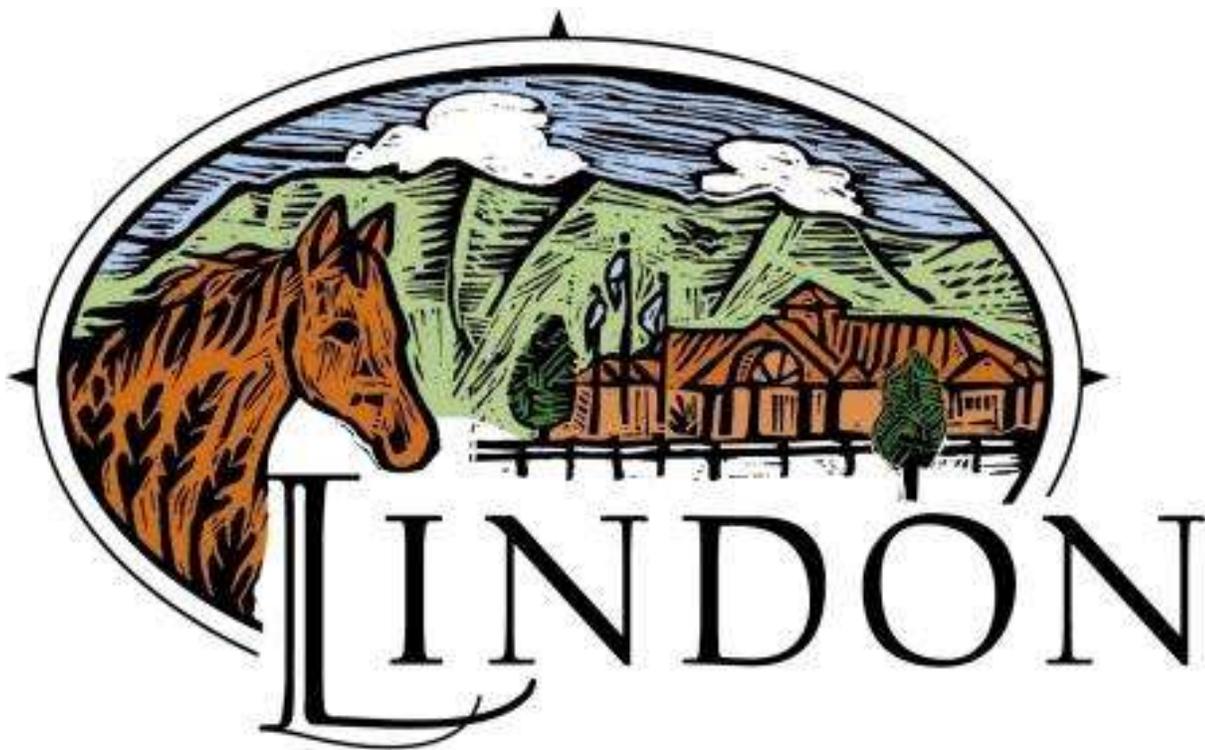


Lindon City Planning Commission Staff Report



October 25, 2016

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, October 25, 2016**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **7:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation

1. Call to Order

2. Approval of minutes

Planning Commission 10/11/2016

3. Public Comment

4. Minor Subdivision — Tivoli Gardens Subdivision, Plat A, 178 West 200 South

Ken Bretschneider requests approval of a two (2) lot minor subdivision at 178 West 200 South in the Residential (R1-20) zone.

(25 minutes)

(15 minutes)

5. Street Name — Williamson Farms Subdivision, Plat A, 350 East 450 North

Robert Williamson requests consideration of a subdivision street name. The pending Williamson Farms Subdivision, Plat A, located at approximately 350 East 450 North, included the newly constructed 350 East Street. The applicant would like the Planning Commission to consider the use of a name street, instead of 350 East, per Lindon City Code 17.32.130 Street Numbers and Names.

(30 minutes)

6. Concept Review — Norton Assembly, 570 N. State Street

Krisel Travis, DR Horton, requests feedback on a concept plan for higher density residential development at approximately 570 N. State Street. The associated concept plan is for 45 units on the rear 7.9 acres. The property is currently in the General Commercial (CG) zone. As a concept review, feedback is requested but no formal action will be taken.

7. New Business from Commissioners

8. 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.

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

Posted By: Brandon Snyder, Associate Planner

Date: October 21, 2016

Time: ~10:00 a.m.

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



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

Item I: Call to Order

October 25, 2016 Planning Commission meeting.

Roll Call:

Sharon Call
Steve Johnson
Rob Kallas
Charlie Keller
Mike Marchbanks
Matt McDonald
Bob Wily

Item 2: Approval of Minutes

Planning Commission Meeting — October 11, 2016

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 11, 2016 beginning with a work session at 6:30 p.m.** at the Lindon City
4 Center, City Council Chambers, 100 North State Street, Lindon, Utah.

