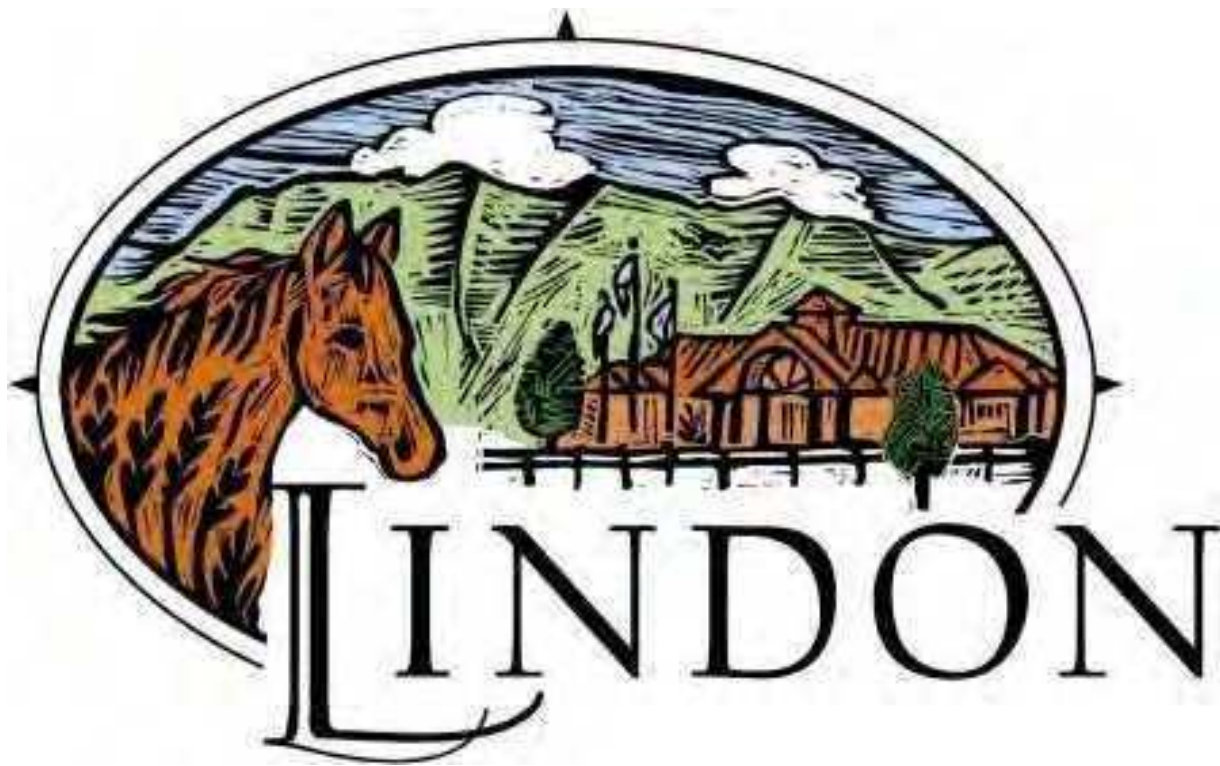


Lindon City Planning Commission Staff Report



December 8, 2020

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, December 8, 2020**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order

2. Approval of minutes

Planning Commission 11/24/2020

3. Public Comment

4. Major Subdivision – Green Valley – Approximately 600 North Main Street

Alan Colledge is seeking preliminary major subdivision approval for a four-lot single family home development at approximately 600 North Main Street. (Parcel numbers: 14:071:0230, 14:068:0214, 14:068:0196, 14:071:0316, and 14:042:0186) (15 minutes)

5. Minor Subdivision – Mountain Tech 6 and 7 – Approximately 2575 West 400 North

Mark Weldon, on behalf of WICP Mt. Tech 6/Mt. Tech 7 LLC, requests approval for a two-lot commercial subdivision at approximately 2575 West 400 North in the Regional Commercial Zone. (Parcel numbers: 14:059:0036 and 14:059:0058) (10 minutes)

6. Site Plan – Mountain Tech 6 and 7 – Approximately 2575 West 400 North

Mark Weldon, on behalf of WICP Mt. Tech 6/Mt. Tech 7 LLC, requests Site Plan approval for two office/warehouse buildings in the Regional Commercial Zone. (Parcel numbers 14:059:0036 and 14:059:0058) (15 minutes)

7. Planning Director Report

- General City Updates

Adjourn

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

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

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

Posted By: Kathryn Moosman, City Recorder

Date: 12/4/2020

Time: 5:00 pm

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

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Renee Tribe

Item 4: Green Valley Major Subdivision Approval Approximately 600 North Main Street

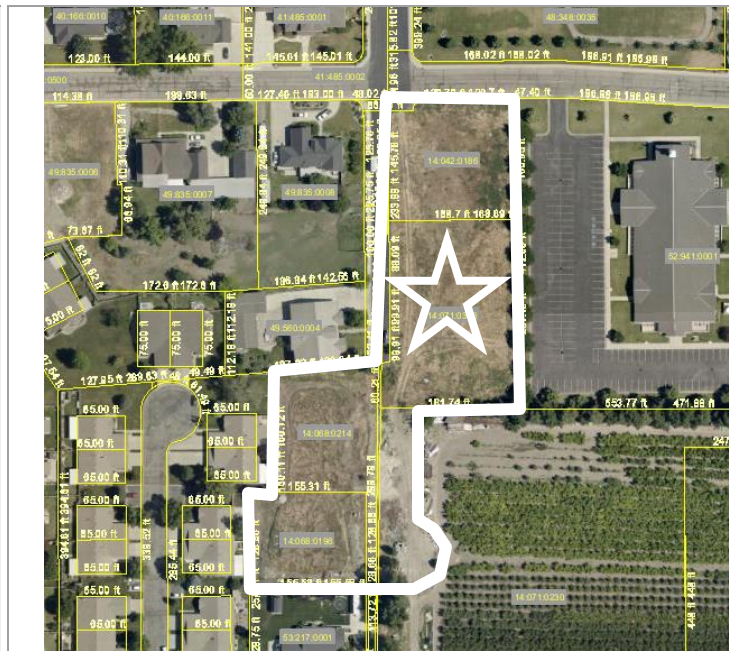
Date: December 8, 2020

Applicant: Alan Colledge
Presenting Staff: Anders Bake

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

Property Owners: Colledge Properties LLC, Colledge Family Real Estate LLC, Sasha Stephenson, Robert Tucker Woods, H&M Properties LC.
Parcel ID's: 14:071:0230, 14:068:0214, 14:068:0196, 14:071:0316, 14:042:0186

