on the parcel have changed, the biggest issue of which is that the proposed
public road was realigned so that it will no longer run along the north of the operation as
identified along with various factors that led to non-compliance.

Mr. Cullimore then addressed each of the imposed conditions to consider which
of the conditions still applies, and if any of them still need to be completed to fulfill the
intent of the original conditions. Mr. Cullimore stated that staff has discussed the
proposal with Mr. Mitchell regarding how the proposed alteration will comply with the
requirements in LCC 17.16.030(2). He then referenced Mr. Mitchell's proposal to the
Code requirements as follows (Mr. Mitchell's proposals are italicized and bolded):

- a) the expansion, alteration or enlargement of the nonconforming use will to
reasonable extent bring the use as close as reasonably possible to conformance
with requirements and regulations of the zone in which the nonconformity is
located;

The applicant proposes to bring the use into closer conformance with zone requirements and regulations by moving it further (at least 100 feet) from the use to the west that may be impacted by the crushing operations. He is also willing to install a landscaping strip along the south of the operation to provide a buffer between the existing use and the area adjacent to the Lindon Heritage Trail.

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

The applicant plans to significantly scale down the extent of the operation and he feels that it will not impose an unreasonable burden upon adjacent properties.

- 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.

No additional structures will be built as part of the alteration.

Mr. Cullimore stated if the Planning Commission finds that the above conditions
are met, staff recommends that the following conditions be imposed to ensure that the use
becomes more conforming as a result of the alteration:

- 2 1. The use may not be conducted within 100 feet of the eastern property boundary adjacent to Martin Snow's parcel.
- 4 2. The use may only be conducted as an ancillary use to Mitchell X's primary use.
- 6 3. The approved alteration will not run with the land and must be discontinued once Mitchell X abandons crushing operations on the additional parcel.
- 8 4. 3.7 shares of North Union water must be turned in to meet City requirements.
- 10 5. The applicant shall provide a landscaped buffer along the southern boundary line adjacent to the Lindon Heritage Trail.

12 Mr. Cullimore then referenced for discussion an aerial photo of the existing parcels, minutes from the City Council Meeting in which the crushing operation was approved, the original three year plan for the site and the Mr. Mitchell's proposal. He then called for any questions or comments from the Commission and turned the time over to Mr. Mitchell.

16 Commissioner McDonald asked about the scale down proposal from Mr. Dunn's operation and what Mr. Mitchell plans on crushing/recycling. Mr. Cullimore stated from their understanding, Mr. Dunn's operation got out of control and was recycling items outside of the scope of what was originally permitted. He noted that Mr. Mitchell has cleaned up the property a lot in the past 3 or 4 months. Mr. Mitchell stated he plans to recycle topsoil and rock and perhaps some asphalt and concrete every 2 or 3 months; it will be under 10% of what has been currently happening at the site. Commissioner McDonald expressed his only concern is with the neighboring properties and the noise, dust, etc. that may impact them. Mr. Mitchell stated will do his best to control the dust and noise issues and it will not pose a problem. Mr. Cullimore stated the code already regulates nuisance issues.

28 Commissioner Marchbanks commented that he likes the idea of centralizing the crushing equipment into the center of the property and to the west to mitigate any nuisance issues. He further noted that Mr. Mitchell will be using this for his own operations and he feels it won't pose a problem. He also thinks that site obscuring fencing would work rather than requiring landscaping. Mr. Mitchell stated he would prefer not to take care of landscaping. Mr. Cullimore pointed out that whichever buffer the Commission decides on can be added as a condition. There was then some general discussion regarding fencing and buffers and also what type of fencing will be along the trail.

36 Chairperson Call asked the applicant what he is willing to do as far as the buffer. Mr. Mitchell stated his opinion is that he shouldn't be required to add a buffer when other neighboring properties are not, but he would be willing to share the expense on fencing with the city. He added that there is currently a chain link fence in place but it doesn't have slats. Commissioner Marchbanks mentioned that he is not sure the fence needs to be site obscuring. Commissioner Kallas expressed his concerns that the previous owner disregarded the imposed conditions, and while he believes Mr. Mitchell will conform to what is asked of him, but he may have to pay the price. Mr. Mitchell stated he feels he has paid the price the past three years. Commissioner Kallas also believes that whatever standards are decided need to be done fairly quickly as the previous owner had three years to comply and didn't do it and it didn't encourage his performance. He added that he thinks it's a shame to have a public trail without a buffer which won't encourage the public to use the trail.

2 Chairperson Call asked if there were any public comments. John Woods, resident
in attendance commented that that the trail east to Geneva Road has chain link fence only
4 or no fence at all, and it seems unfair to require a buffer for one person and not for
another. Mr. Mitchell commented that he plans on having the property cleaned up and
6 make it a lot nicer than the current condition. Commissioner Marchbanks stated that he is
comfortable with what is being proposed with just a chain link fence and questioned if
8 this should be postponed to the next meeting to allow the Commissioners the opportunity
to go down and look at the property in question and to bear in mind that the property will
10 be organized and cleaned up from its current state. Commissioner Kallas suggested
adding some of the crushed concrete materials adjacent to the fence to keep the weeds
12 down and keep it attractive and clean and it wouldn't be a large cost. Chairperson Call
stated she likes the idea of a weed barrier. Chairperson Call observed the conditions for
14 Mitchell X discussed are as follows:

- 16 1. As presented - The use may not be conducted within 100 feet of the eastern
property boundary adjacent to Martin Snow's parcel
- 18 2. As presented - The use may only be conducted as an ancillary use to Mitchell
X's primary use.
- 20 3. Eliminated
- 22 4. As presented -3.7 shares of North Union water must be turned in to meet City
requirements.
- 24 5. Chain link fence along trail with commercial grade weed barrier and ballast.
6. Dust control to meet state requirements.
7. 9 month compliance period.

26 Chairperson Call asked if there were any further questions or comments from the
Commission. Hearing none she called for a motion.

28 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
TO THE CITY COUNCIL THE APPLICANT'S REQUEST TO ALTER THE
30 EXISTING NONCONFORMING USE BASED ON THE CONDITIONS LISTED BY
MR. CULLIMORE. COMMISSIONER SKINNER SECONDED THE MOTION. THE
32 VOTE WAS RECORDED AS FOLLOWS:

34 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER KALLAS	AYE
36 COMMISSIONER WILY	AYE
COMMISSIONER SKINNER	AYE
38 COMMISSIONER MCDONALD	AYE

THE MOTION CARRIED UNANIMOUSLY.

40
42 5. **Public Hearing:** *Ordinance Amendment – LCC 17.49 Industrial Zones, Frontage*
Setbacks. John Williams of Intermountain Precision Casting requests approval of an
44 amendment to LCC 17.49 Industrial Zones to modify setback requirements in the LI
zone. The Commission will consider the request and make a recommendation to the
46 City Council.

2 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
4 FAVOR. THE MOTION CARRIED.

6 Hugh Van Wagenen, Planning Director, gave some background of this agenda
7 item explaining that recently, Mr. Williams (who is in attendance) of Intermountain
8 Precision Casting applied for and was approved to build a new building adjacent to their
9 existing building at 1156 West 400 North in the LI zone. He noted this building is for an
10 expansion of their current operation. Mr. Van Wagenen stated that when construction was
11 to begin the foundation was staked and it was realized that there was a discrepancy
12 between the architectural site layout and the civil engineered site layout. He noted the
13 architect was measuring setbacks from back of walk while the engineer, appropriately,
14 measured from the property line. However, the building was designed from the
15 architectural site layout which ultimately placed the building into the required front
16 setback area and there was not enough room to move some large equipment. So, when
17 this was discovered, the City and Mr. Williams discussed several different scenarios to
18 try and remedy the situation, including an alteration of the architectural plans.

19 Mr. Van Wagenen further explained that the building is unique in its design to
20 accommodate the needs of Intermountain Precision Casting and had very little “wobble
21 room” to make adjustments and to make the matter more complicated, the lot is only
22 20,000 square feet which is small for an industrial property. He noted that it is also a
23 corner lot, requiring a 20 foot setback along both frontages. As this situation was
24 explored, the idea of modifying the setback along “street side yards” was introduced. Mr.
25 Williams felt this would be a good solution to their current problem of encroachment.

26 Mr. Van Wagenen further explained that currently, all frontages in the LI zone
27 require a 20 foot building setback from the property line, regardless of building
28 orientation so corner lots with frontage on two roads are restricted to smaller building
29 footprints than lots not on a corner which are able to go to a zero lot line. Mr. William’s
30 is requesting to modify “street side yard” setback to 15 feet, enabling a slightly larger
31 building footprint. Mr. Van Wagenen stated that staff feels that a modification of 5 feet
32 would have minimal impacts on the look of the streetscape and would not impact the safe
33 site distance requirements for intersections. It would allow properties on corner lots to
34 utilize slightly more of their property which is otherwise a disadvantage to do greater
35 setback requirements.

36 Mr. Van Wagenen further explained there is also a 20’ landscape strip
37 requirement along all frontages and any approval of a modified setback would may affect
38 the 20’ requirement on some developments. He added that typically, in the LI zone the
39 landscape strip is measured from the back of the curb and not the property line. So, most
40 developments will be able to have a full 20’ landscape strip and still build a footprint
41 within 15’ of the property line. This will be the case with Intermountain Precision
42 Casting’s new site. Mr. Van Wagenen stated that if approved, the change would affect the
43 entire LI zone, not just Intermountain Precision Casting’s property.

44 Mr. Van Wagenen then presented for discussion the current zone map, an aerial
45 photo of the Intermountain Precision Casting Site, Intermountain Precision Casting Site
46 Plans and Ordinance #2015-18-O. He then turned the time over to Mr. Williams for
comment.

2 Mr. Williams commented that he bought the property 30 years ago with the idea
4 that that they would expand in the future. They are at that point now and realized the
6 codes had changed and they need to scale back. Commissioner Wily asked staff if they
8 could waive the requirement. Mr. Van Wagenen stated that would have required a
10 variance and unfortunately, staff feels a request for a variance would not have met the
12 requirements and would have been denied.

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

18 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
20 ORDINANCE 2015-18-O TO THE CITY COUNCIL AS PRESENTED.

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

26 CHAIRPERSON CALL	AYE
28 COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER KALLAS	AYE
32 COMMISSIONER WILY	AYE
34 COMMISSIONER SKINNER	AYE
36 COMMISSIONER MCDONALD	AYE

38 THE MOTION CARRIED UNANIMOUSLY.

40 6. **Public Hearing** – *General Plan Amendment, Lindon Tech Phase 2.* Mark Weldon of
42 WICP West Lindon requests approval of a General Plan Map amendment to change
44 the land use designation of a portion of the lot at approximately 1800 West 700 North
46 (parcel #14:057:0057) from Commercial to Mixed Commercial. The Commission
48 will consider the request and make a recommendation to the City Council.

Mr. Van Wagenen also led this discussion by explaining Andrew Bollschweiler is
in attendance representing the applicant, Mr. Weldon. He gave some background
explaining that the applicant submitted a concept plan before the City Council prior to
making an official General Plan change application. After meeting with the Council, the
applicant felt confident enough to officially request the General Plan Map change
proposed here tonight. He noted the applicant proposes to subdivide and develop the
parcel with a site configuration similar to the site plan concept included in the staff report
(attachment 3). The concept shows a 50,000 s.f. two-story office building fronting on 700
North with a 90,000 s.f. office/warehouse fronting on 1700 West (9.8 acres). He noted
the current designation of General Commercial allows for office services, but does not
permit office/warehousing uses. The parcel is currently split designated CG/MC and this
request would change where the split in the designation occurs, moving the MC line
approximately 480 feet to the north. Mr. Van Wagenen noted that whenever a parcel is
split designated, the more restrictive designation applies; in this case that is the General
Commercial designation.

Mr. Van Wagenen explained this request will prepare the parcel to be subdivided
along the new line and until that time, even upon approval of this item, the prevailing
General Plan designation will be General Commercial on the entire parcel. He noted that
City Code requires that any zone change must be consistent with the City's General Plan
Designation and the current General Plan designation is Commercial. He further

2 explained the applicant is requesting that the General Plan designation be changed to
Mixed Commercial to permit the zone change to allow their desired uses; the General
4 Plan currently designates the property under the category of Commercial. Mr. Van
Wagenen stated this category includes retail and service oriented businesses, and
6 shopping centers that serve community and regional needs. He re-iterated that the
applicant requests that the General Plan designation of the property be changed to Mixed
8 Commercial, which accommodates low intensity light industrial, research and
development, professional and business services, retail and other commercial relate uses.