6 **WORK SESSION** – 6:30 P.M.

8 **PRESENT**

Sharon Call, Chairperson
10 Bob Wily, Commissioner
Mike Marchbanks, Commissioner
12 Rob Kallas, Commissioner
Charles Keller, Commissioner
14 Steven Johnson, Commissioner
Hugh Van Wagenen, Planning Director
16 Brandon Snyder, Associate Planner
Kathy Moosman, City Recorder

EXCUSED

Matt McDonald, Commissioner

18 **Training Session:** Brandon Snyder explained that the instructional website LUAU
20 (Land Use Academy Utah) has several informational/training videos on the site. He
noted tonight the Commission will begin by viewing the instructional training video by
22 the Utah League of Cities and Towns General Counsel, David Church. The Commission
then viewed the video. Following the video presentation, Chairperson Call asked if there
24 were any questions or comments from the Commission. Hearing none she moved on to
the regular session.

26 **REGULAR SESSION** – 7:00 P.M.

28 Conducting: Sharon Call, Chairperson
30 Invocation: Steven Johnson, Commissioner
Pledge of Allegiance: Mark Christensen, Troop 874

32 **PRESENT**

34 Sharon Call, Chairperson
Bob Wily, Commissioner
36 Mike Marchbanks, Commissioner
Rob Kallas, Commissioner
38 Charles Keller, Commissioner
Steven Johnson, Commissioner
40 Hugh Van Wagenen, Planning Director
Brandon Snyder, Associate Planner
42 Kathy Moosman, City Recorder

EXCUSED

Matt McDonald, Commissioner

44 **Special Attendee:**

Matt Bean, Councilmember

- 46 1. **CALL TO ORDER** – The meeting was called to order at 7:05 p.m.

2 2. **APPROVAL OF MINUTES** – The minutes of the regular Planning Commission
meeting of September 27, 2016 were reviewed.

4

6 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
OF THE REGULAR MEETING OF SEPTEMBER 27, 2016, AS PRESENTED.
8 COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR. THE MOTION CARRIED.

10 3. **PUBLIC COMMENT** –

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

14

16 **CURRENT BUSINESS** –

16

18 4. **Minor Subdivision — Lindon Harbor Industrial Park Subdivision, Plat F, 328**
South 1250 West. Mark Clemen, on behalf of Enoch Jurgens, Sky Guy LLC,
20 requests approval of a two (2) lot subdivision at 3258 South 1250 West in the
Light Industrial (LI) zone.

22 Brandon Snyder, Associate Planner, led this discussion by stating Mark Clemen,
on behalf of Enoch Jurgens, Sky Guy LLC, is present tonight as representative of this
24 application. He is requesting approval of a two (2) lot subdivision at 3258 South 1250
West in the Light Industrial (LI) zone. Mr. Snyder then gave some background of this
26 agenda item by explaining this proposal will create a two (2) lot subdivision by vacating
one (1) lot at Lindon Harbor Industrial Park Subdivision, Plat E. He explained that Plat E
28 was recently reviewed and recorded on August 25, 2016. He noted that the business,
Scenic Solutions currently occupies the property. He further explained that the minimum
30 lot size in the LI zone is one (1) acre and the frontage requirement is a minimum of 100
feet. He noted the City Engineer is currently addressing two (2) engineering standards
32 and staff will verify that these issues will be resolved before final plat approval is
granted. He then referenced the proposed subdivision and an aerial photo followed by
34 discussion.

36 Mr. Snyder then turned the time over to Mr. Clemen for comment. Mr. Clemen
stated from a business standpoint if Mr. Jurgens decides to sell a building at any given
38 time this will make it easier to separate. Chairperson Call commented this appears to
meet all requirements and staff will ensure that any other issues are resolved.
Commissioner Wily asked for more detail on the engineering issues. Mr. Snyder stated
40 when they did the second building they had planned for combined parking, storm water,
retention and those types of systems and now that they are subdividing it they need to get
42 some agreements in place as to how that will be maintained and the city wants to make
sure those items are thought through and addressed. Chairperson Call pointed out that
44 staff will ensure these issues are addressed.

46 Following some additional discussion, Chairperson Call asked if there were any
further questions or comments from the Commission. Hearing none she called for a
motion.

2 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
4 REQUEST FOR APPROVAL OF A TWO (2) LOT SUBDIVISION TO BE KNOWN
AS THE LINDON HARBOR INDUSTRIAL PARK SUBDIVISION, PLAT F, WITH
NO CONDITIONS. COMMISSIONER MARCHBANKS SECONDED THE MOTION.