Type of Decision: Administrative
Council Action Required: Yes



Summary of Key Issues

1. Alan Colledge is seeking preliminary major subdivision approval for a 4-lot single family home development.

Overview

1. The proposed 4-lot subdivision meets the minimum lot size and infrastructure requirements for the R1-20 zone;
2. As part of this development, a portion of Main Street will be constructed continuing the street South of 600 North and ending in a temporary cul-de-sac.
3. The road alignment follows the Lindon City Street Master Plan map.
4. This subdivision layout was previously approved by Lindon City through a Major Subdivision application that received City Council approval on 12/17/2013 and final city engineer approval on 2/18/2015. The approved plat was not recorded with Utah County and has since expired, requiring the applicant to reapply for subdivision approval. In 2013 the City Council gave three conditions of approval for items that were missing on the original plans. All of these items are included in the updated plans and have been reviewed by city staff.

Motion

I move to recommend (approval, denial, or continue) of the applicant's request for preliminary approval of the Green Valley Subdivision plat with the following conditions:

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

6. Prior to final development approval the applicant shall place permanent survey monuments in the subdivision;
7. All items of the staff report

Surrounding Zoning and Land Use

North: Residential R1-20/Public Facilities – single family/city park

East: Residential R1-20 – church

South: Residential R1-20/Commercial Farm – single family/event center and farm property

West: Residential R1-20 – single family

Lot Requirements – Residential (R1-20) Zone

Required	Compliant
Minimum lot size: 20,000 square feet	Lots range in size from 20,000 square feet to 34,009 square feet

Subdivision Requirements

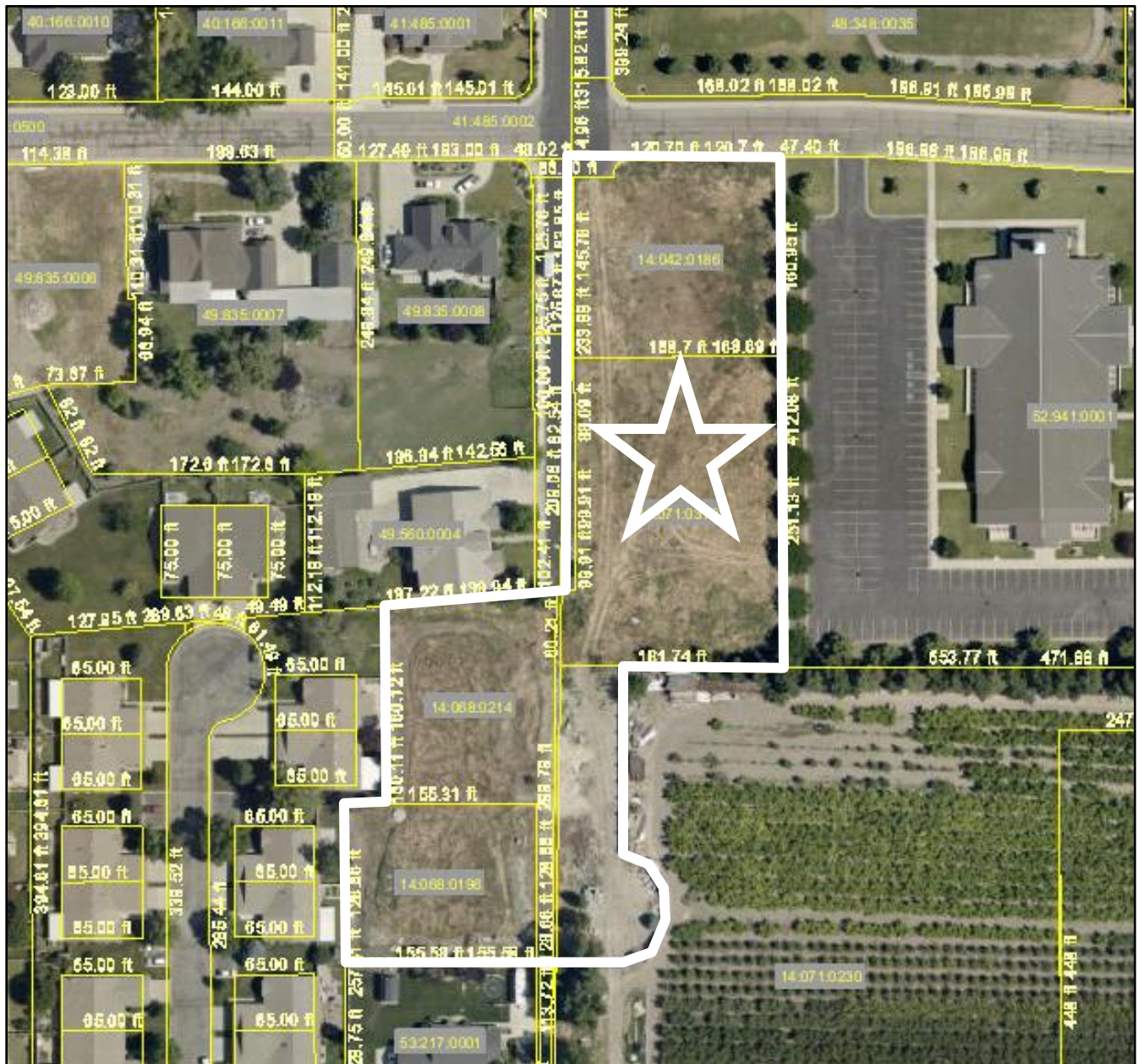
Required	Complaint
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
The street layout shall conform to the master plan	Yes – Main Street will continue South in accordance with the street master plan. Main Street will end in a temporary cul-de-sac and not connect to 480 North as part of this subdivision.
Minimum right-of-way width for Minor streets	Yes – A 66 foot right of way is planned for the Main Street Cross Section.
Minor streets maximum grade: 12%	3.05%
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – The addition to Main Street will include a 4-foot sidewalk on the West Side of the street and a 6-foot trail on the East Side of the street.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes
Street lights	Yes – An Esplanade Street Light will be installed on lot 2 along Main Street.