10 Mr. Van Wagenen then referenced the relevant General Plan policies to consider in
determining whether the requested change will be in the public interest as follows:

- 12 a. It is the purpose of the commercial area to provide areas in appropriate locations
where a combination of business, commercial, entertainment, and related
14 activities may be established, maintained, and protected.
- 16 b. Commercial use areas should be located along major arterial streets for high
visibility and traffic volumes.
- 18 c. The goal of commercial development is to encourage the establishment and
development of basic retail and commercial stores which will satisfy the ordinary
and special shopping needs of Lindon citizens, enhance the City's sales and
20 property tax revenues, and provide the highest quality goods and services for area
residents.

22 i. Objectives of this goal are to:

- 24 1. Expand the range of retail and commercial goods and services
available within the community.
- 26 2. Promote new office, retail, and commercial development along
State Street and 700 North.

28 d. Applicable city-wide land use guidelines:

- 30 i. The relationship of planned land uses should reflect consideration
of existing development, environmental conditions, service and
transportation needs, and fiscal impacts.
- 32 ii. Transitions between different land uses and intensities should be
made gradually with compatible uses, particularly where natural or
man-made buffers are not available.
- 34 iii. Commercial and industrial uses should be highly accessible, and
developed compatibly with the uses and character of surrounding
36 districts.

38 Mr. Van Wagenen then presented an aerial photo of the proposed area to be re-
classified with existing General Plan designation, photographs of the existing site, exhibit
40 A, the conceptual site plan with proposed General Plan change, the conceptual
architectural renderings and Ordinance #2015-19-O followed by discussion. He then
42 turned the time over to Mr. Bollschweiler for comment.

44 Mr. Bollschweiler referenced the site plan noting in the last discussion with the
City Council they talked about the pre-cast wall, the continuous landscaping and also the
truck access. He noted the back of the building will be truck docks and doors. He added
46 that the first building is under construction right now and the second building is currently
in for permits. Commissioner Kallas asked if they would consider turning the building
48 180 degrees and closer to the property line so the nicer side of the building is facing the

2 street and the residential homes with the truck docks in between the two buildings. Mr.
Bollschweiler replied there is a possibility that would work but it would change the
4 building size significantly as there would not be the shared parking with the second
building. He added that would also be difficult to do because a lot of the underground
6 work has already been put in between buildings one and two.

8 Kandice Bartholomew, resident in attendance, asked if the trucks will be entering
the building on the residential side as there are noise and safety issues to be considered.
Mr. Bollschweiler stated that all truck traffic will have to enter on that side because of the
10 truck access (off of 2000 west). He also explained where the 8' screening wall will be to
obscure the truck traffic and noise.

12 Commissioner Marchbanks mentioned he has the same concerns as
Commissioner Kallas stating if they would bring in an elevation facing the residential
14 that would be beneficial. He also feels the residents will be less impacted by this use than
a high end commercial use as all the traffic will go to the west. There was then some
16 additional discussion regarding flipping the buildings. Mr. Bollschweiler re-iterated that
the problem is there is \$200,000 worth of ground work that has already been completed
18 and in the ground. Commissioner Marchbanks commented that it would be easier for the
developer to put a façade or fake windows above the 8 ft. fence area rather than to tear
20 out any underground work. Mr. Bollschweiler stated they would be willing to put in high
windows.

22 Chairperson Call pointed out that this particular agenda item is for a general plan
map amendment to bring the line up only and some of these site plan items will be
24 covered later. Mr. Bollschweiler stated that he did not come prepared to discuss the look
and elevations tonight. Mr. Van Wagenen stated to keep in mind with zone changes (next
26 agenda item) that conditions can be placed so if there are architectural issues because of
the nature of the request with the general plan. Mr. Bollschweiler commented that they
28 want to do whatever is best and they are open to any suggestions and they are also open
to putting in additional landscape buffers as they want to be good neighbors.

30 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

32
34 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
CITY COUNCIL APPROVAL OF THE APPLICANT'S REQUEST TO CHANGE THE
GENERAL PLAN AS IDENTIFIED BY ORDINANCE #2015-19-O WITH THE
36 FOLLOWING CONDITIONS 1. THAT THE PARCEL BE SUBDIVIDED AND 2.
THAT ADDITIONAL GUIDELINES BE CONSIDERED ON THE EAST SIDE OF
38 THE BUILDING FACING THE RESIDENTIAL SUBDIVISION INCLUDING
FACADES AND LANDSCAPING. COMMISSIONER WILY SECONDED THE
40 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
42 COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
44 COMMISSIONER WILY AYE
COMMISSIONER SKINNER AYE
46 COMMISSIONER MCDONALD AYE
THE MOTION CARRIED UNANIMOUSLY.

48

2 7. **Public Hearing** – *Zone Map Amendment – Lindon Tech Phase 2*. Mark Weldon of
4 WICP West Lindon requests approval of a Zone Map amendment to change the
6 zoning designation of a portion of the lot at approximately 1800 West 700 North
8 (parcel #14:057:0057) from General Commercial (CG) to Mixed Commercial (MC).
The Commission will consider the request and make a recommendation to the City
Council.

10 Mr. Van Wagenen explained this item is a follow up to the previous general plan
12 agenda item that was just approved. Mr. Van Wagenen explained this is the same request
14 and a conforming action.

12 Chairperson Call called for any comments or questions from the Commissioners.
14 Hearing none she called for a motion.

16 COMMISSIONER WILY MOVED TO RECOMMEND TO THE CITY
18 COUNCIL APPROVAL OF THE APPLICANTS REQUEST TO CHANGE THE
20 ZONING MAP AS IDENTIFIED BY ORDINANCE #2015-20-O WITH THE
CONDITION THAT THE GENERAL PLAN MAP CHANGE BE APPROVED BY
THE CITY COUNCIL. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 CHAIRPERSON CALL	AYE
24 COMMISSIONER MARCHBANKS	AYE
26 COMMISSIONER KALLAS	AYE
28 COMMISSIONER WILY	AYE
30 COMMISSIONER SKINNER	AYE
32 COMMISSIONER MCDONALD	AYE

THE MOTION CARRIED UNANIMOUSLY.

34 8. **Public Hearing** – *Ordinance Amendment – LCC 17.50, MC Minimum Zone Area*.
36 Lindon City requests an amendment to LCC 17.50 Mixed Commercial, to remove the
38 minimum zone area for the MC Zone. The Commission will consider the request and
40 make a recommendation to the City Council.

34 Mr. Cullimore led this discussion by explaining that currently, the Lindon City
36 Code requires a minimum zone area of 10 acres which means that the zone can only be
38 applied to areas that contain at least 10 contiguous acres. He noted the General Plan
40 indicates that the Mixed Commercial Zone includes general Commercial, low intensity
42 light industrial, and research and business uses. Because the Mixed Commercial zone in
general requires quality architectural and landscaping standards, and because it requires
most uses to be conducted indoors, it serves as a complimentary zone to the General
Commercial Zone and a transitional zone between the General Commercial and Light
Industrial or between the Light Industrial and other uses.

44 He stated that last year, the minimum zone area of the Mixed Commercial was
46 reduced from 30 to 10 acres to allow it to be applied more flexibly as the justifications
don't carry very well. He noted this issue has come up on several occasions and it can be
a barrier and they will use it when necessary.

48 Mr. Cullimore explained that since then, staff has had additional discussions that
have concluded that the justifications for a minimum zone area are not necessarily
applicable relative to the Mixed Commercial because there are other measures related to

2 landscaping, architecture, etc., that ensure uses in the Mixed Commercial Zone are
4 compatible with surrounding uses. Mr. Cullimore stated that staff is proposing to remove
6 the minimum zone area for the Mixed Commercial Zone so that it can be applied flexibly
and without unnecessary restriction. There was then some general discussion regarding
this ordinance amendment.

8 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

10 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
12 ORDINANCE AMENDMENT #2015-21-O AS PRESENTED WITH CHANGES BY
STAFF. COMMISSIONER MCDONALD SECONDED THE MOTION. THE VOTE
WAS RECORDED AS FOLLOWS:

14	CHAIRPERSON CALL	AYE
	COMMISSIONER MARCHBANKS	AYE
16	COMMISSIONER KALLAS	AYE
	COMMISSIONER WILY	AYE
18	COMMISSIONER SKINNER	AYE
	COMMISSIONER MCDONALD	AYE

20 THE MOTION CARRIED UNANIMOUSLY.

22 9. **Public Hearing** – LCC 17.04 & 17.44, *Accessory Bldg. Standards*. Lindon City
24 Requests amendments to LCC 17.04 & 17.44 to modify dimensional requirements for
accessory buildings in residential zones. The Commission will consider the request
and make recommendations to the City Council.

26

28 Mr. Cullimore explained that this is similar to the last request as there have been
requests regarding accessory buildings. He noted the Lindon City Code currently
30 addresses accessory building dimensional requirements in two separate places in the
Code. He noted that this is a City initiated request to bring all the requirements into the
32 same section so everything is easier to find. He added that upon reviewing the two
separate sections, staff would like discussion on whether the requirements in LCC
17.04.260 (general and supplemental provisions) are necessary, or if the remaining
34 requirements in LCC 17.04.270 and LCC 17.44 (single family residential) are sufficient
to achieve the desired result.

36 Mr. Cullimore then referenced the code sections applicable to accessory
buildings. He then showed photos depicting accessory buildings in the city. There was
38 then some lengthy general discussion regarding this ordinance amendment. Following
discussion Mr. Cullimore also proposed moving section 17.04 into 17.44 so it is all in one
40 place. Chairperson Call commented that if approved how this would affect the particular
application. Mr. Cullimore stated with the particular application they are entitled to opt
42 to go with the new requirements and would be in compliance.

44 Chairperson Call called for any comments or questions from the Commissioners.
Hearing none she called for a motion.

46 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND APPROVAL
48 TO THE CITY COUNCIL ORDINANCE AMENDMENT #2015-22-O AS
PRESENTED WITH THE CHANGE OF MOVING SECTION 17.04.270 TO

2 INCORPORATE SECTION 17.44. COMMISSIONER WILY SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
6 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
8 COMMISSIONER SKINNER AYE
COMMISSIONER MCDONALD AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 10. **Public Hearing** – *Ordinance Amendment – Commercial and Industrial Landscaping.*
This item was continued from a previous Planning Commission meeting. Lindon City
14 requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and
Business Zone, 17.48 Commercial zones, and 17.50 Mixed Commercial to allow
16 more water wise landscaping options. The Commission will consider the request and
make a recommendation to the City Council.

18
20 Mr. Cullimore opened this discussion by explaining the Planning Commission
and staff have previously discussed allowing more water wise landscaping options in
required landscaping strips along street frontages in commercial and industrial zones and
22 this ordinance attempts to provide these options. He noted when this item was presented
to the Planning Commission several weeks ago, they requested that staff conduct further
24 research on some issues.

26 Mr. Cullimore then referenced the proposed modifications including living
vegetation, decorative rock, bark, white quartz rock, ground cover and xeriscapes
followed by some lengthy general discussion. Commissioner Kallas stated he would like
28 to see this item continued to allow staff to do further research on 700 north and also the
area by Home Depot and to come up with wording in the ordinance to allow more
30 uniformity in certain areas.

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

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

38 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

40
42 COMMISSIONER KALLAS MOVED TO CONTINUE THE ORDINANCE
AMENDMENT TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING
TO ALLOW STAFF TO CONDUCT FURTHER RESEARCH. COMMISSIONER
44 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

46 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
48 COMMISSIONER KALLAS AYE

2 COMMISSIONER WILY AYE
COMMISSIONER SKINNER AYE
4 COMMISSIONER MCDONALD AYE
THE MOTION CARRIED UNANIMOUSLY.

6

11. **New Business: Reports by Commissioners** –

8

Chairperson Call called for any new business or reports by the Commissioners.
10 Commissioner Kallas mentioned that several residents have inquired about the yard sale
at Data Pad (Lindon business) located on State Street as it is very unsightly and has been
12 ongoing for over a month. Mr. Van Wagenen stated they have had inquiries about this
issue and will follow up on the issue. Chairperson Call mentioned the earlier work
14 session presentation and questioned where it goes from here. Mr. Cullimore stated that
all of the elements are largely in the guidelines. There was then some general discussion
16 regarding the presentation.

Chairperson Call called for any further comments or discussion. Hearing none she
18 moved on to the next agenda item.

20 12. **Planning Director Report**–

22 Mr. Van Wagenen reported on the following items followed by discussion:

- **Ivory Update**

24

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

28 **ADJOURN** –

30 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 9:53 P.M. COMMISSIONER MARCHBANKS SECONDED THE
32 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

34

Approved – August 25, 2015

36

38

Sharon Call, Chairperson

40

42

Hugh Van Wagenen, Planning Director

Item 3: Public Comment

1 - Subject _____
Discussion

2 - Subject _____
Discussion

3 - Subject _____
Discussion

Item 4: Public Works Plat C, approx. 946 West Center

Lindon City requests preliminary subdivision approval of a 2 lot industrial subdivision at approximately 946 West Center in the Light Industrial (LI) zone.