6 THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE

8 COMMISSIONER KALLAS AYE

COMMISSIONER MARCHBANKS AYE

10 COMMISSIONER WILY AYE

COMMISSIONER KELLER AYE

12 COMMISSIONER JOHNSON AYE

THE MOTION CARRIED UNANIMOUSLY.

14
16 **5. Plat Amendment – Lindon Treasury Subdivision, Plat C, 110 South Main
Street.** Eric Barzeele, Castle Park Properties, LLC, requests approval of a plat
18 amendment. The proposed one (1) lot Lindon Treasury Subdivision, Plat C,
includes a vacation of Lot 1, Plat A, Lindon Treasury Subdivision. The
20 Subdivision is located at 110 South Main Street in the General Commercial (CG)
zone.

22 Mr. Snyder gave some background of this agenda item by explaining Eric and
Amy Barzeele, with Castle Park Properties, LLC, are in attendance tonight to request
24 approval of a plat amendment. Mr. Snyder explained this plat amendment will combine
multiple parcels. He noted the Barzeele's will also be proposing future signage closer to
26 State Street. He mentioned that the existing subdivision plat (Lindon Treasury
Subdivision, Plat A), was recorded on July 13, 2006 and no amendment to the site plan is
28 proposed at this time (the site plan was last reviewed by the Planning Commission in
2012). Mr. Snyder pointed out that the main purpose of combining the parcels is to bring
30 the main ballroom and storage building into one lot with the remainder of the site. Mr.
Snyder then referenced for discussion the existing subdivision, the proposed subdivision
32 and an aerial photo and the notice (map). He also referenced the three recommended
conditions to include in the motion.

34 Mr. Snyder explained the minimum lot size in the CG zone is 20,000 sq/ft. He
added that staff, the city engineer and the applicant are working through all the technical
36 issues related to the plat, and staff will ensure that the following issues are resolved
before final engineering approval is granted:

- 38 • Prior to final approval and recordation of the plat amendment, the existing
40 residence (126 S. Main) must be converted to commercial use. (Pending
building permit #2108 will convert the structure to a commercial kitchen,
42 offices, and storage). This is based on City Code and past reviews that
indicate only one residence/caretaker unit may be allowed. Existing
residence in the main building (ballroom) will remain.
- 44 • Prior to final approval and recordation of the plat amendment, please
46 combine parcels 14-069-0296 with 14-069-0009. This will address the
concern that the proposed plat will result in the land area of the adjacent
residence being less than the minimum area required. "We noticed that the

lots have considerable history of lot line adjustments. This plat would formalize the creation of a 0.4-acre lot (the lot with the northerly house on it).”

- As part of the review of Lindon Treasury Plat C submittal, we looked at the status of street vacation on Main Street. It originally had collector status and 66’ wide right-of way. It was changed to a local street and the City Council determined it would have a 54’ width (27’ half width). In the same meeting as the Castle Park Site was approved the Council voted to vacate 6’ on each side of the street.

Mr. Snyder stated third party notices were sent to the adjoining property owners in accordance with city code and staff has received no comments back to date. He then turned the time over to the applicants for comment. Mr. Barzeele stated they are just following through with their original plans to combine the parcels. They are also anxious to complete the renovations on the existing house to convert it to commercial and also to be able to get their sign permit as they have been waiting a long time to put the sign in.

Chairperson Call commented with the required conditions this request appears to be pretty straightforward. Chairperson Call asked if there were any further questions or comments from the Commission. Hearing none she called for a motion.

COMMISSIONER MARCHBANKS MOVED TO APPROVE THE APPLICANT’S REQUEST OF THE PROPOSED ONE (1) LOT LINDON TREASURY SUBDIVISION, PLAT C, WHICH INCLUDES A VACATION OF LOT 1, PLAT A, LINDON TREASURY SUBDIVISION, WITH THE FOLLOWING CONDITIONS: 1. FINALIZE MAIN STREET DOCUMENTS WHICH WILL VACATE (NARROW) PORTIONS OF THE PUBLIC STREET AND 2. COMPLETE THE CONVERSION OF THE RESIDENCE LOCATED AT 126 SOUTH STATE STREET TO COMMERCIAL USE AND 3. COMBINE ADJACENT PARCELS TO MEET THE MINIMUM LOT SIZE. COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

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

THE MOTION CARRIED UNANIMOUSLY.

6. **Continued Public Hearing — Ordinance Amendment, Title 18 LED Electronic Message Signs.** Lindon City is considering a City Code amendment to allow for electronic message signs in zones other than the I-15 Travel Zone Overlay. Recommendations will be forwarded to the City Council for final approval. This item was continued from the 08/23/2016 and 09/13/2016 and 9/27/2016 Planning Commission meetings for further discussion.