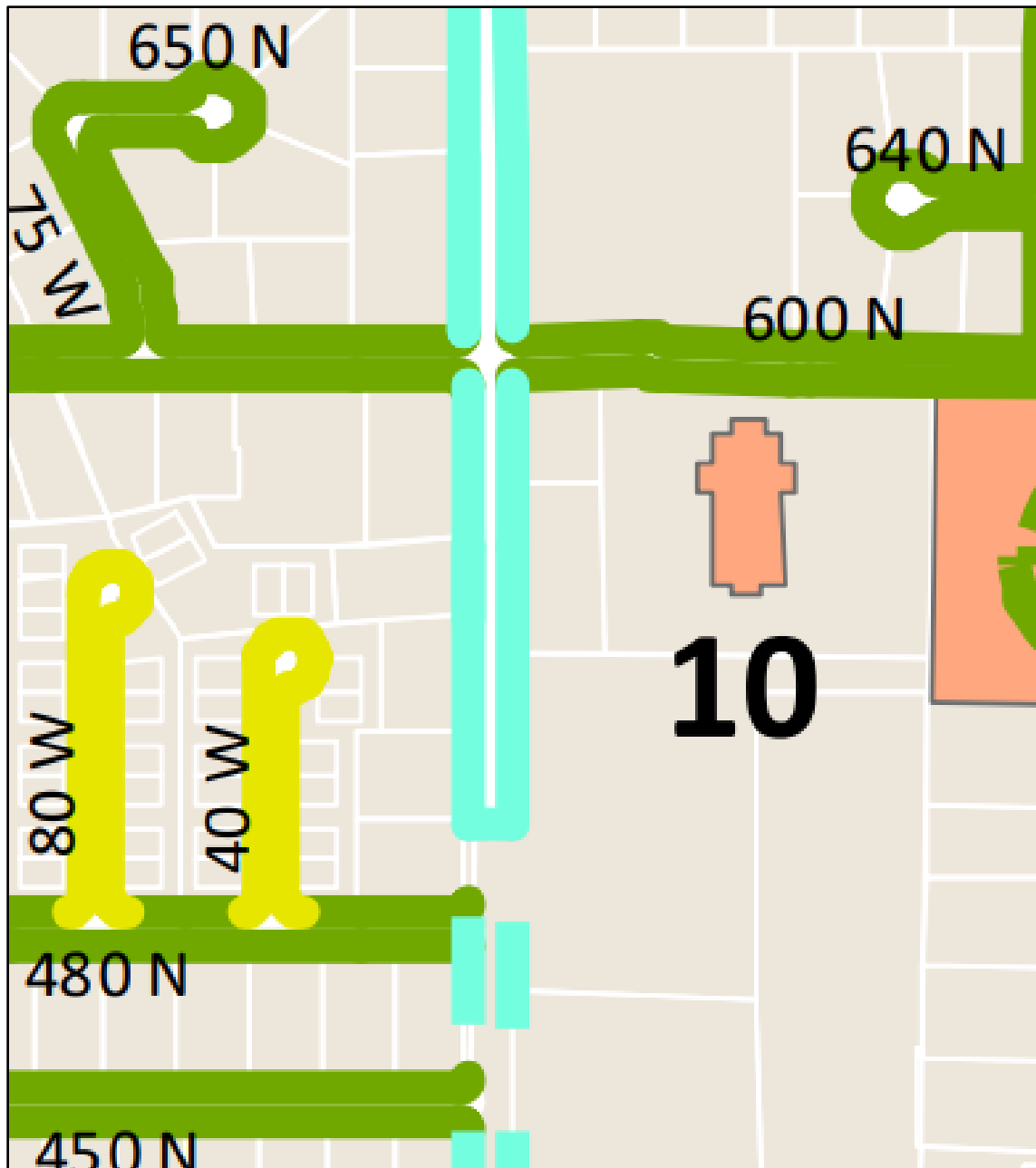
Engineering Requirements

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

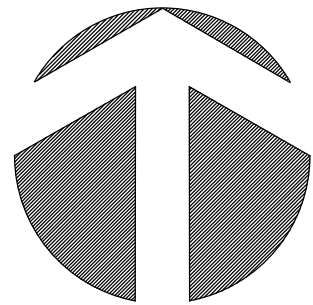
EXHIBITS

1. Aerial photo
2. Lindon City Street Master Plan Map section
3. Plat

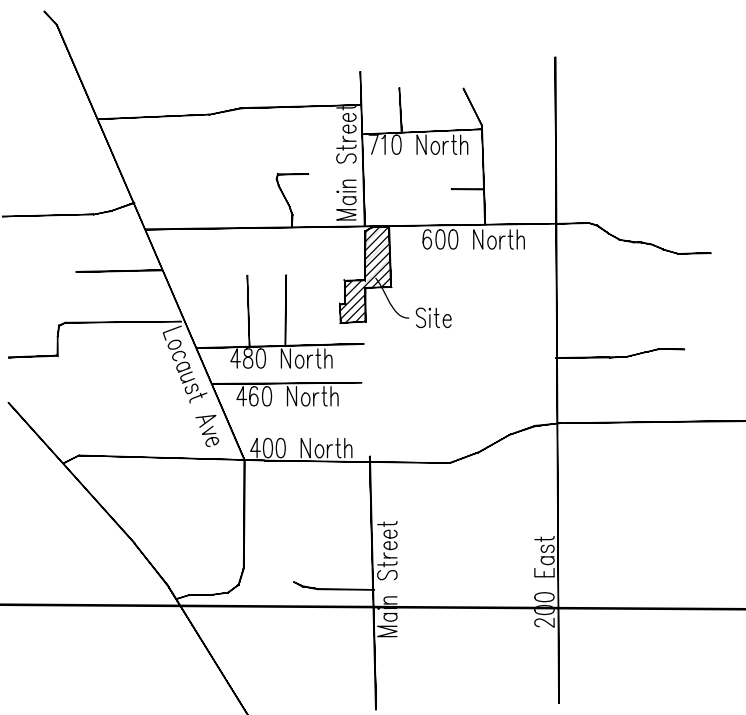
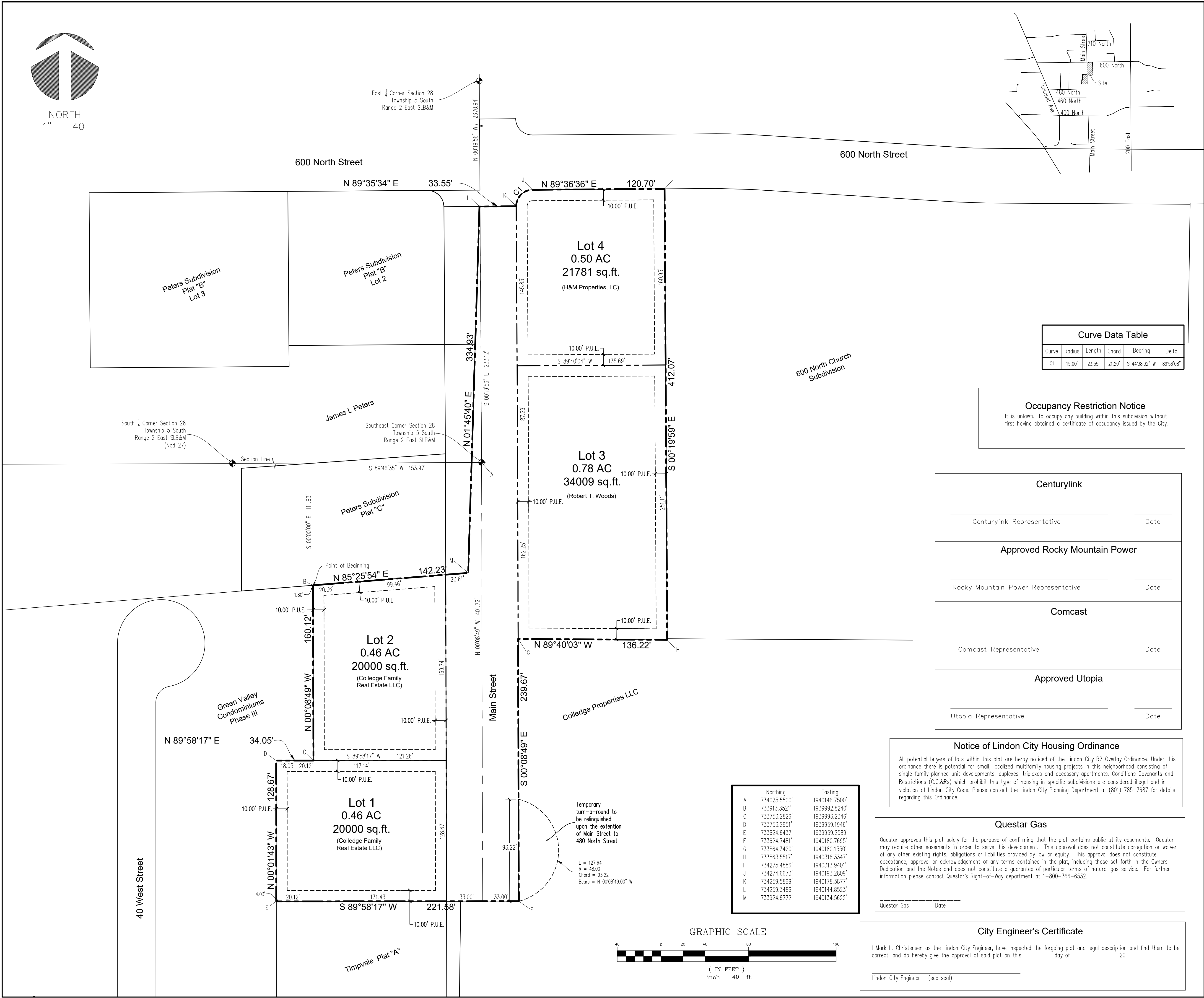




- Street RW Minor Collectors
- - - Street RW Future Minor Collectors
- Street RW Local
- - - Street RW Future Local
- Street RW Private



NORTH
1" = 40



Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.55'	21.20'	S 44°38'32" W	89°56'08"

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.

Centurylink	
Centurylink Representative	Date
Approved Rocky Mountain Power	
Rocky Mountain Power Representative	Date
Comcast	
Comcast Representative	Date
Approved Utopia	
Utopia Representative	Date

Notice of Lindon City Housing Ordinance
All potential buyers of lots within this plat are hereby noticed 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.

Questar Gas

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.

Questar Gas _____ Date _____

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)

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 Green Valley Subdivision Plat "A", 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 89°46'35" West along the Section line 153.97 feet and South 111.63 feet from the Southeast corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 85°25'54" East along Plat "C", Peters Subdivision 142.23 feet; thence North 01°45'40" East 334.93 feet; thence North 89°35'34" East 33.55 feet; thence along the arc of a 15.00 foot radius curve to the right 23.55 feet (chord bears North 44°38'32" East 21.20 feet); thence North 89°36'36" East 120.70 feet; thence South 00°19'59" East 412.07 feet; thence North 89°40'03" West 136.22 feet; thence South 00°08'49" East 239.67 feet; thence South 89°58'17" West along Plat "A" Timpvale Subdivision 221.58 feet; thence along Green Valley Condominiums the following 3 courses: North 00°01'43" West 128.67 feet, North 89°58'17" East 34.05 feet, North 00°08'49" West 160.12 feet to the point of beginning.