<p>Applicant: Lindon City Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Light Industrial Current Zone: Light Industrial (LI)</p> <p>Property Owner: Lindon City Corp; Nicolson Construction, Inc Address: approx.946 West Center and 965 West 150 North Parcel ID: 14:065:0079 and 49:621:0002 Lot Sizes: Lot 3 is 3.19 acres; Lot 4 is 2.97 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to approve a two lot industrial subdivision in the LI zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a two lot industrial subdivision with the following conditions (if any):</p> <ol style="list-style-type: none">1. Geotechnical report be provided and items addressed to satisfaction of City Engineer.2. Developer obtains adequate easements from the adjacent property owner to properly run utilities through that site to Geneva Road.3. Applicant provide storm drain service to the northwest corner of the Public Works property.4. Applicant provide sufficient documentation that 150 North is a perpetual private right of way that can be used to access the lot.
--	--

BACKGROUND

This is a subdivision request in order to accommodate a land sale between Lindon City and Nicolson Construction, Inc. The site plan for lot 4 will be considered in item 9 of the Planning Commission agenda.

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the LI zone is 1 acre (43,560 sq. ft.). Lot 3 of the proposed subdivision will be 3.19 acres and lot 4 will be exactly 2.97 acres.
- Both lots will have frontage along a public street.

Other Requirements

- Required curb and gutter already exist along the frontage of both proposed lots. Landscaping will be addressed with the site plan application.

Engineering Conditions of Approval

1. The City has not received the geotechnical report yet. Staff suggests that a condition be that the developer provide the report and address any geotechnical issues to the satisfaction of the City Engineer.
2. Their plan is to provide utility access to their site (for a fire hydrant) and the Public Works site from Geneva Road through the adjacent property owner's land. They don't have an easement or agreement from the adjacent property owner. Staff suggests a condition be that the developer obtain an easement adequate to the City from the adjacent property owner for utility service to go through that property.
3. On the last plan submitted there is no storm drain service provided to the northwest corner of the Public Works Site (the low point on the property). Staff recommends that a condition of approval be that they provide adequate storm drain service to that property.
4. 150 North Street is a private street. Staff suggests that a condition of approval be that developer obtain whatever documentation is needed (if any) to the satisfaction of the City Attorney that the roadway is a perpetual private right-of-way that can be used to access the lot.

ATTACHMENTS

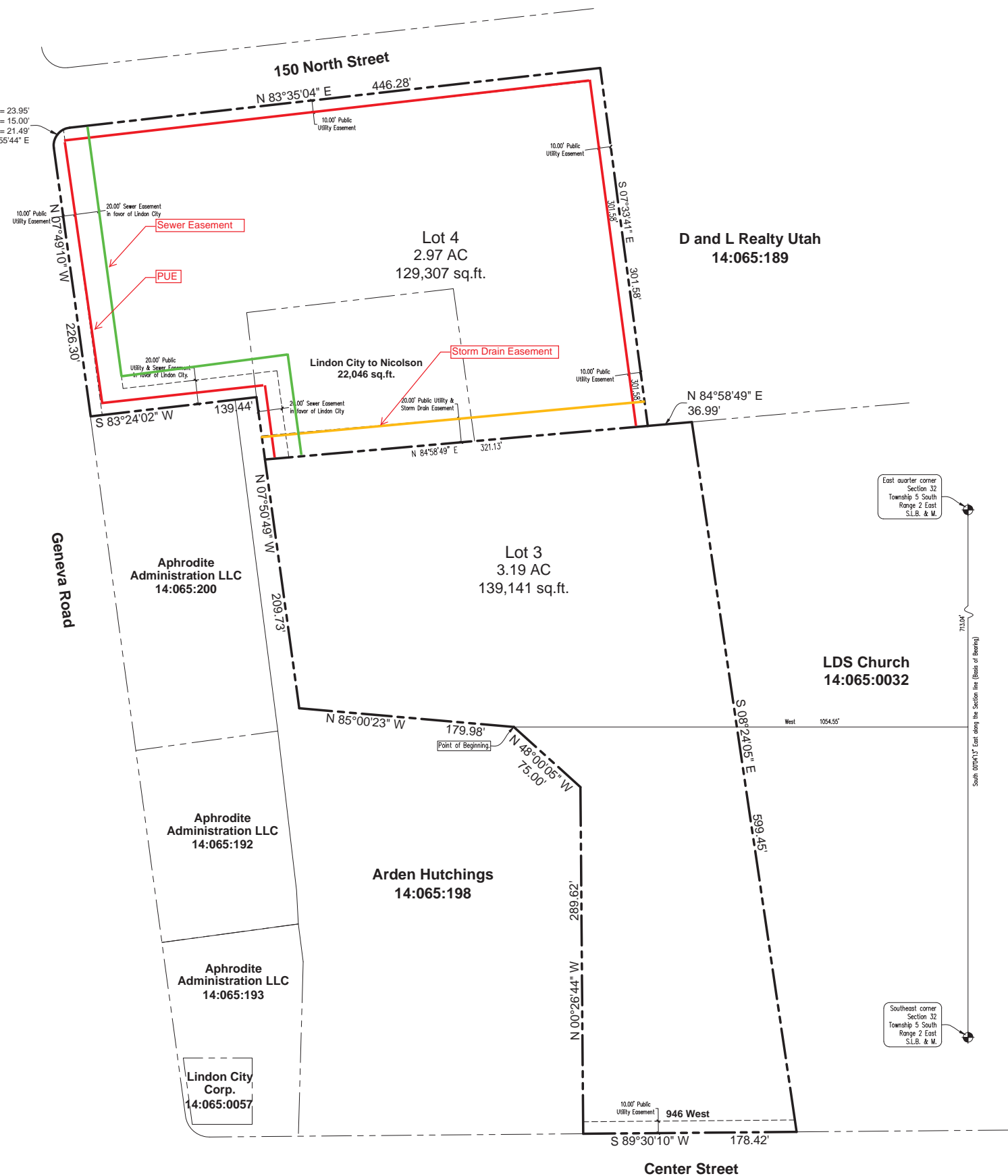
1. Aerial photo of the proposed subdivision
2. Preliminary plan
3. Site Photos





NORTH
1" = 40'

L = 23.95'
R = 15.00'
Chord = 21.49'
Bears = N 37°55'44" E



Vicinity Map

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 Public Works 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 South 00°04'13" East along the Section line 713.04 feet and West 1054.55 feet from the East quarter corner of Section 32, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 85°00'23" West 179.98 feet; thence North 07°50'49" West 262.29 feet; thence South 83°24'02" West 139.44 feet more or less to the easterly boundary line of Geneva Road; thence North 07°49'10" West along Geneva Road 226.30 feet; thence along the arc of a 15.00 foot radius curve to the right 23.95 feet (chord bears North 37°55'44" East 21.49 feet); thence North 83°35'04" East 446.28 feet; thence South 07°33'41" East 301.58 feet; thence North 84°58'49" East 36.99 feet; thence South 08°24'05" East 599.45 feet more or less to Center Street; thence South 89°30'10" West along Center Street 178.42 feet; thence North 00°26'44" West 289.62 feet; thence North 48°00'05" West 75.00 feet more or less to the point of beginning.

Area = 3.42 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 to be prepared for the . Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, 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__.

Acknowledgement

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

On the ____ day of _____, A.D. 20__, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

(Notary's full name) _____ A notary public commissioned in Utah _____ (Commission number)

My Commission Expires _____ (signature)

Acceptance of Legislative Body

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

Mayor/Planning Commission Chairman _____

Clerk Recorder _____

City Engineer _____

Planning Department Director _____

City Attorney _____

Conditions of Approval

Plat " C "

PUBLIC WORKS
Including an Amendment of Plat "B",
Public Works Subdivision

SUBDIVISION

Lindon City, _____ Utah County, Utah
Scale: 1" = 40 Feet

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

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.

Qwest
Qwest Representative _____ Date _____
Approved Rocky Mountain Power
Pursuant to Utah Code Ann. ss 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein. Pursuant to Utah Code Ann ss 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.
Rocky Mountain Power Representative _____ Date _____
Approved Questar Gas
Questar Gas Representative _____ Date _____
Approved Utopia
Utopia Representative _____ Date _____

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.

City Engineer's Certificate
I Mark L. Christensen as the Lindon City Engineer, have inspected the foregoing plat and legal description and find them to be correct, and do hereby give the approval of said plat on this ____ day of _____, 20__.
Lindon City Engineer (see seal)







W 150 N St

N Geneva Rd



Item 5: Site Plan — Nicolson Business Park Phase II ~945 West 150 North

Dave Nicolson of Nicolson Construction requests approval of a 40,000 square foot office/warehouse building in the Light Industrial zone.

<p>Applicant: Dave Nicolson Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Mixed Commercial Current Zone: Light Industrial (LI)</p> <p>Property Owners: Nicolson Construction, Inc. Address: 945 West 150 North Parcel ID: 14:065:0079 Lot Size: 2.97 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> 1. Whether to approve the site plan for a 40,000 square foot building in the LI zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of a 40,000 square foot building with the following conditions (if any):</p> <ol style="list-style-type: none"> 1. .Public Works Plat C be recorded. 2. Developer must follow through on the requirements of the agreement to acquire property from the City. 3. If the City does not accept the water line in 150 North as a public line, the developer must connect to a public line.
--	--

BACKGROUND

1. This is a site plan application for a 40,000 square foot office/warehouse building that will have four units.
2. The site is located in the Light Industrial zone just off of Geneva Road.
3. The site has access of 150 North, which is a private roadway.

DISCUSSION & ANALYSIS

Parking Standards

Requirements:

- General office requires 1 space for every 350 square feet (**6** total for this project).
- Warehouse requires 1 space for every 1,000 square feet (**40** spaces for this project).
- Total provided vehicle spaces is **57** which is 11 stalls more than the minimum required.
- ADA parking is to be provided with 2 stalls which meets the minimum requirement.
- Bike parking in the LI zone requires two stalls for the first 50 spaces and one stall for every 50 spaces thereafter (**2** required for this project; **4** provided).

Landscaping Standards

Landscaped Strip Along Frontage

In the LI zone all frontages require a landscape strip of 20 feet with trees every 30 feet on center. This requirement is being met.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 57 stalls, that equates to 2,280 square feet and 6 trees required; 5,010 square feet of landscaping and 12 trees are provided.

Architectural Standards

Colored elevations are provided in attachment 6. The front elevation facing 150 North is composed of cast stone stucco, cast stone, and timber stone accents. The elevation facing Geneva Road has similar finishes, while the rear elevation (south facing) and other side elevation (east facing) consist of prefabricated metal walls with colors yet to be determined. The roof is also prefabricated metal with color yet to be determined. All colors must meet the color palette in attachment 7.

The Planning Commission can allow the required 25% treatment (defined below) to be consolidated to one or more sides of the building according to paragraph a below.

Building Materials

The Code requires that all buildings in the Light Industrial Zone must be “aesthetically pleasing, well-proportioned buildings which blend with the surrounding property and structures.” The code also requires the following:

- Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to the standards in section 17.49.070(2).
 - a. With the consent of the property owner, the Planning Commission may allow some or all of the required architectural treatment on a proposed building or addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure, which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss of treatment should occur. When considering a transfer of the architectural treatment, the Planning Commission should be conscious of visual site lines of adjacent buildings and properties to determine if they would be negatively impacted by a Planning Commission decision to allow transfer of the architectural treatment on the proposed structures.
-

Engineering Conditions of Approval

There are a few engineering issues that will need to be resolved before the plans are finalized and staff will ensure all requirements are met. However, there are two recommended condition of approval:

1. There is an agreement regarding the City sale of property to the developer. Staff suggests that site plan approval include the requirement that the developer follow through on the requirements of the agreement (with the purpose of tying compliance with the agreement to the development approval).

2. The City has not accepted responsibility for the water line in 150 North. Staff suggests that if the city chooses that it is not in the public interest to take responsibility for that line, that the developer connect to a public line.