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

6 Hugh Van Wagenen, Planning Director, explained the discussion from the
7 previous meeting was generally positive in moving ahead to allow electronic signs. He
8 noted the Commission instructed staff to research existing electronic message signs for
9 size comparison to see if a set square footage limit should be instituted or if a percentage
10 of the total sign face should regulate it. He commented that staff has done some research
11 that is provided in the staff report. Mr. Van Wagenen pointed out that outside of the I-15
12 T-zone in Lindon, electronic changeable copy signs are not currently permitted.

13 Mr. Van Wagenen explained the City realizes that local businesses may also
14 struggle under current sign restrictions and allowing electronic changeable copy signs
15 may be a real asset to anyone looking to advertise, promote, or otherwise inform the
16 general public regarding services, products, or news. However, when it comes to
17 electronic changeable copy signs there must be a balance between effectiveness of the
18 messaging method and the safety and aesthetics of that method. Mr. Van Wagenen
19 mentioned that the City is considering a new monument sign at the entrance of the City
20 Center Campus. If this ordinance is adopted, the City would utilize an electronic
21 changeable copy sign at that location.

22 Mr. Van Wagenen further explained the proposed ordinance amendment would
23 allow electronic changeable copy signs in the Commercial, Mixed Commercial, Research
24 and Business, and Industrial zones.

25 Mr. Van Wagenen then related the purpose of sign regulations as follows:
26 Section 18.01.010 of the Lindon City Code states eight purposes to the sign ordinance:

- 27 1. Reduce potential hazards to motorists and pedestrians by providing adequate
28 signage in order to identify a business or facility while eliminating excessive,
29 obtrusive, and confusing sign displays and excessive illumination.
- 30 2. Encourage sign owners to integrate signs with buildings and sites through use of
31 similar building materials and moderate sign proportions.
- 32 3. Preserve and improve the aesthetic appearance of the City as a place in which to
33 live and work by reducing or prohibiting signage that is overbearing, creates
34 visual clutter or excessive illumination, or is not consistent with the design
35 guidelines of Lindon City.
- 36 4. Allow each business to clearly identify itself and the goods and services which it
37 offers.
- 38 5. Safeguard and enhance property values by allowing for aesthetically pleasing
39 signage that will help to promote economic development and attract quality
40 businesses to the City.
- 41 6. Protect public and private investment in buildings and open space.
- 42 7. Preserve freedom of speech.
- 43 8. Promote public health, safety, community standards, public morals and the
44 general welfare of the citizens of Lindon City.

Safety

- 45 • Illumination is only allowed at 0.3 foot candles beyond nighttime ambient light
46 levels and signs are to be turned off between the hours of 11 pm and 6 am.

2 *Aesthetics*

- 4 • Electronic changeable copy signs must be part of a monument sign and meet regulations associated with monuments signs. Additionally, any screen must be framed with natural materials such as wood, stone, or brick and symmetrically placed within said frame. Also, screen size is limited to 6 feet in height and 36 square feet in area.
- 8 • The Commission requested additional research be done to evaluate the maximum size proposed in the ordinance. Several existing electronic displays were evaluated and that list is included in the staff report for reference.

10 *Effectiveness*

- 12 • Using the sign size comparison chart attached, staff feels that the size of the electronic changeable copy signs gives a very reasonable outlet to allow each entity to clearly identify itself and the goods and services which it offers.

16 Mr. Van Wagenen then referenced the Draft Ordinance, the updated sign size comparison chart and the existing electronic display comparisons (photos) followed by some general discussion including discussion on using maximum size or a percentage. Chairperson Call commented that she feels a joint meeting with the Council would be beneficial to discuss the sign ordinance comprehensively.

22 Councilmember Bean commented that his intent when suggesting a joint session was to look at the sign ordinance comprehensively including what is proposed because this is a major change in the sign ordinance to allow electronic changeable signs and to ensure it is done right. He would suggest, before going too far down the road with this to discuss it with the Council. Chairperson Call agreed with that statement. Mr. Van Wagenen stated he is fine having a joint session but reminded the Commission with the item before them tonight they can make their recommendations to the Council which relieves the council of some of the ground work and they have an idea of what the Commission is thinking. He summarized by stating he is hearing the framing is good with a maximum size of 66% but not to exceed 48 square ft. Mr. Van Wagenen stated with these parameters he will put together some more examples to present at the joint session.

32 Chairperson Call asked if there were any public questions or comments. Eric Barzeele, resident in attendance, commented about their proposed business sign stating it is on a corner so if they have to set it back a long way it won't be visible so a pole sign would make sense for them. He also feels that electronic message signs make sense as most cities are using them and he likes the idea of a border. Mr. Barzeele pointed out the reason for signs is so businesses can be found and to attract business.

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

40
42 **COMMISSIONER KELLER MOVED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.**

44
46 Chairperson Call asked if there were any further questions or comments from the Commission. Hearing none she called for a motion to continue.