AREA=128,841 sq. ft. or 2.96 acres

Basis of Bearing = South 89°46'35" West along the Section line NAD 27

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 Green Valley Subdivision Plat "A" 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____.

by: _____ by: _____
Robert Tucker Woods H&M Properties, LC

by: _____ by: _____
Colledge Family Real Estate LLC Colledge Properties LLC

Acknowledgement

State of Utah } s.s.
County of Utah }

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

My Commission Expires _____ Notary Public _____
(see Seal below)

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 _____ City Attorney _____

City Engineer _____ Clerk / Recorder _____

Planning Commission Approval

Approved this _____ day of _____, A.D. 20____ by the Lindon City Planning Commission.

Director - Secretary _____ Chairmabn, Planning Commission _____

Conditions of Approval

Plat "A"

Green Valley Subdivision

Lindon City, _____ Utah County, Utah

Scale: 1" = 40 Feet

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

Item 5: Minor Subdivision Approval. Mountain Tech South 6/7 - Approximately 2575 W. 400 N.

Date: December 8, 2020

Applicant: WICP Mt Tech 6/7 LLC
Presenting Staff: Michael Florence

General Plan: Commercial
Current Zone: Regional
Commercial (RC)

Property Owner: WICP
Parcel ID's: 14:059:0036,
14:059:0058

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. The applicant is seeking minor subdivision approval for a two-lot subdivision.

OVERVIEW

1. The applicant is proposing a two-lot minor subdivision for two office/warehouse buildings.
2. The proposed lot sizes are as follows:
 - a. Lot 1: 7.764 acres
 - b. Lot 2: 7.329 acres
3. The plat shows 30' wide private access easements around the perimeter of each building and lot to provide proper access and site circulation.

MOTION

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval at 2575 W. 400 N. with the following conditions:

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

Surrounding Zoning and Land Use

North: Regional Commercial (RG) – doTerra

South: Recreational Mixed Use- West (RMU-W) – UDOT wetland bank

East: Regional Commercial (RG) – Vacant

West: Regional Commercial (RG) – Vacant

Lot Requirements – Light Industrial West Zone

Required	Lot 1	Lot 2	Compliant
Minimum lot size: 20,000 sq ft	7.764	7.329	Yes

Subdivision Requirements

Required	Complaint
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
Side lot lines shall be at right angles or radial to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	Yes

Engineering Requirements

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

EXHIBITS

1. Subdivision Plat
2. Site plan

Found Northwest Corner
Section 31, T.5S., R.2E.
3" Utah County Brass Cap

Found North Quarter
Section 31, T.5S., R.2E.
3" Utah County Monument

MOUNTAIN TECH 6 & 7 SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 31
TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.

LINDON CITY, UTAH COUNTY, UTAH

NOVEMBER 2020

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon in accordance with Section 17-23-17, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **MOUNTAIN TECH 6 & 7 SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A parcel of land being a part of the following two entire tracts described in that: 1) Warranty Deed recorded June 14, 1995 as Entry No. 37569 in Book 3698, at Page 119 and; 2) Warranty Deed recorded June 14, 1995 as Entry No. 37574 in Book 3698, at Page 124 in the Office of the Utah County Recorder. Said parcel of land is located in the West half of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian and described as follows:

Beginning at the northwesterly corner of said entire tract, which is 943.67 feet N. 89°31'11" E. and 1402.29 feet South from the Northwest Corner of said Section 31; thence along said entire tracts and existing fence line the following two (2) courses: 1) N. 89°51'32" E. (Record = North 89°51'03" East) 709.51 feet; 2) S. 01°14'41" W. (Record = South 1°14'12" West) 1042.62 feet to an existing fence and point of non-tangency with a 3119.95 - foot radius curve to the right, concave northerly (Radius point bears N. 10°01'41" E.) also, being the northerly boundary line of a parcel of land described in that Final Judgement of Condemnation recorded November 17, 2016 as Entry No. 115936:2016 in the Office of said Recorder; thence along said existing fence and parcel the following two (2) courses: 1) Westerly 192.73 feet along the arc of said curve, through a central angle of 03°32'22" (Chord bears N. 78°12'09" W., 192.70 feet) to a point of non-tangency with a 3100.00 - foot radius curve to the right, Concave northerly (Radius point bears N. 10°19'36" E.); 2) Westerly 512.01 feet along the arc of said curve, through a central angle of 09°27'48" (Chord = N. 74°56'30" W. 511.43 feet) to the easterly boundary line of Street Dedication Plat 1900 West, 150 North, 2400 West & Sewer Easements recorded May 21, 1998 as Entry No. 59082, Map # 8065 in the Office of said recorder; thence along said road dedication the following three (3) courses: 1) N. 00°19'19" E. (Record = N00°19'13" E) 851.56 feet to a point of tangency with a 15.00 - foot radius curve to the left, concave southeasterly; 2) Northeasterly 23.50 feet along the arc of said curve, through a central angle of 89°44'46" (Chord bears N. 45°11'42" E. 21.17 feet); 3) N. 89°55'55" W. (Record N89°56'01" W) 24.18 feet to the westerly boundary line of said entire tract; thence N. 00°25'14" E. (Record = North 0°06'21" East) 1.87 feet to the **Point of Beginning**.

The above described parcel of land contains 668,274 sq. ft. in area or 15.341 acres, more or less.

OWNERS DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

MOUNTAIN TECH 6 & 7 SUBDIVISION

and does hereby dedicate for the perpetual use of the public. All roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby conveys to Lindon City and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2020.