MOTION

See above.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.
3. Site Plan
4. Landscaping Plan
5. Colored Elevations
6. Color Palette



NORTH
1" = 20'

Nicolson Construction

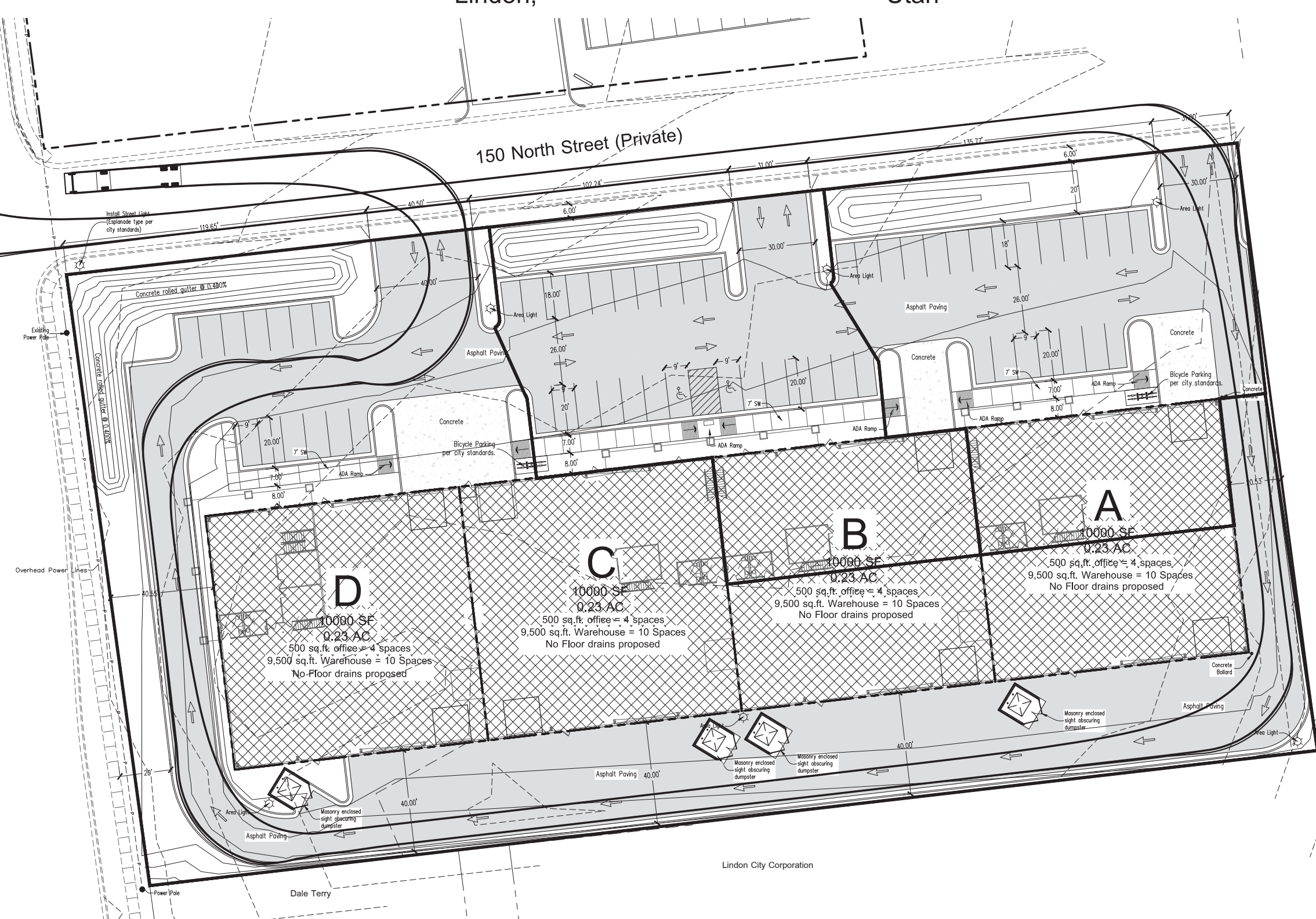
Lindon, Utah



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Geneva Road (Public)

150 North Street (Private)



D&L Realty Utah Inc.

Lindon City Corporation

Dale Terry

Nicolson Industrial Park

Site Plan

Utah

Lindon City

Revisions

Date
6-18-2015
Scale
1" = 20'
By
TD
Tracing No.
L -

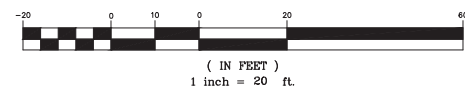
Sheet No.
C - 2.0

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

GRAPHIC SCALE

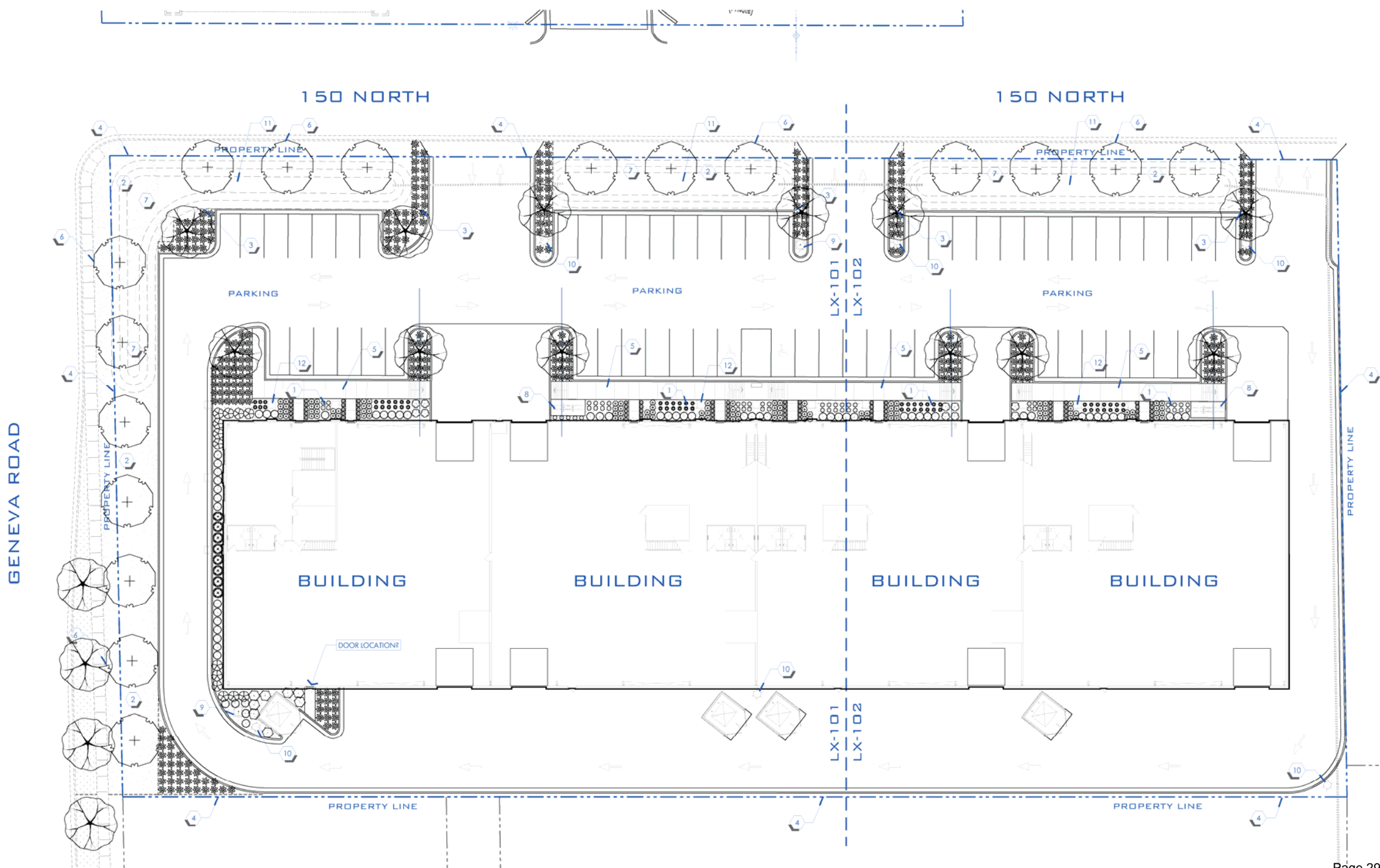


The designs shown and described herein including all technical drawings, graphic representation and models thereof, are proprietary and can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from loft six four.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

SUMMARY DATA - (LITE INDUSTRIAL)

TOTAL SITE:	49,749 SF	1.14 ACRES	100%
BUILDINGS:	17,000 SF	39 ACRES	34.0%
HARDSCAPE:	12,964 SF	30 ACRES	26.0%
LANDSCAPE:	10,232 SF	23 ACRES	21.0%
GRAVEL YARD AREA:	9,553 SF	22 ACRES	19.0%
WATERED AREA			
TOTAL SITE:	11,141 SF		
SPRAY IRRIGATION:	5,529 SF		
DRIP IRRIGATION:	5,612 SF		



STAMP:



NICOLSON INDUSTRIAL PARK

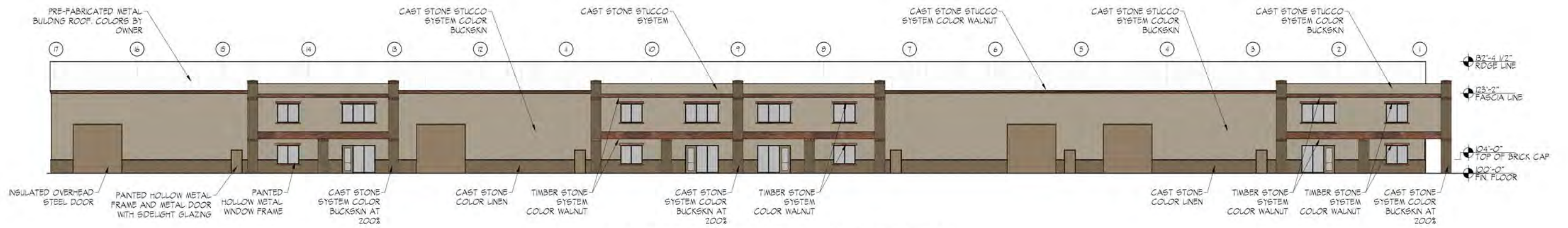
150 NORTH GENEVA ROAD
 LONDON, UTAH

DATA:
 DATE: 06.23.15
 PROJECT NO: 1534
 DRAWN BY: JGP
 CHECKED BY: BAR

REVISIONS:

TITLE
OVERALL LANDSCAPE PLAN

SHEET
LP100



PROPOSED ELEVATION



REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
**NICOLSON
CONSTRUCTION**

950 W 150 N
LINDON, UT. 84042

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CONCEPTS SHALL NOT BE USED IN WHOLE OR IN
PART WITHOUT WRITTEN CONSENT OF PONTIS
ARCHITECTURAL GROUP, LLC.

SEAL:



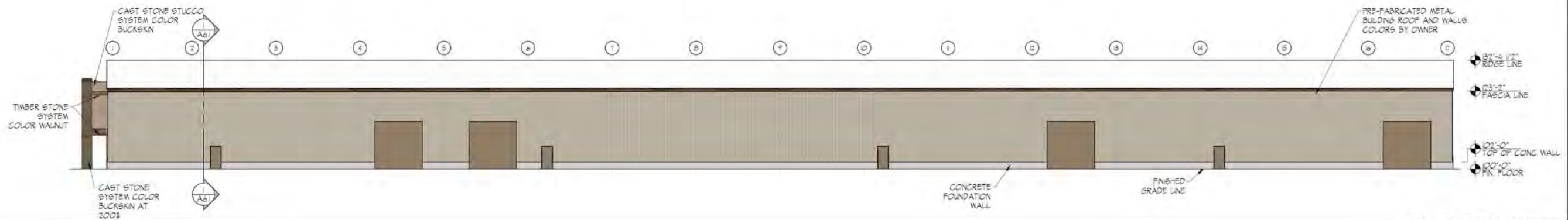
DRAWING NAME:
**EXTERIOR
ELEVATIONS**

DRAWN BY: RR

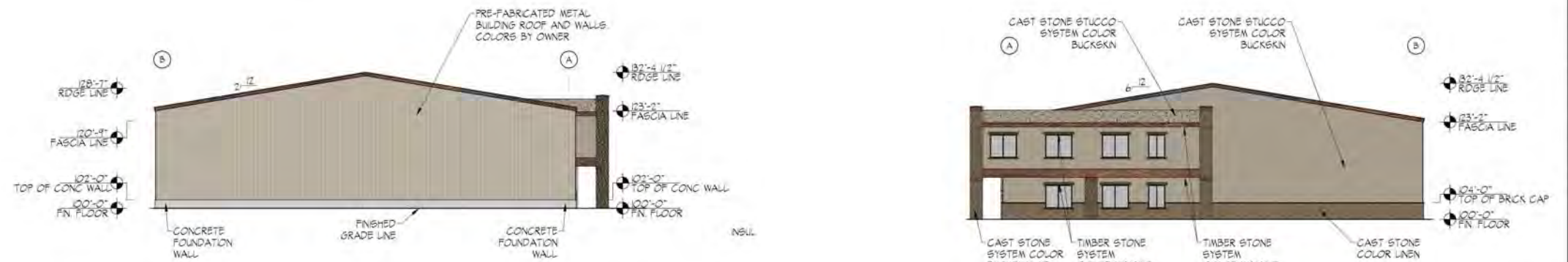
CHECKED BY: AS

DATE: 12 FEB 2014

PROJECT #: 1330



SIDE ELEVATION 4
1/16" = 1'-0"



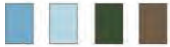
SIDE ELEVATION 3
1/16" = 1'-0"

SIDE ELEVATION 2
1/16" = 1'-0"



FRONT ELEVATION 1
1/16" = 1'-0"

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

Item 6: Site Plan — Mountain Tech Center ~2570 West 600 North

James Jones of AEUrbia requests site plan approval of two 50,000 square foot two story office buildings on a 9.42 acre site at approximately 2570 West 600 North in the General Commercial A8 zone.