2 COMMISSIONER KALLAS MOVED TO RECOMMEND CONTINUATION
4 OF ORDINANCE AMENDMENT 2016-15-0 AND DIRECT STAFF TO PRESENT
6 THE IDEAS DISCUSSED BY THE COMMISSION TO THE CITY COUNCIL AT
8 THE UPCOMING JOINT SESSION. COMMISSIONER JOHNSON SECONDED
10 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON CALL AYE
8 COMMISSIONER KALLAS AYE
COMMISSIONER MARCHBANKS AYE
10 COMMISSIONER WILY AYE
COMMISSIONER KELLER AYE
12 COMMISSIONER JOHNSON AYE
THE MOTION CARRIED UNANIMOUSLY.

14
16 7. **New Business: Reports by Commissioners** – Chairperson Call called for any new
business or reports from the Commission at this time. There were no new reports.

18 8. **Planning Director Report** – Mr. Van Wagenen reported on the items listed below
20 followed by general discussion.

- Joint Meeting for General Plan Kickoff
- Review survey questions to be available during upcoming general election
- Spring Gardens Tour Date in October

22
24
26 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

28 **ADJOURN** –

30 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE MEETING AT
32 8:50 P.M. COMMISSIONER KELLER SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

34 Approved – October 25, 2016

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: Minor Subdivision — Tivoli Gardens Subdivision, Plat A, 178 West 200 South

Ken Bretschneider requests approval of a two (2) lot residential subdivision, at 178 West 200 South in the Single Family Residential (R1-20) zone.

<p>Applicant: Ken Bretschneider Presenting Staff: Brandon Snyder</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owner: Rhoda Price Address: 178 West 200 South Parcel ID: 14-069-0252 Lot Size: 4.4 acres Proposed Lot Sizes: 20,000 sq. ft. + Lot Width(s): 104'+ Lot Depth(s): 200'</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 (2) lot residential subdivision in the Single Family Residential (R1-20) zone based on its compliance with requirements of the zone and other applicable development regulations. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a two (2) lot residential subdivision, to be known as the Tivoli Gardens Subdivision, Plat A, with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
--	---

BACKGROUND

1. The proposed minor subdivision creates two residential lots fronting onto 200 South. The Lindon City Street Master Plan Map (September 2016), indicates 200 South street is a major collector.
2. An existing single-family residence is located on the proposed east lot. The residence, which was built in ~1960 per Utah County property information, will remain.
3. The remainder of the parcel will be developed in phases. The future phases will need to take into account and address the requirements of the current street master plan in regards to the "local" road connections.
4. Public improvements (curb, gutter, and sidewalk) already exist along 200 South.



5. The property is bordered by the following residential subdivisions: Westridge Estates, Plat A (west), Lindon Treasury, Plat A (east), and Johnson's Home, Plat A (east).

DISCUSSION & ANALYSIS

Lot Requirements

- Minimum lot size in the R1-20 zone is 20,000 square feet.
- Minimum lot frontage along a public street is 50 feet.
- Minimum lot width of one hundred (100) feet (measured at front yard setback).
- Minimum lot depth is 100 feet.
- Maximum lot width/depth ratio is no more than three times as long as it is wide.