Big Iron Properties, LLC

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Utah) ss

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **MOUNTAIN TECH 6 & 7 SUBDIVISION** and was signed by him/her on behalf of said _____ and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

MOUNTAIN TECH 6 & 7 SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 31

TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.

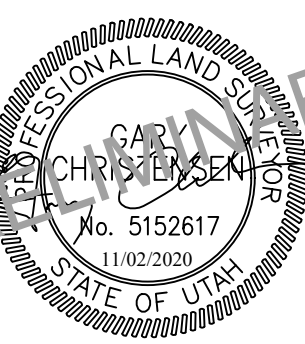
LINDON CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL



CITY ATTORNEY APPROVAL

Approved this _____ day of _____, A.D. 20____

Lindon City Attorney

CITY APPROVAL

Approved this _____ day of _____, A.D. 20____

Lindon City Engineer

Planning Director

OCCUPANCY RESTRICTION NOTICE

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

Conditions of Approval

ACCEPTANCE BY LEGISLATIVE BODY

This __ day of _____, A.D. 20____ The City Council of Lindon City, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, Easements and other parcels of land intended for public purposes for the perpetual use of the public.

Mayor

Clerk / Recorder (See Seal Above)

Planning Commission Chair

UTAH COUNTY RECORDER

Recorded # _____
State of Utah, County of Utah, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Utah County Recorder

See Exhibit "A"

(Record = North 89°51'03" East)
N89°51'32"E 709.51

400 NORTH STREET

LOT 1
338,226 Sq Ft.,
7.764 Acres

Private Shared Access
Easement
See Exhibit "B", Sheet 2

Private Shared Access Easement
See Exhibit "B", Sheet 2
Public Water Line Easement
See Exhibit "D", Sheet 2

Private Storm Drain Easement
See Exhibit "C", Sheet 2

Private Storm Drain Easement
See Exhibit "C", Sheet 2

Public Water Line Easement
See Exhibit "D", Sheet 2
Private Shared Access Easement
See Exhibit "B", Sheet 2

Private Storm Drain Easement
See Exhibit "C", Sheet 2

Private Storm Drain Easement
See Exhibit "C", Sheet 2

Private Shared Access Easement
See Exhibit "B", Sheet 2

LOT 2
319,274 Sq Ft.,
7.329 Acres

Private Storm Drain Easement
See Exhibit "C", Sheet 2
Private Shared Access Easement
See Exhibit "B", Sheet 2

Private Storm Drain Easement
See Exhibit "C", Sheet 2

UTAH DEPARTMENT OF
TRANSPORTATION
14-059-0057

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	176.05	3099.99	3°15'14"	N78° 02' 18"W	176.03
C2	335.98	3099.99	6°12'35"	N73° 18' 23"W	335.81
C3	23.43	13.74	97°44'58"	N22° 35' 55"W	20.69
C4	2.07	15.00	7°55'08"	N4° 16' 53"E	2.07

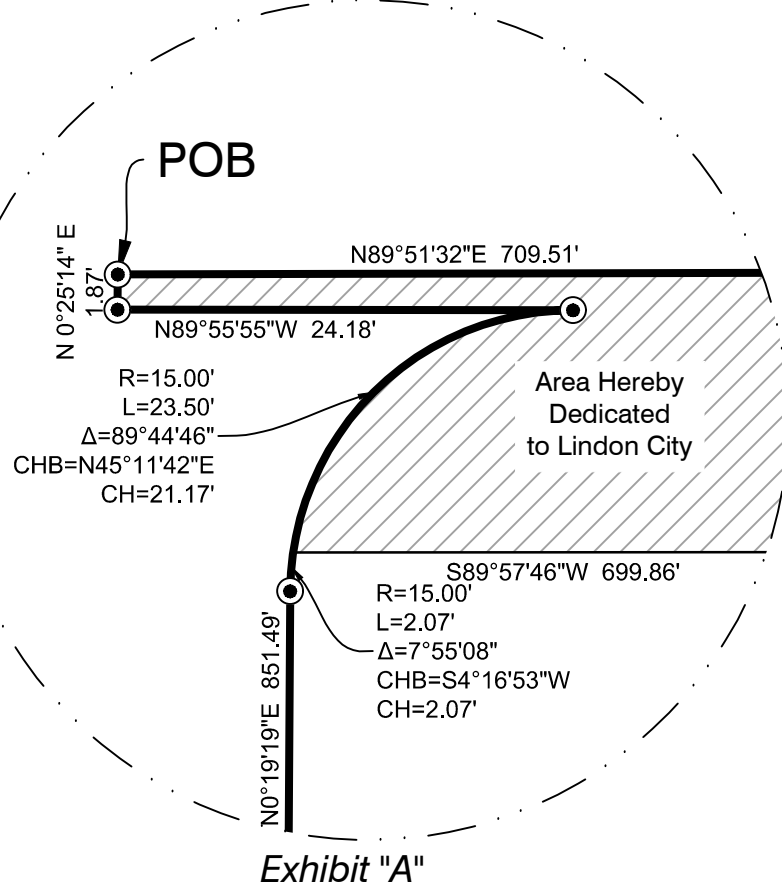
PLAT NOTES:

- 15 Temporary Construction Easement over, across or through the Land for waterline and incidental purposes, as granted to Central Utah Water Conservancy District, a political subdivision of the State of Utah by Instrument recorded February 24, 2012 as Entry No. 14363, 3012 of Official Records.