<p>Applicant: Jared Anzures Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: General Commercial Current Zone: General Commercial A8 (CG-A8)</p> <p>Property Owners: WICP West Orem, LLC Address: 2570 West 600 North Parcel ID: 14:054:0127 Lot Size: 9.42 acres</p> <p>Type of Decision: Administrative Council Action Required: No</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none"> Whether to approve the site plan for two 50,000 s.f. two-story office buildings in the CG-A8 zone. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for site plan approval of two 50,000 s.f. office buildings with the following conditions (if any):</p> <ol style="list-style-type: none"> Off-site sewer plans be approved. Access to the parcel comply with any UDOT requirements. Street improvements to accommodate ingress and egress traffic to the site be constructed. Developer and the City enter into a development agreement regarding cost sharing for any recommended future intersection improvements as may be determined by Lindon, American Fork, and UDOT at 600 North 2800 West prior to the building permit for Building 2 being issued.
---	--

BACKGROUND

- This is a site plan application for two 50,000 square foot office buildings with an intended use as high density office space. The buildings will be constructed in two phases.
- The site is located in the General Commercial A8 (CG-A8) zone, indicating that buildings up to 80 feet in height are permitted. This parcel is nestled into the northwest corner of PG/Lindon interchange on I-15.
- The site has limited access off 600 North via a UDOT right in/right out only access.

DISCUSSION & ANALYSIS

Parking Standards

Requirements:

- High Density Office uses requires 1 space for every 250 square feet (**416** total or 208 per building required for this project).
- Total provided vehicle spaces is **601** which is 44% over the requirement.
 - City Code allows for parking to exceed minimum requirements up to a 30% threshold. Anything over that requires Planning Director and City Engineer approval based on

compelling reasons. The applicant has indicated that the tenants for these buildings require a high parking to square foot ratio. Many new business models have increased the number of employees per square foot in office space.

- ADA parking is to be provided with 12 stalls which meets the requirement of 2%.
- Bike parking in the CG zone requires a ratio of 8% bike stalls to vehicular stalls with 16 bike stalls maximum. In this case 32 bike stalls are required or 16 for each building. This requirement is being met.

Landscaping Standards

Landscaped Strip Along Frontage

With exception of the entryway, this site does not have any public frontage and no landscape strip is required. There is a possibility that UDOT may require a public roadway from the entrance into this site, but that is still being determined (see condition #2). If this does become a requirement, staff will ensure all codes are being met with regard to landscaping.

Interior Landscaping

Interior landscaping must be provided at 40 square feet per required stall with one tree per 10 stalls. With the proposed 601 stalls, that equates to 24, 040 square feet and 60 trees required; 24,174 square feet of landscaping and 62 trees are provided.

Open Space

The CG zone requires 20% open space on any project. Here 21.3% is being provided.

Architectural Standards

Building Materials

Lindon's Commercial Design guidelines, which govern architectural treatments in the CG zone, identify masonry building materials, such as brick, stone, and colored decorative concrete block (including fenestration) as the preferred primary building material; and brick, stone, colored decorative concrete block, stucco, wood/cement fiber siding, and timbers as secondary materials. Fenestration is also highly encouraged.

The building materials proposed for the exterior of the structures include painted concrete tilt-up panels, dark grey brick, varying blue glass windows, orange/brown stucco/wood accents, and aluminum sun shade features.

The building heights are approximately 42 feet high which is within the 80 foot limit.

Building Color

The Commercial Design Guidelines indicate that earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the adjacent context. The Design Guidelines include a color palette for reference in determining compliance with this requirement. The color palette has been included as attachment 6 for your reference.

Renderings of the building that illustrate the building colors are included in attachment 4 for review.

Traffic Impacts

Due to the unique right in/right out access to the site off a UDOT right of way, the applicant has met with UDOT and Lindon to address traffic concerns to and from the site. The major concern is that there is no ability for vehicles leaving the site to make a left (head east) to get to the I-15 interchange. This will most likely result in vehicles taking a right out of the site and making a u-turn at the intersection of 600 North and 2800 West. This intersection is under the jurisdiction of UDOT, American Fork and Lindon.

U-turns from this intersection pose a hazard and as such, a u-turn pocket further east on 600 North (see attachment 7) has been suggested as a possible short term solution to accommodate increasing traffic volumes from the site. The respective jurisdictions have agreed that this is an appropriate short term solution (see condition #3). However, there will most likely have to be improvements to the 600 North 2800 West intersection as additional development occurs. Unfortunately, it is unknown what improvements may be required and at what time. Much of the unknown stems from the future Vineyard Connector and its realignment influence on the interchange.

Due to the impact that these two high density office uses will have on the intersection, it is recommended as a condition of approval that the Developer and the City enter into a development agreement regarding cost sharing for any recommended future intersection improvements as may be determined by Lindon, American Fork, and UDOT at 600 North 2800 West prior to the building permit for Building 2 being issued.

Engineering Standards

There are a few engineering issues that will need to be resolved before the plans are finalized and staff will ensure all requirements are met. However, approval condition #1 is relevant here.

MOTION

See above.

ATTACHMENTS

1. Aerial photo of the site and surrounding area.
2. Photographs of the existing site.
3. Site Plan
4. Architectural Rendering & Elevations
5. Landscaping Plan
6. Color Palette
7. U-turn street improvements

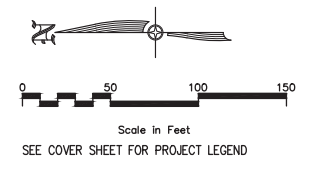




LOT AREAS:

LOT
 BUILDING 1 FOOTPRINT
 BUILDING 2 FOOTPRINT
 LANDSCAPING
 INTERIOR PARKING
 REMAINING
 ASPHALT
 CONCRETE

410,211 SQ. FT. / 9.42 ACRES
 25,893 SQ. FT.
 25,893 SQ. FT.
 97,080 SQ. FT.
 24,484 SQ. FT.
 72,596 SQ. FT.
 206,286 SQ. FT.
 55,059 SQ. FT.



PARKING REQUIREMENTS:

	SO. FT.	CITY REQMT
BUILDING 1 OFFICE(HIGH DENSITY OFFICE)		
MAIN	25,893 sq. ft.	103.57 (1/250)
UPPER	25,893 sq. ft.	103.57 (1/250)
BUILDING 1 OFFICE(HIGH DENSITY OFFICE)		
MAIN	25,893 sq. ft.	103.57 (1/250)
UPPER	25,893 sq. ft.	103.57 (1/250)
MINIMUM REQUIRED:		(416)
MAXIMUM ALLOWED:		541(540.80 OR 130%)
TOTAL PROVIDED:		601
ACCESSIBLE SPACES		12 (12.02 OR 2% REQ'D - 501 TO 1,000)
BICYCLE SPACES		32 (8% OF 518 = 41.44, max. 16/use)

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

LANDSCAPING AREAS:

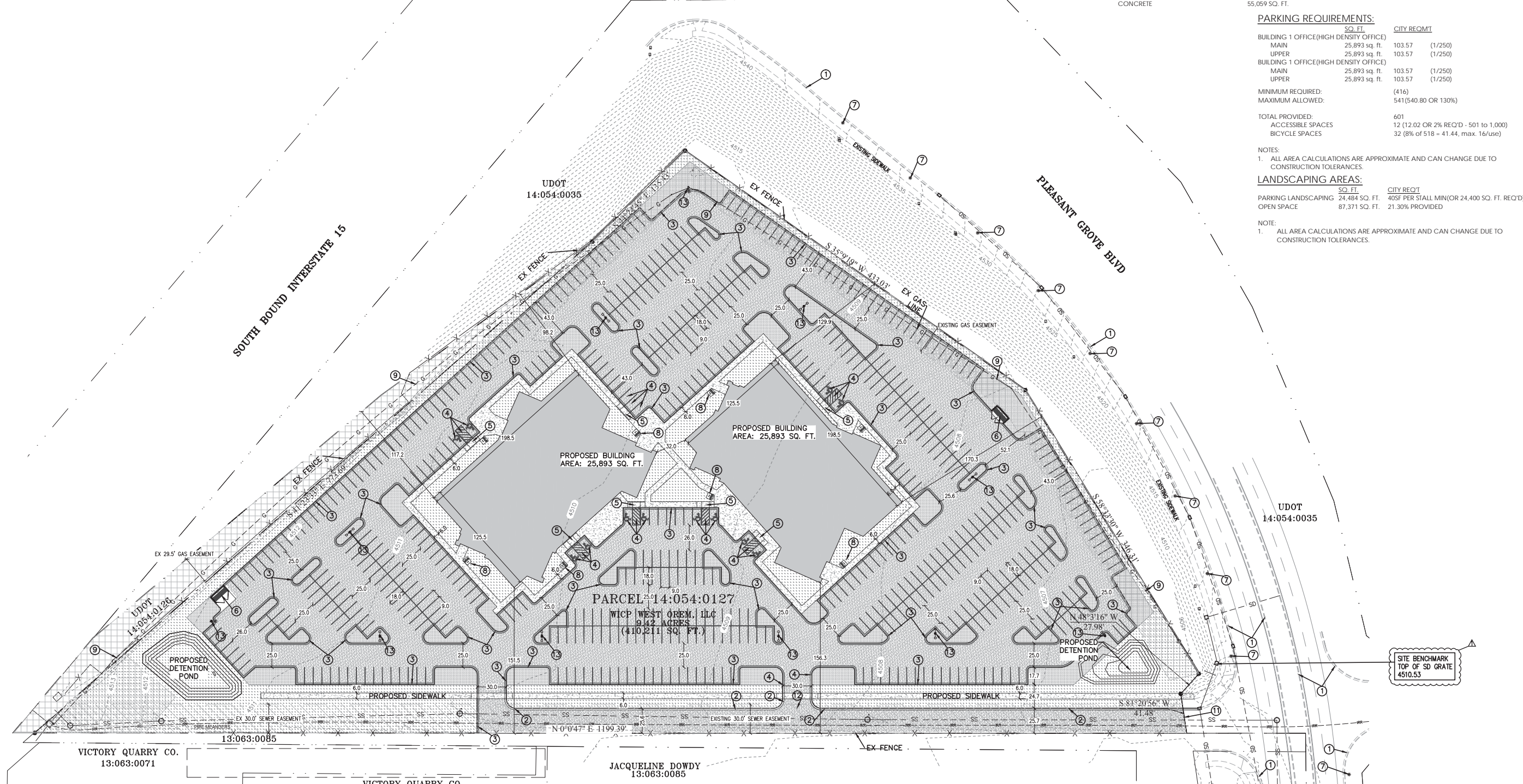
	SO. FT.	CITY REQMT
PARKING LANDSCAPING	24,484 SQ. FT.	40SF PER STALL MIN(OR 24,400 SQ. FT. REQ'D)
OPEN SPACE	87,371 SQ. FT.	21.30% PROVIDED

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

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		
2	CITY COMMENTS		

CIR
ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 | 801-949-6296

MOUNTAIN TECH CENTER
 2570 WEST 600 NORTH, LINDON, UTAH
SITE PLAN



SITE PLAN NOTES:

- ① EXISTING CURB & GUTTER
- ② PROPOSED 24" CURB & GUTTER. SEE DETAIL SHEET 1/C4.
- ③ PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL SHEET 3/C4.
- ④ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- ⑤ ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.
- ⑥ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑦ EXISTING LIGHTPOLE.
- ⑧ PROPOSED BIKE RACK. SEE ARCHITECTURAL DRAWINGS FOR STAIRS DETAILS.
- ⑨ APPROXIMATE EXISTING GAS LINE. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- ⑩ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ⑪ CONTRACTOR TO SAWCUT EXISTING ASPHALT AND PROVIDE SMOOTH EDGE FOR NEW ASPHALT TO MATCH TO.
- ⑫ PROPOSED 3" WIDE ROLL GUTTER. SEE DETAIL 11/C4.
- ⑬ PROPOSED LIGHT POLE. SEE ARCHITECTURAL PLANS FOR DETAILS.