Setbacks

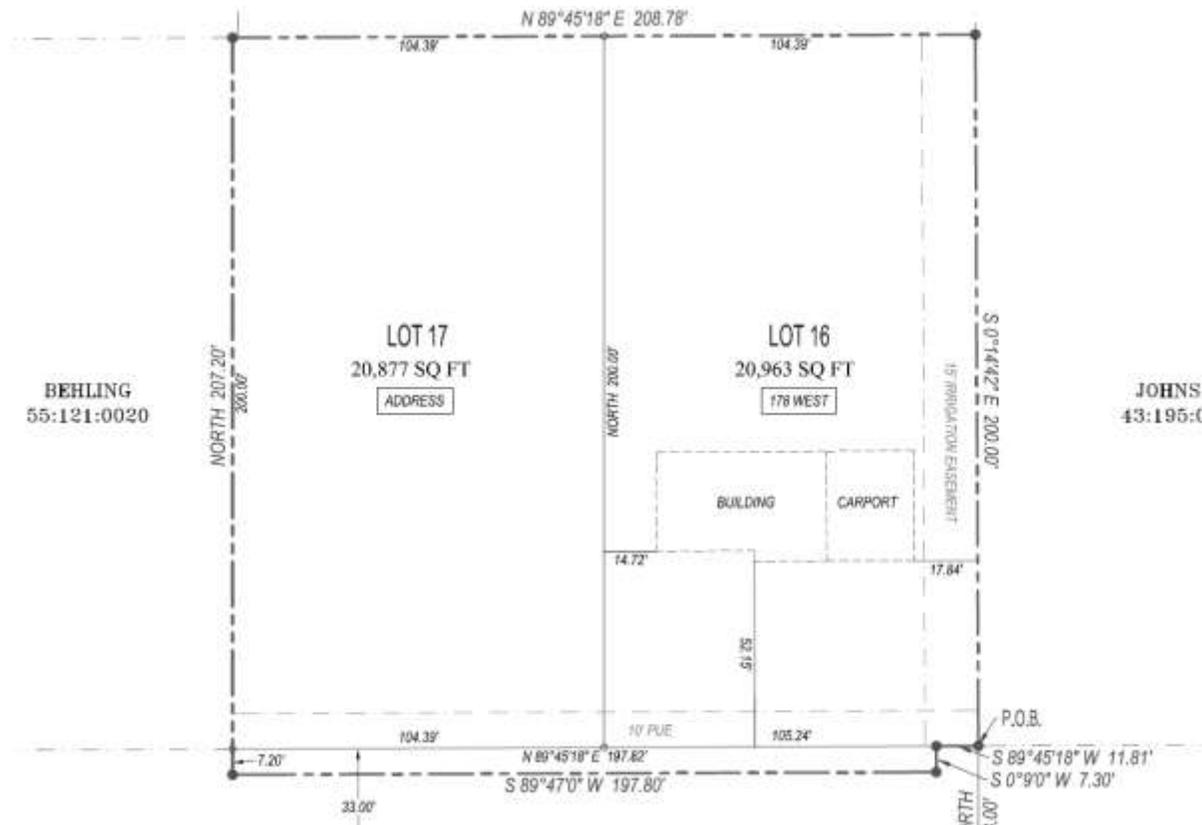
- The existing residence will comply with the setback requirements (Front and Rear 30 feet, Sides 10 feet)