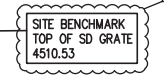
BUILDING FLOOR DRAINS NOTE:
 FOR THIS PROJECT THERE WILL BE NO FLOOR DRAINS IN THE BUILDING. THEREFORE NO GREASE TRAP OR SAMPLING MANHOLE WILL BE REQUIRED OR PROVIDED.

LINDON CITY STANDARD NOTES:

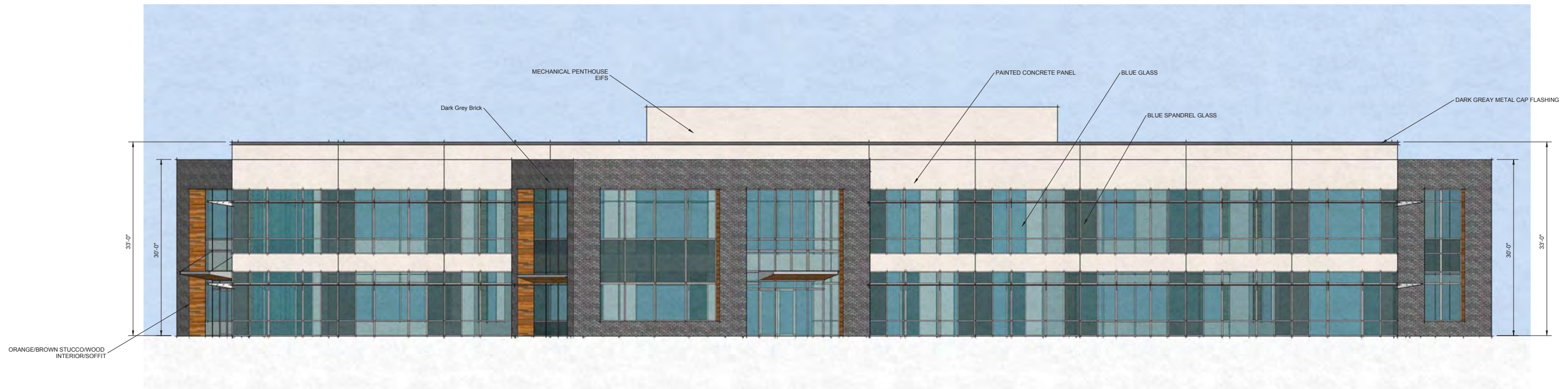
1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

TELECOMMUNICATIONS NOTES:

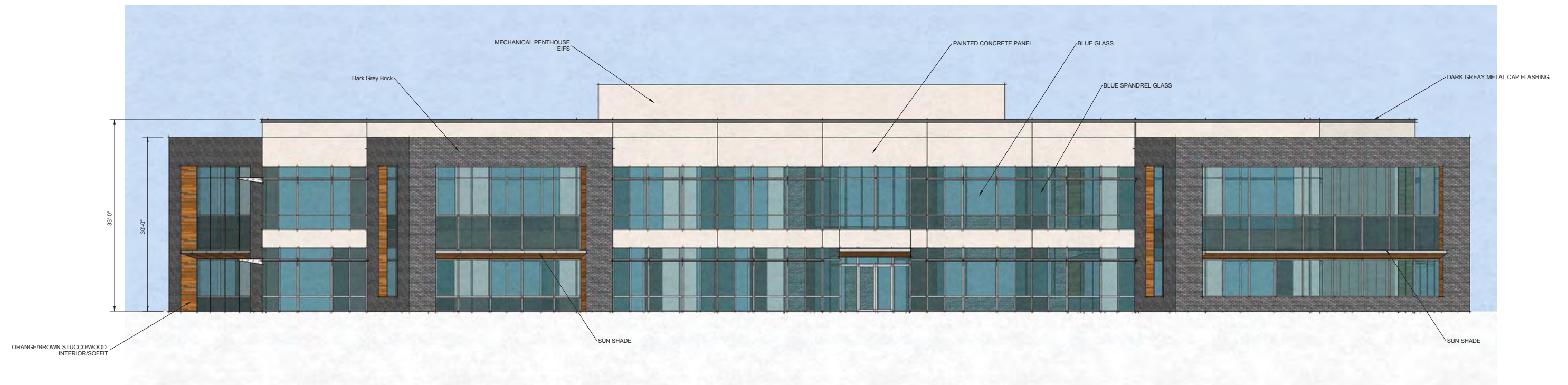
1. TELECOMMUNICATION CONDUIT SHALL BE INSTALLED TO SERVE THIS SITE. RUN THE CONDUIT TO THE SITE FROM AN EXISTING SERVICE BOX AT A NEARBY SITE AS SHOWN IN THE UTOPIA DESIGN. RUN THE CONDUIT WITHIN THE PUBLIC RIGHT-OF-WAY OR SECURE EASEMENTS TO RUN IN ON PRIVATE PROPERTY. LAY THE CONDUIT AT A MINIMUM DEPTH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



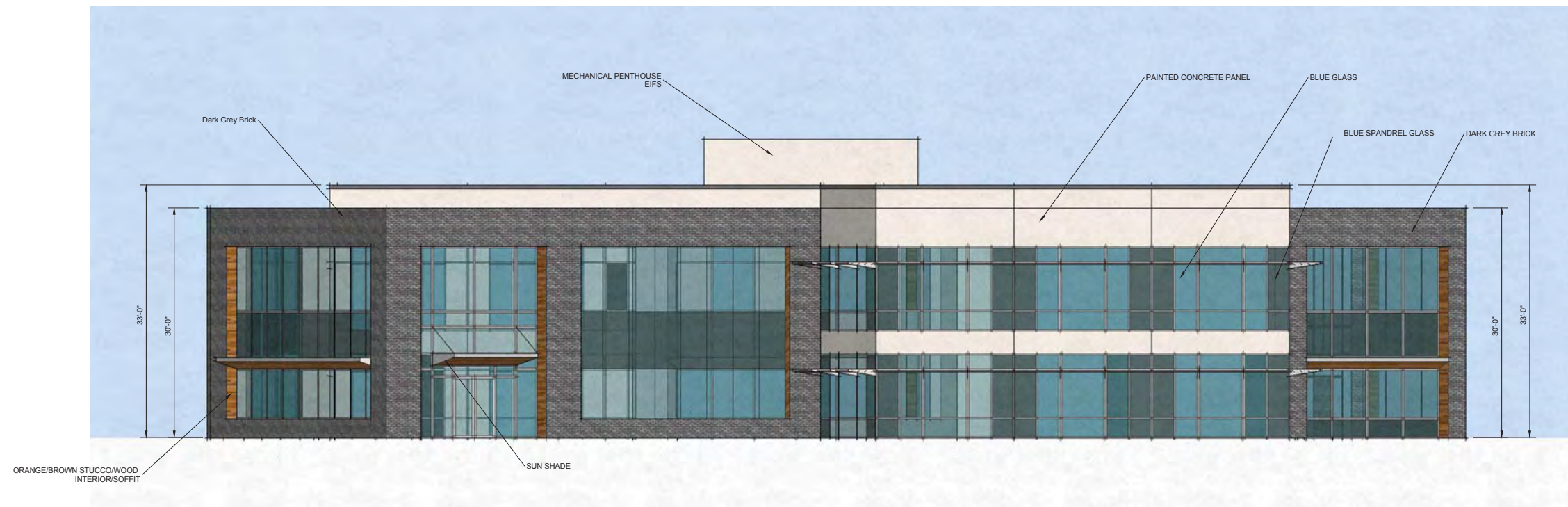
SHEET NO.	C1
PROJECT ID	DATE:
FILE NAME:	SCALE:
PRJ-MTW	1"=50'



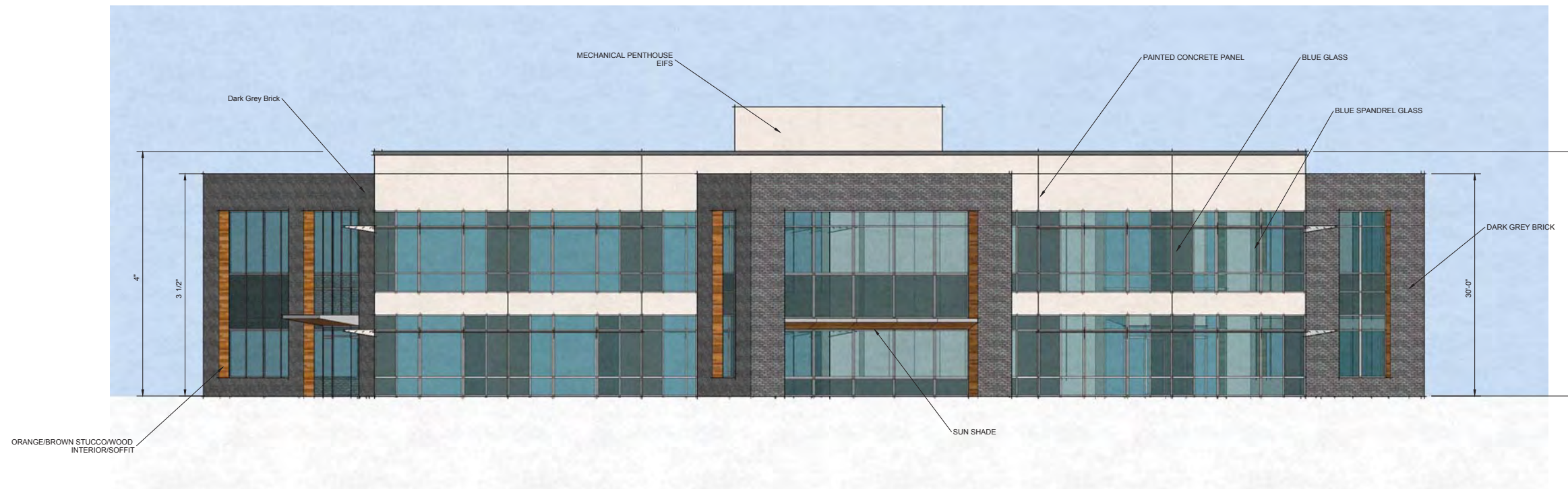
Rear Elevation



Front Elevation



Rear Elevation

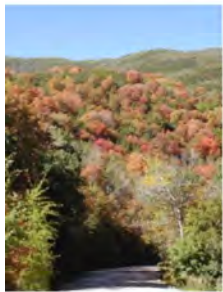
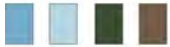


Right Elevation





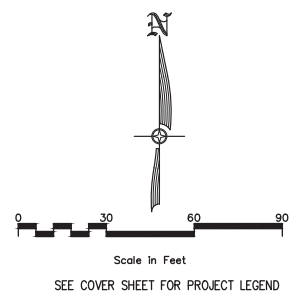
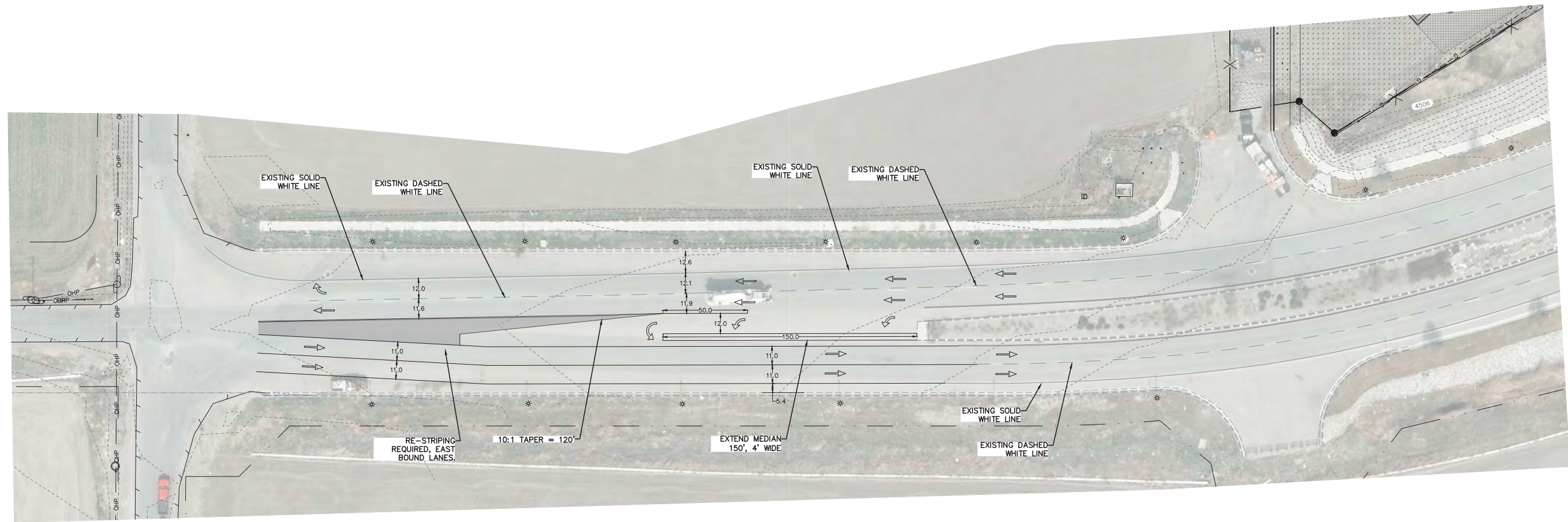
IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors