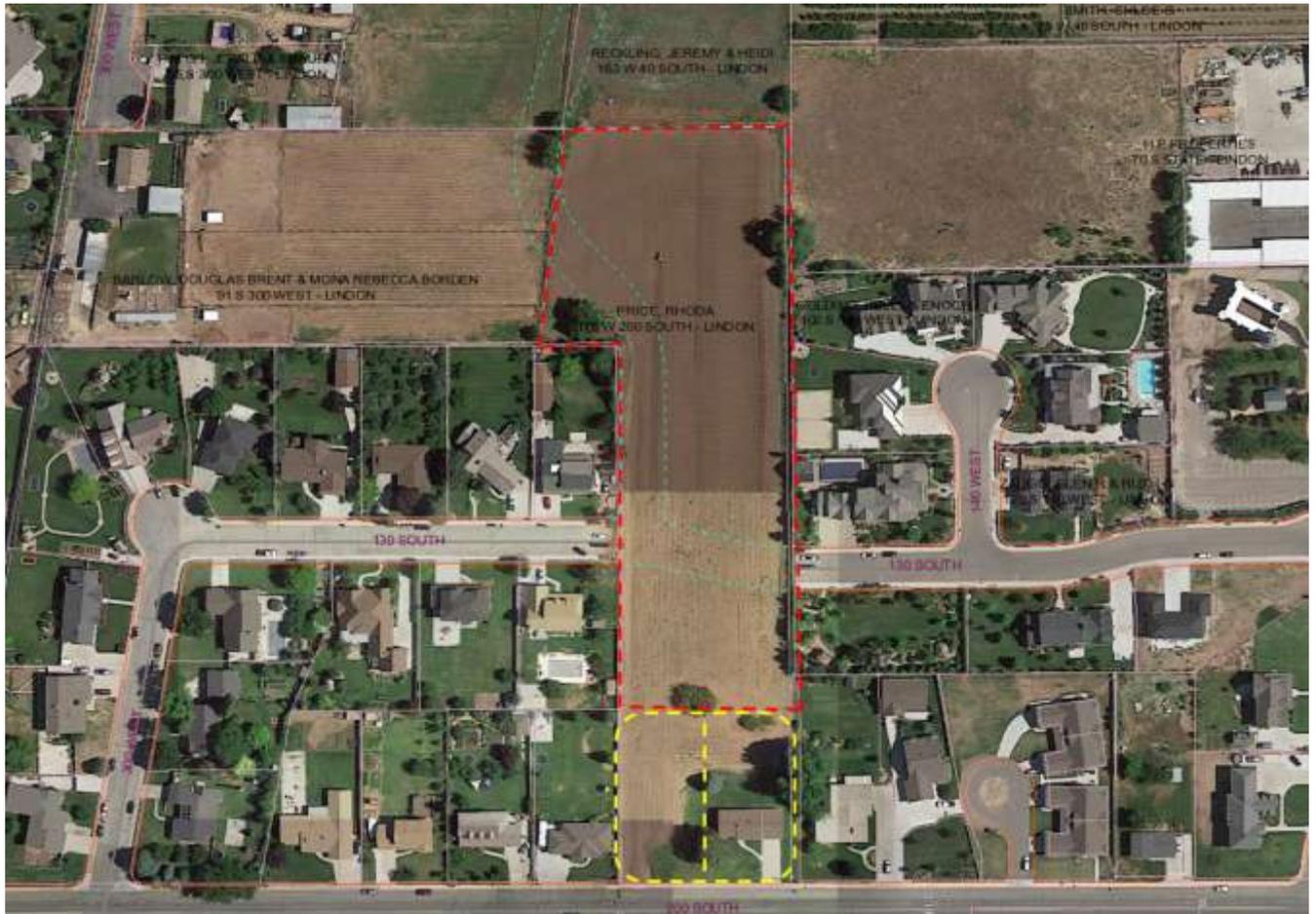
Other Requirements

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

ATTACHMENTS

1. Proposed subdivision.
2. Aerial (site).





Item 5: Street Name — Williamson Farms Subdivision, Plat A approx. ~350 East 450 North

<p>Applicant: Robert Williamson Presenting Staff: Hugh Van Wagenen</p> <p>General Plan: Residential Low Current Zone: Single Family Residential (R1-20)</p> <p>Property Owner: Williamson West Haven LLC Address: 350 E 450 N Parcel IDs: 14:071:0115, 14:071:0116, 14:071:0273, 14:071:0281, 14:071:0222, 14:071:0233 Subdivision Acreage: 6.1 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 proposed street name. <p><u>MOTION</u></p> <p>I move to (<i>approve, deny, continue</i>) the applicant's request for approval of a street name, to be known as Laurie Lane, for 350 East in the Williamson Farms Subdivision, Plat A, with the following conditions (if any):</p> <ol style="list-style-type: none">1.2.3.
---	--

BACKGROUND

Robert Williamson requests consideration of a subdivision street name. The pending Williamson Farms Subdivision, Plat A, located at approximately 350 East 450 North, included the newly constructed 350 East Street. The applicant would like the Planning Commission to consider the use of a name street (Laurie Lane), instead of or jointly with 350 East, per Lindon City Code 17.32.130 Street Numbers and Names.

DISCUSSION & ANALYSIS

Section 17.32.130 Street numbers and names.

Street numbers shall always be preferred over street names. Streets shall have the numbers and/or names of existing streets which are in alignment. There shall be no duplication of street numbers and/or names within the area. All street numbers and/or names must be approved by the Planning Commission, and opportunity shall be given the local recorder for review and recommendations prior to the approval of street names by the Planning Commission.