Primary Color	Swatch 1	Swatch 2	Swatch 3	Swatch 4	Swatch 5
Blue	Dark Blue	Medium Blue	Light Blue	Very Light Blue	Lightest Blue
Grey	Dark Grey	Medium Grey	Light Grey	Very Light Grey	Lightest Grey
Brown	Dark Brown	Medium Brown	Light Brown	Very Light Brown	Lightest Brown
Dark Green	Dark Green	Medium Green	Light Green	Very Light Green	Lightest Green
Medium Green	Dark Medium Green	Medium Medium Green	Light Medium Green	Very Light Medium Green	Lightest Medium Green
Yellow-Green	Dark Yellow-Green	Medium Yellow-Green	Light Yellow-Green	Very Light Yellow-Green	Lightest Yellow-Green
Tan	Dark Tan	Medium Tan	Light Tan	Very Light Tan	Lightest Tan



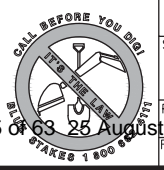
NO.	REVISIONS	BY	DATE
1	QTY COMMENTS		

CIR
ENGINEERING, L.L.C.
 3032 SOUTH 1030 WEST, SUITE 202
 SLC, Utah 84119 - 801-949-6296
 DESIGNER: SDT
 PROJECT ENGINEER: SDT

MOUNTAIN TECH CENTER
 2570 WEST 600 NORTH, LONDON, UTAH
ROAD STRIPING PLAN



SHEET NO. **C8**
 PROJECT ID: 101501
 DATE: 07/31/15
 FILE NAME: PRJ-MTW
 SCALE: 1"=50'



Item 7: Public Hearing — General Plan Map Amendment, approx. 115/117/119 South State Street

Leonard Lee of L.A. Lee Enterprises requests approval of a General Plan map amendment to change the General Plan designation of property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from Commercial to Mixed Commercial. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Leonard Lee Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial</p> <p>Property Owner: Lee L A Enterprises Address: 115/117/119 South State Street Parcel ID: 14:070:0204 & 14:070:0306 Lot Size: 2.12 acres; 1.40 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-050-3</p>	<p><u>SUMMARY OF KEY ITEMS</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the General Plan designation of the subject lot from Commercial to Mixed Commercial. <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the General Plan designation of the lots identified by Utah County Parcel #14:070:0204 & 14:070:0306 from Commercial to Mixed Commercial.</p>
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OVERVIEW

The applicant has owned the existing structures on the subject parcels for many years. County records indicate that the structures were constructed in 1988. The buildings have typically housed light manufacturing, and other industrial related, uses. Similar uses have continued to operate from the structures over the years.

Presently, the buildings are in the General Commercial zone, which is now a zone that is predominantly oriented toward office and retail uses only. Consequently, as prospective industrial tenants have attempted to obtain business licenses from the City to operate out of the structures, staff has had to conduct research to determine whether the buildings have nonconforming rights to the specific uses proposed since the current zoning does not allow for manufacturing and light industrial uses.

The applicant requests that the general plan designation, and, in the next item, the zoning classification, be changed from Commercial to Mixed Commercial to allow, more broadly, other light industrial, manufacturing, and office/warehousing uses in the buildings.

FINDINGS OF FACT

1. The General Plan currently designates the property under the category of Commercial. This category includes retail and service oriented businesses, and shopping centers that serve community and regional needs.

2. The applicant requests that the General Plan designation of the property be changed to Mixed Commercial, which includes the uses in the General Commercial designation, as well as light industrial and research and business uses.

ANALYSIS

1. Relevant General Plan policies to consider in determining whether the requested change will be in the public interest:
 - a. It is the purpose of the commercial area to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected.
 - b. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.
 - c. The goal of commercial development is to encourage the establishment and development of basic retail and commercial stores which will satisfy the ordinary and special shopping needs of Lindon citizens, enhance the City's sales and property tax revenues, and provide the highest quality goods and services for area residents.
 - i. Objectives of this goal are to:
 1. Expand the range of retail and commercial goods and services available within the community.
 2. Promote new office, retail, and commercial development along State Street and 700 North.
 - d. Applicable city-wide land use guidelines:
 - i. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
 - ii. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
 - iii. Commercial and industrial uses should be highly accessible, and developed compatibly with the uses and character of surrounding districts.

ATTACHMENTS

1. Aerial photo of the proposed area to be re-classified.
2. Photos of the existing structures.

CG-A PF

CG-A

CG-A

SHFO

R1-20

40 SOUTH

CENTER

70 SOUTH

Parcels to be Rezoned

R1-20

CG

CG-A

140 WEST

130 SOUTH

70 WEST

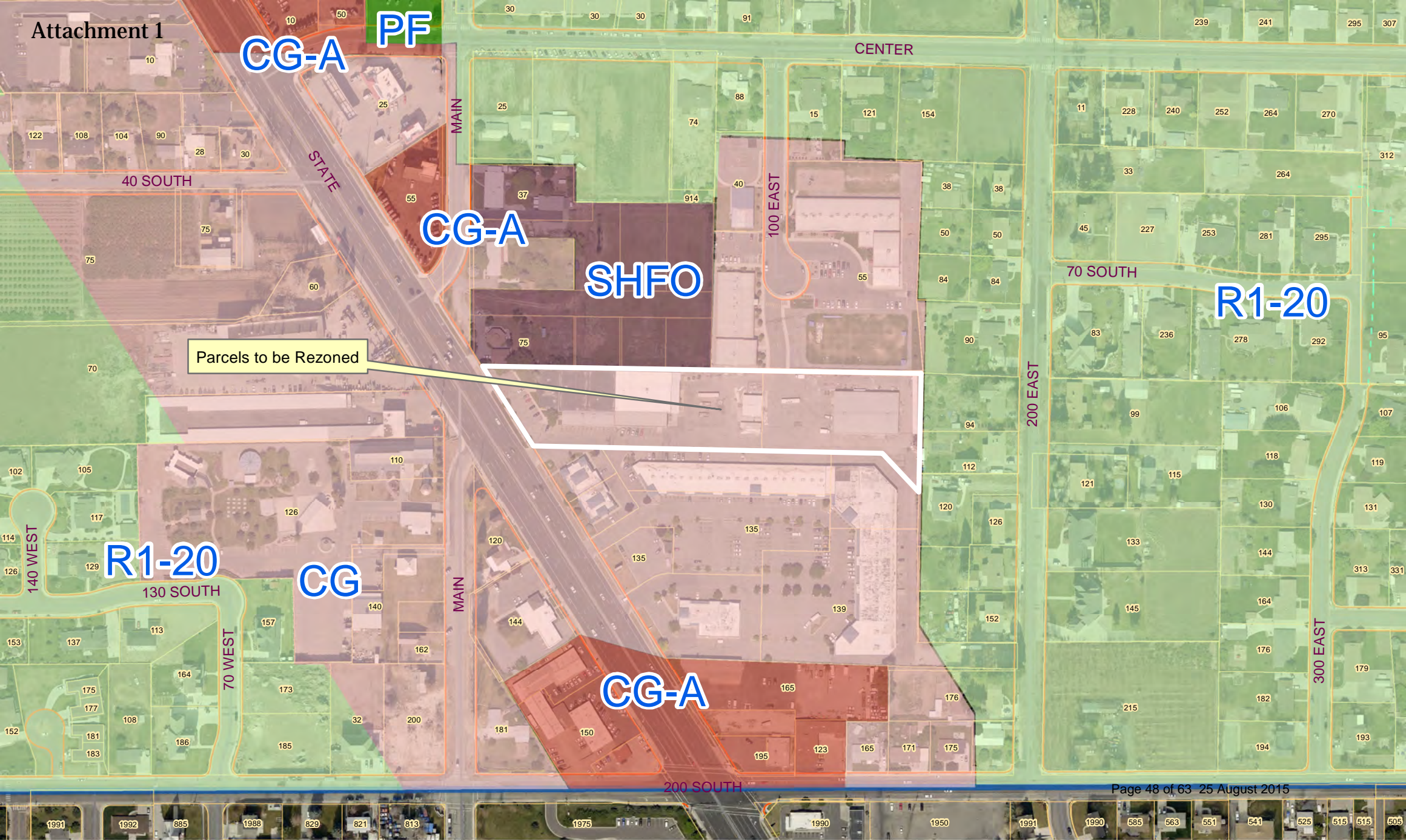
MAIN

100 EAST

200 EAST

300 EAST

200 SOUTH









Item 8: Public Hearing — Zone Map Amendment, approx. 115/117/119 South State Street

Leonard Lee of L.A. Lee Enterprises requests approval of a Zone Map amendment to rezone property located at 115/117/119 South State Street (Utah County Tax IDs 14:070:0204 & 14:070:0306) from General Commercial (CG) to Mixed Commercial (MC). The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Leonard Lee Presenting Staff: Jordan Cullimore</p> <p>General Plan: Commercial Current Zone: General Commercial</p> <p>Property Owner: Lee L A Enterprises Address: 115/117/119 South State Street Parcel ID: 14:070:0204 & 14:070:0306 Lot Size: 2.12 acres; 1.40 acres</p> <p>Type of Decision: Legislative Council Action Required: Yes</p> <p>Related Item: File 15-065-6</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether to recommend approval of a request to change the Zoning designation of the subject lot from General Commercial (CG) to Mixed Commercial (MC). <p><u>MOTION</u></p> <p>I move to recommend to the City Council (<i>approval, denial, continuance</i>) of the applicant's request to change the zoning designation of the lots identified by Utah County Parcel #14:070:0204 & 14:070:0306 from General Commercial (CG) to Mixed Commercial (MC).</p>
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OVERVIEW

The background of the subject parcels was presented in the staff report for the accompanying General Plan map amendment (item #7). This is a request to rezone the parcels from General Commercial (CG) to Mixed Commercial (MC). Both the CG and MC zones are subject to the Commercial Design Guidelines, and both have similar landscaping requirements. Both the General Commercial and the Mixed Commercial zones only allow outdoor storage of merchandise when the inventory is stored behind a sight-obscuring fence.

FINDINGS OF FACT

1. The current general plan designation does not permit the subject lots to be rezoned from CG to MC. This item is contingent upon the approval, by the City Council, of Item 7 involving the General Plan designation of the lot.

ANALYSIS & CONCLUSIONS

- Subsection 17.04.090(2) of the Lindon City Code establishes the factors to review when considering a request for a zone change. The subsection states that the “planning commission shall recommend adoption of a proposed amendment only where the following findings are made:
 - The proposed amendment is in accord with the master plan of Lindon City;
 - Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes of the division.”