ATTACHMENTS

1. proposed subdivision

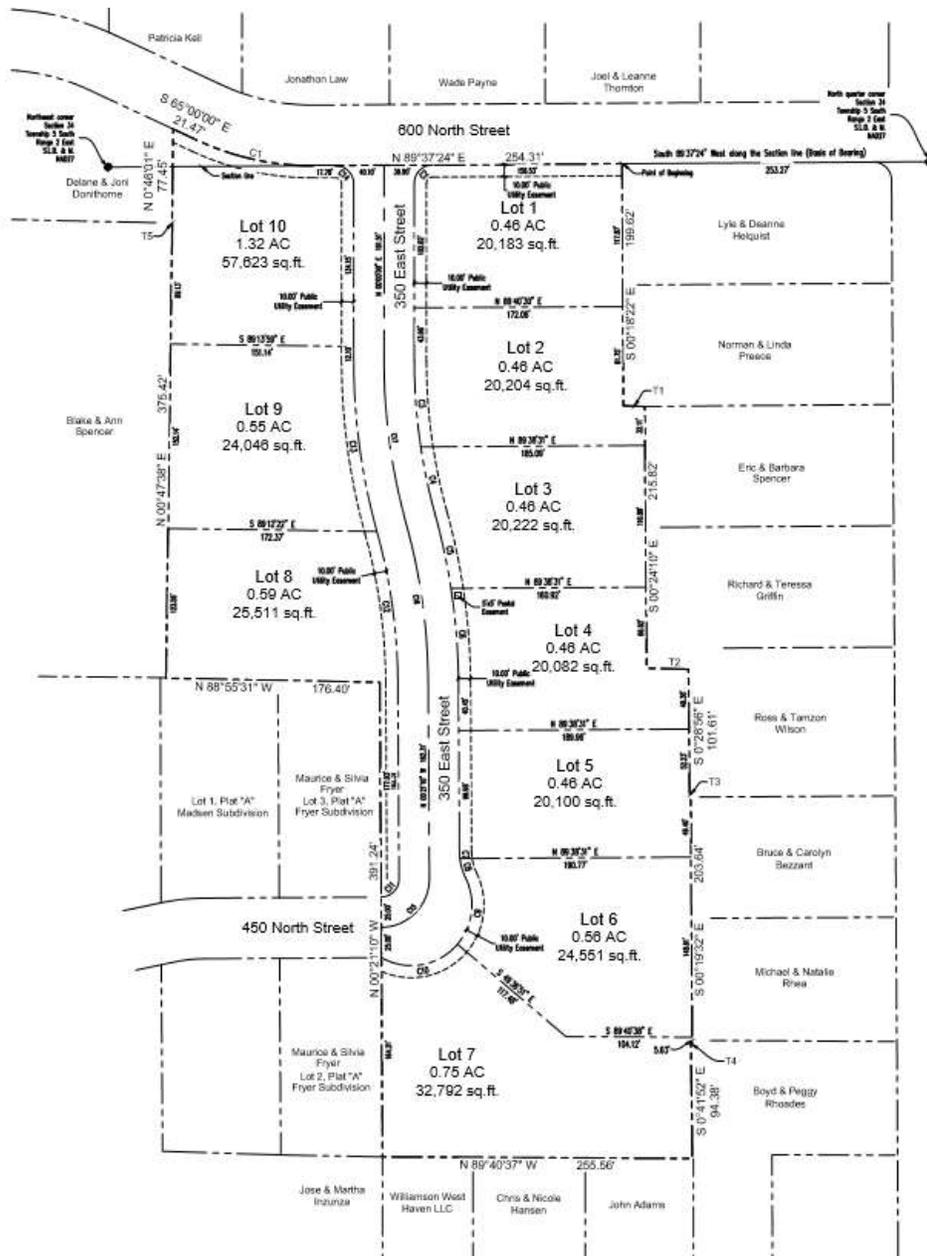


NORTH
1" = 50'

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



400 East Street

400 East Street

Item 6: Concept Review — Norton Assembly ~ 570 N. State Street

Applicant: Krisel Travis, DR Horton
Presenting Staff: Brandon Snyder

Type of Decision: None
Council Action Required: No

SUMMARY OF KEY ITEMS

1. This is a concept review to receive feedback from the Planning Commission and/or City Council regarding the applicant's proposal.

MOTION

No motion necessary.

OVERVIEW

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

The property is located at approximately 570 N. State Street and is currently in the General Commercial (CG) zone. (The General Plan Land Use Map identifies this area as Commercial.) The property is currently used for agricultural purposes and the keeping of animals and livestock. Currently 570 North dead ends into the east side of the property included in this concept review. According to the Lindon City Street Master Plan Map, 570 North is master planned to continue out to State Street. The applicant's proposal would reroute 570 North to connect into 500 North instead of continuing on through to State Street.



(Present zoning)

Possible concerns/options:

- Use of double frontage lots is limited to reasons of topography per Lindon City Code 17.32.110.
- Is the proposed housing density for transition purposes appropriate at this scale?
 - Possibility to utilize (existing codes) R1-20, R1-12 and the PRD ordinance (found in Lindon City Code 17.76) to transition to commercial? Staff recognizes that there are acreage and unit limitations to the use of the PRD ordinance.
- Verify remaining parcels along State Street (west of the LDS Chapel) will comply with the minimum acreage requirements of the CG zone.

CITY COUNCIL REVIEW

The City Council reviewed the proposed concept on October 18, 2016. The applicant presented the proposal as a senior (55 yr+) community. The proposal included 20' setbacks on all sides. The building footprint is ~1,700 sq. ft. and the r-o-w is the City 50' cross section. The following feedback was provided to the applicant:

1. Appropriate to reduce available commercially zoned property? (specifically vacant property on State Street)
2. Concern over the proposed lot sizes (departs from traditional neighborhood pattern)
3. Density (too high)
4. Desire to allow the Ivory Homes project to begin (is there a need for additional housing options beyond large lots at this point in time or at this location)
5. Recognize that this is a very deep commercial lot
6. Encourage the use of high quality product and materials
7. Retain as much of the commercial along State Street. Would consider housing along the rear, but at a lower density.
8. Recommend a smaller footprint than proposed for residential area.
9. Opportunity to continue large residential lots.

MOTION

No motion necessary.

ATTACHMENTS

1. The applicant has indicated that additional information (presentation) will be provided at the Planning Commission meeting on October 25, 2016.

570 North - Lindon
Main Level Living



D-R-HORTON
America's Builder



D-R-HORTON
America's Builder



D·R·HORTON
America's Builder

Item 7: New Business (Planning Commissioner Reports)

Item 1 – Subject _____
Discussion

Item 2 – Subject _____
Discussion

Item 3 – Subject _____
Discussion

Item 8: Planning Director Report

- Joint Meeting(s) for General Plan and Signs
- Spring Gardens Tour
-

Adjourn