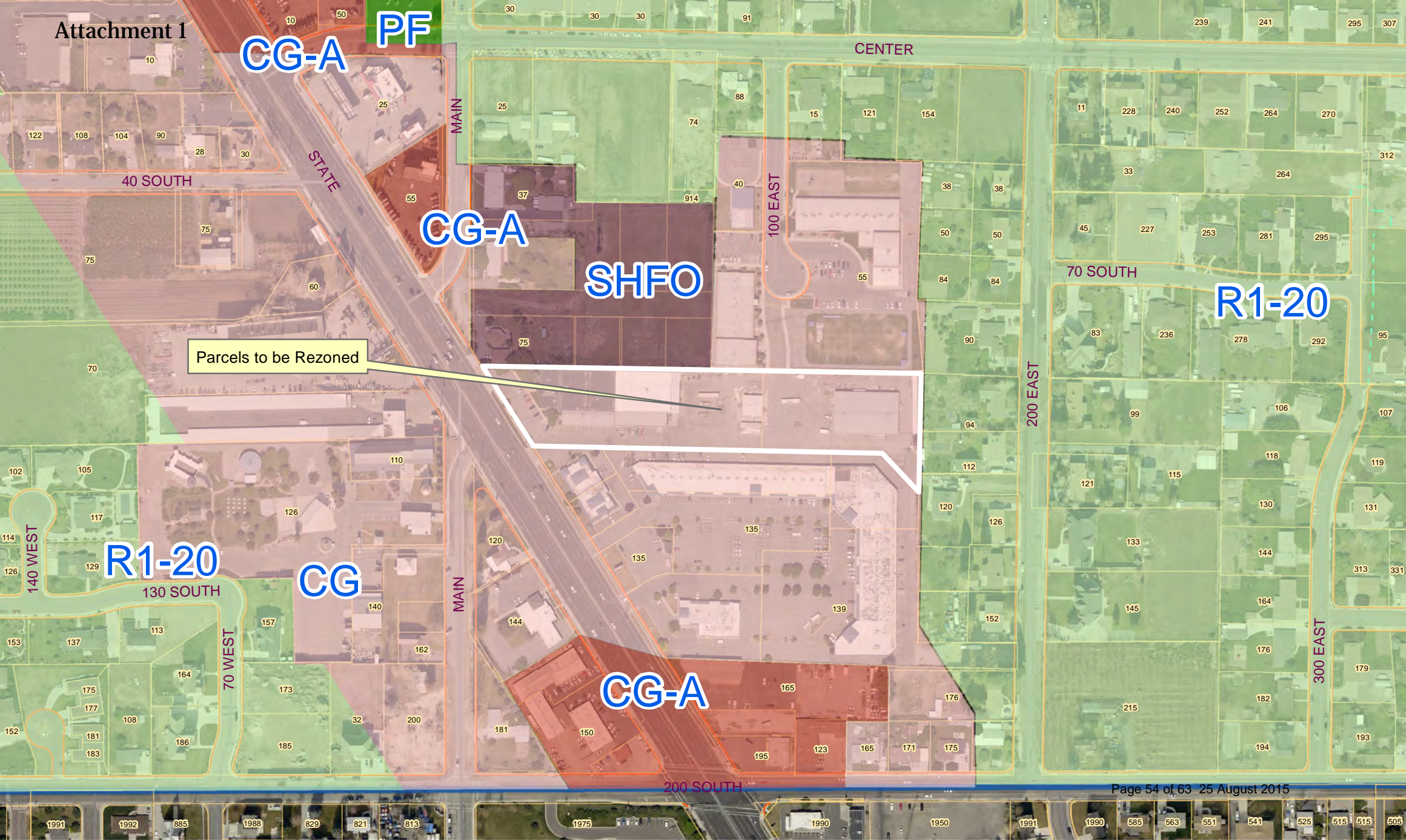
- The stated purpose of the General Commercial Zone is to “promote commercial and service uses for general community shopping.” Further, the “objective in establishing commercial zones is to provide areas within the City where commercial and service uses may be located.”
- The purpose of the Mixed Commercial Zone is to “provide areas in appropriate locations where low intensity light industrial (contained entirely within a building), research and development, professional and business services, retail and other commercial related uses not producing objectionable effects may be established, maintained, and protected.

ATTACHMENTS

1. Aerial photo of the proposed area to be rezoned.
2. Photographs of the existing site.

CG-A PF

Parcels to be Rezoned









Item 9: Public Hearing — Ordinance Amendment — Commercial Design Guidelines

Lindon City requests approval of amendments to Lindon City Code (LCC) Titles 17 and 18, and to the Lindon City Commercial Design Guidelines, to change the Design Guidelines to Design Standards. The Commission will consider the request and make a recommendation to the City Council.

<p>Applicant: Lindon City Presenting Staff: Jordan Cullimore</p> <p>Type of Decision: Legislative Council Action Required: Yes</p>	<p><u>SUMMARY OF KEY ISSUES</u></p> <ol style="list-style-type: none">1. Whether it is in the public interest to recommend approval of the proposed amendment to the City Council. <p><u>MOTION</u></p> <p>I move to recommend (<i>approval, denial, continuation</i>) of the proposed ordinance amendment (<i>as presented, with changes</i>).</p>
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DISCUSSION & ANALYSIS

The City Council and Planning Commission recently attended a work session in which a consultant, Brent Overson, gave a presentation about Design Standards for Commercial zones. After the presentation, members of the City Council directed staff to initiate an ordinance amendment to change the Lindon City Design Guidelines to Design Standards. The purpose of this item is to begin the discussion with the Planning Commission regarding how to implement the Standards.

The current Lindon City Commercial Design Guidelines can be found on Lindon City's website at www.lindoncity.org. The document has also been uploaded to the Google Drive for Planning Commissioners.

Questions to Consider (among others):

1. Should every aspect of the Commercial Design Guidelines, including site design, streetscape requirement, architectural design, etc., be converted to standards, or just architectural design?
2. Should the Design Standards retain the broad discretion present in the current guidelines to interpret the requirements and allow exceptions?

**Item 10: *Continued* — Public Hearing — Ordinance
Amendment — Commercial & Industrial
Landscaping**

This item has been continued to the next available Planning Commission meeting.
Lindon City requests approval of an Ordinance Amendment to LCC chapters 17.47 Research and Business Zone, 17.48 Commercial Zones, 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping options.

Item 1 I: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 12: Planning Director Report

- State of the City Report

Adjourn

PROJECT TRACKING LIST

APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Site Plan: Lindon Senior Apartments	Sept. 2013	Matt Gneiting	TBD	TBD
<i>Request for site plan approval for senior housing apartments on State & Main</i>				
Amended Site Plan: Wasatch Ornamental Iron	June 2014	Melvin Radmall	N/A	N/A
<i>Request for staff approval of a 16x18 machine cover in the LI zone located at 310 North Geneva Road.</i>				
Property Line Adjustment	Oct. 2014	Steven Merrill	N/A	N/A
<i>Request for a property line adjustment at 455 E 500 N. Staff approved.</i>				
Site Plan: Scott's Provo GM	Jan. 2015	Mandy Ogaz	Feb. 10 (cont.)	N/A
<i>Request to add a small office building to the Scott's Miracle Gro site located at 347 South 1250 West in the LI zone.</i>				
Ordinance Amendment	Mar. 2015	Staff	Mar. 24, Apr. 14	TBD
<i>Request to increase maximum building height in PC zones to 110 feet.</i>				
Plat Amendment: Public Works	Apr 2015	Staff	TBD	N/A
<i>Request to amend Public Works Subdivision to accommodate property exchanges between the City and Nicholson Construction.</i>				
Ordinance Amendment: Water wise landscaping in Commercial zones	May 2015	Staff	June 9, June 23	TBD
<i>Request to modify commercial landscaping requirements to promote water wise landscaping.</i>				
General Plan Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the General Plan to expand the High Density Residential area into what is now planned as Mixed Commercial.</i>				
Zoning Map Amendment: Anderson Farms	June 2015	Ivory Development	TBD	TBD
<i>Request to amend the Zoning Map from Mixed Commercial/Light Industrial to Planned Unit Development.</i>				
Ordinance Amendment: Anderson Farms PUD	June 2015	Ivory Development	TBD	TBD
<i>Request to create a Planned Unit Development Ordinance for a master planned community concept know as Anderson Farms.</i>				
Site Plan: Nicholson Business Park Phase II	July 2015	Mark Clemen	TBD	N/A
<i>Request for site plan approval to construct a 40,000 s.f. office/warehouse building at 150 North Geneva Road in the LI zone.</i>				
Zone Map Amendment: L.A. Lee Enterprises	July 2015	Leonard Lee	August 11	August 18
<i>Request to rezone two parcels at 119 South State from CG to MC.</i>				
Ordinance Amendment: Intermountain Precision Casting	July 2015	John Williams	August 11	August 18
<i>Request to amend the Industrial zone building setbacks to create a "side-yard" setback of 15 feet.</i>				
Ordinance Amendment: Accessory Building Sq. Ft.	July 2015	Lindon City	August 11	August 18
<i>Request to modify residential accessory building dimensional requirements.</i>				
Major Subdivision: Lindon Self Storage	July 2015	Victor	TBD	TBD
<i>Request for approval of a condominium subdivision at approximately 860 West 200 South.</i>				
Site Plan: Lindon Self Storage	July 2015	Victor	TDB	TBD
<i>Request for site plan approval of storage units at approx. 860 West 200 South.</i>				
Misc. Application: Ace Disposal	July 2015	Spencer Robinsion	N/A	N/A
<i>Request to connect to the City storm drain at approximately 1155 West 135 South.</i>				
CUP: Courteous K-9 Academy LLC	July 2015	Susan Crook	TBD	N/A
<i>Request for approval of a kennel license at 788 West 290 North.</i>				
Zone Map Amendment: WICP West Lindon	July 2015	Mark Weldon	August 11	August 18
<i>Request for a zone map amendment from CG to MC at approximately 1800 West 700 North.</i>				
General Plan Amendment: WICP West Lindon	July 2015	Mark Weldon	August 11	August 18
<i>Request for a General Plan amendment from commercial to mixed commercial at approximately 1800 West 700 North.</i>				
Site Plan: WICP West Orem	July 2015	Mark Weldon	August 25	N/A
<i>Request for site plan approval of two 50,000 s.f. office buildings at approximately 2500 West 600 North.</i>				
Misc. Application: WICP West Orem	July 2015	Mark Weldon	N/A	N/A
<i>Request for approval of off-site sewer design for an office complex at approximately 2500 West 600 North.</i>				
Site Plan: Performance Motors	August 2015	Brandon Pierce	August 25	N/A
<i>Request for site plan approval of a used car lot at approx. 53 North State Street.</i>				
Site Plan: Lindon Fire Station	August 2015	Adam Cowie	TBD	N/A
<i>Request for site plan approval of a fire station at approximately 100 North State Street.</i>				
NOTE: This Project Tracking List is for reference purposes only. All application review dates are subject to change.				

PC / CC Approved Projects - Working through final staff & engineering reviews (site plans have not been finalized - or plat has not recorded yet):		
Lindon Gateway II	Freeway Business Park II	Old Station Square Lots 11 & 12
Timpview Business Park Site Plan	Keetch Estates Plat A	Lindon Harbor Industrial Park II
Honeysuckle Estates Subdivision	Pen Minor Subdivision	Green Valley Subdivision
NuStar Site Plan	Joyner Business Park Site Plan	Blackcliff Industrial Park
Murdock Hyundai Plat Amendment	Prodigy Promos Site Plan	Eastlake at Geneva North Plat B
Torgersen Heights Subdivision		Mitchell X Nonconforming Use Alteration
Ferrin Property Line Adjustment		

Board of Adjustment		
Applicant	Application Date	Meeting Date

Annual Reviews				
APPLICATION NAME	APPLICATION DATE	APPLICANT INFORMATION	PLANNING COMM.	CITY COUNCIL
			DATE	DATE
Annual review - Lindon Care Center 680 North State Street (File # 05.0383.8) administrator@lindoncare.com	Existing use.	Lindon Care Center Manager: Christine Christensen 801-372-1970.	March 2016 Last Reviewed: 3/15	N/A
<i>Annual review of care center to ensure conformance with City Code. Care center is a pre-existing use in the CG zone.</i>				
Annual review of CUP - Housing Authority of Utah County - Group home. 365 E. 400 N. (File # 03.0213.1) lsmith@housinguc.org	Existing CUP	Housing Auth. Of Utah County Director: Lynell Smith 801-373-8333.	March 2016 Last Reviewed: 3/15	N/A
<i>Annual review of CUP to ensure conformance with City Code. Group home at entrance to Hollow Park was permitted for up to 3 disabled persons.</i>				
Heritage Youth Services - Timpview Residential Treatment Center. 200 N. Anderson Ln. (File # 05.0345) info@heritageyouth.com info@birdseyertc.com	Existing CUP	HYS: Corbin Linde, Lynn Loftin 801-798-8949 or 798-9077	March 2016 Last Reviewed: 3/15	N/A
<i>Annual review required by PC to ensure CUP conditions are being met. Juvenile group home is permitted for up to 12 youth (16 for Timp RTC) not over the age of 18.</i>				

Grant Applications	
Pending	Awarded
Hazard Mitigation Grant / MAG Disaster Relief Funds- (pipe main ditch) FEMA Hazard Mitigation Grant – (pipe Main Ditch)	CDBG 2014 Grant – Senior Center Computer Lab (\$19,000)
	EDC Utah 2015: Economic Development Study on 700 North (\$3,000)

Planning Dept - Projects and Committees			
On-going activities (2015 yearly totals)	Misc. projects	UDOT / MAG projects	Committees
Building permits Issued: 121 New residential units: 16	2010-15 General Plan implementation (zoning, Ag land inventory, etc.)	700 North CDA	Utah Lake Commission Technical Committee: Bi-Monthly
New business licenses: 78 Land Use Applications: 65	Lindon Heritage Trail Phase 3 Ivory/Anderson Farms Master Plan	Lindon Bicycle Master Plan	MAG Technical Advisory Committee: Monthly Lindon Historic Preservation Commission: Bimonthly
Drug-free zone maps: 8			2015 Utah APA Fall Conference Committee MAG Trails Committee
			Rocky Mountain Power Planning Committee