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296



OWNERS:

Starline Properties, LLC
Big Iron Properties, LLC
1651 Willowbrook Drive
Provo, UT 84604

DEVELOPER:

Mark Weldon
4914 Joanne Kearney Blvd
Tampa, FL 33619

UTAH COUNTY SOLID WASTE SPECIAL
SERVICES DISTRICT
14-059-0051

UTAH COUNTY SOLID WASTE
SPECIAL SERVICES DISTRICT
14-059-0055

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped CIR Engineering

MOUNTAIN TECH 6 & 7 SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 31
TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.
LINDON CITY, UTAH COUNTY, UTAH
NOVEMBER 2020

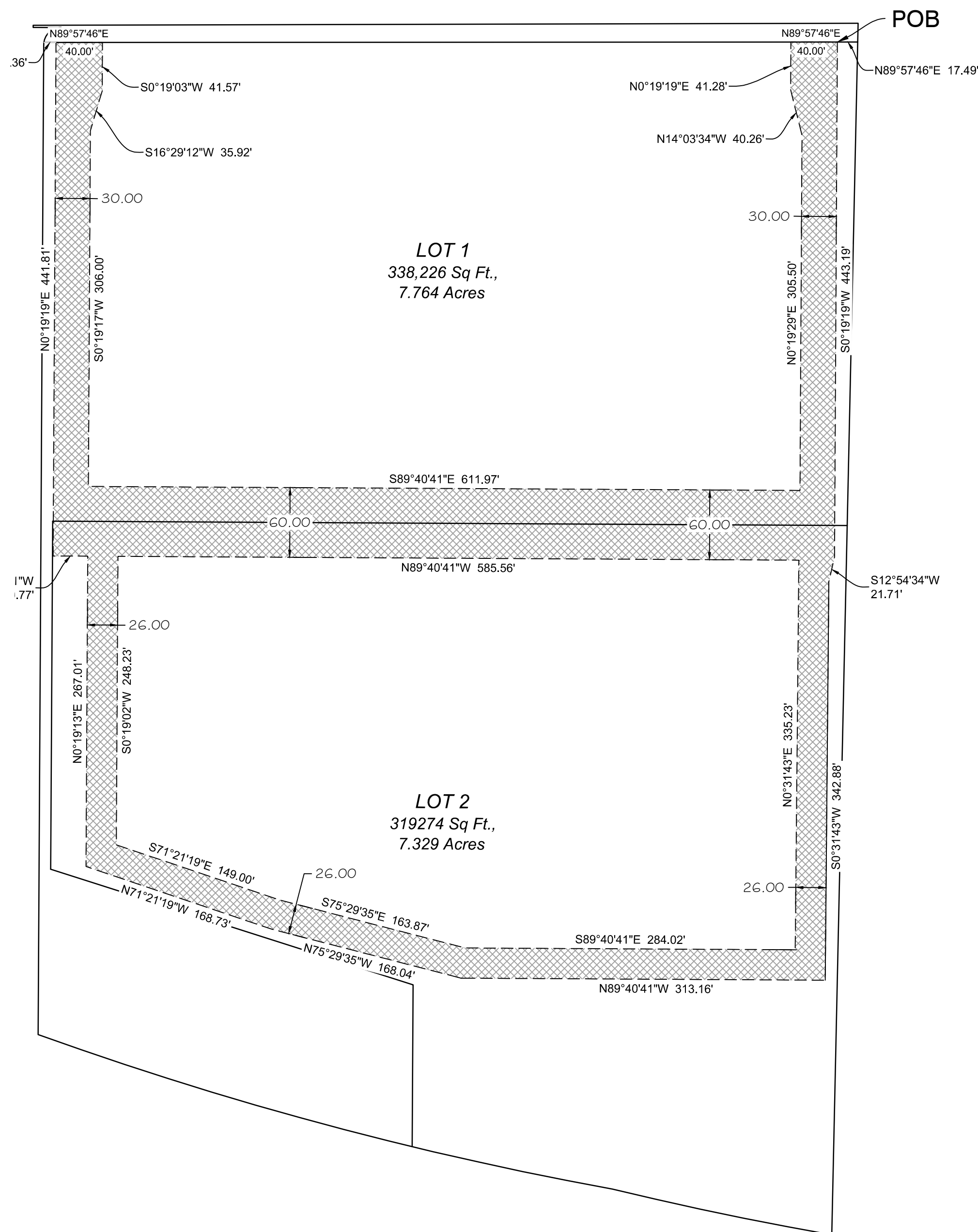


EXHIBIT "B"
Private Shared Access
Easement

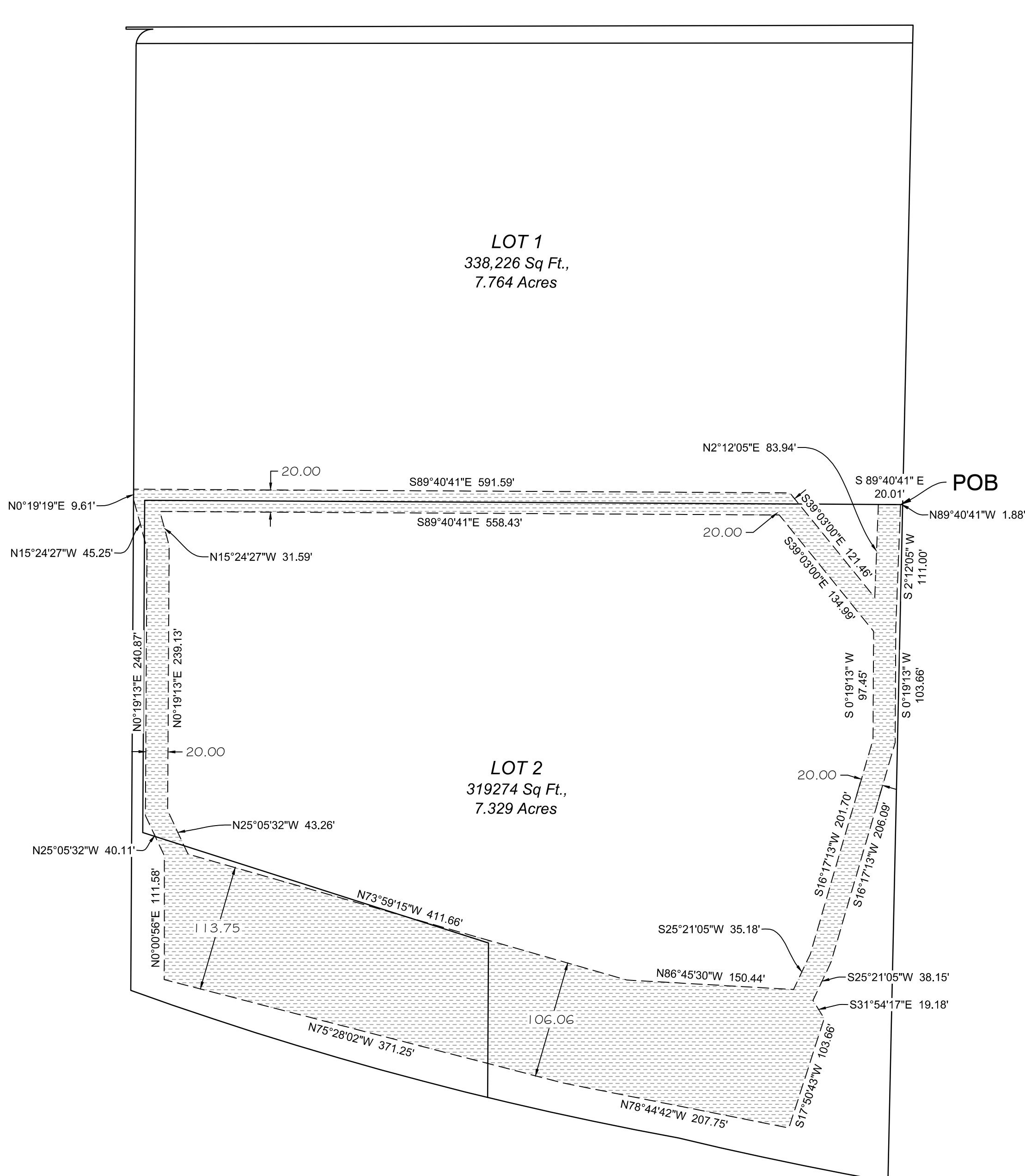


EXHIBIT "C"
Private Storm Drain
Easement

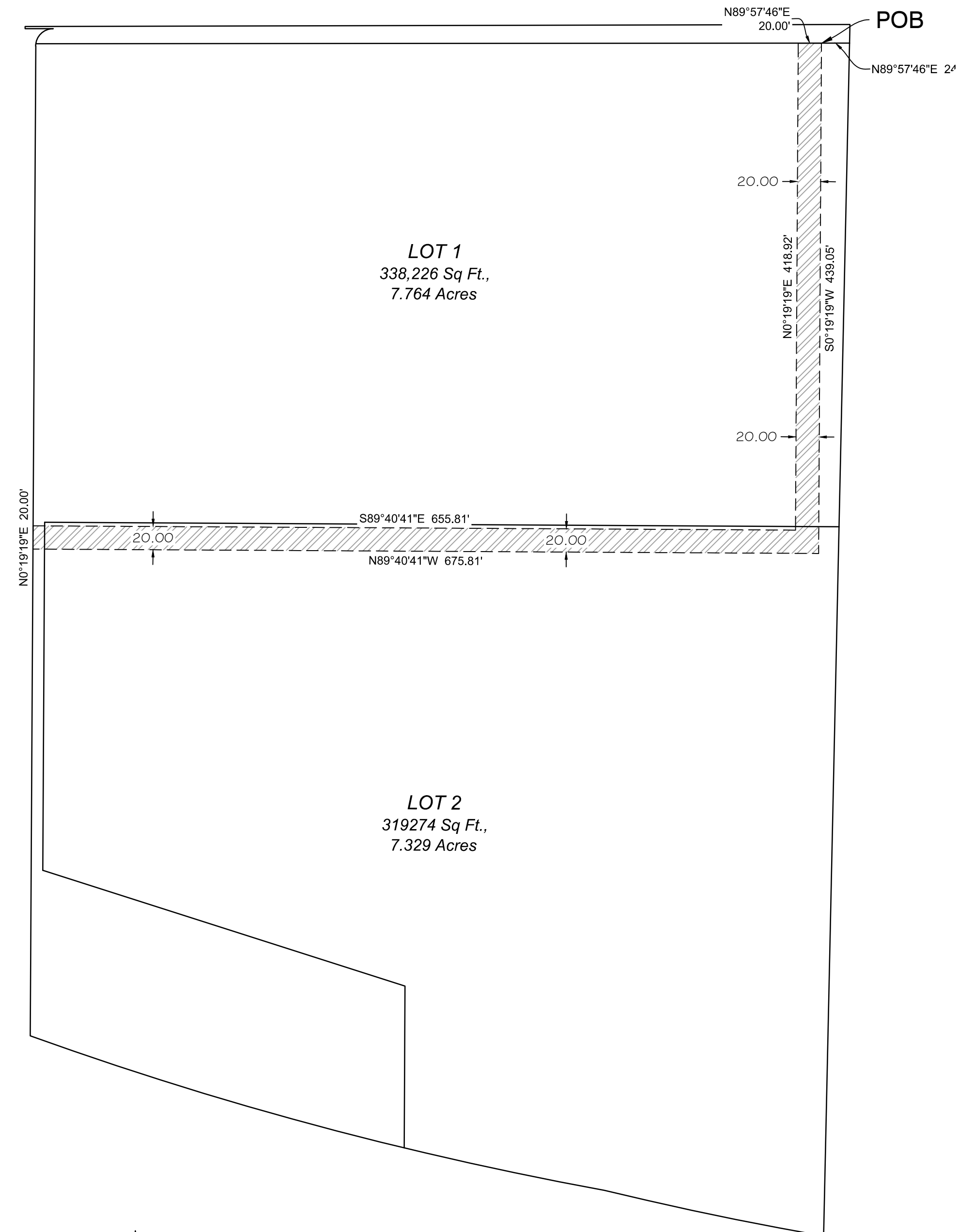


EXHIBIT "D"
Public Water Line
Easement

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped
CIR Engineering

PREPARED BY:



**CIVIL ENGINEERING
+ SURVEYING**

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SHEET
2
2

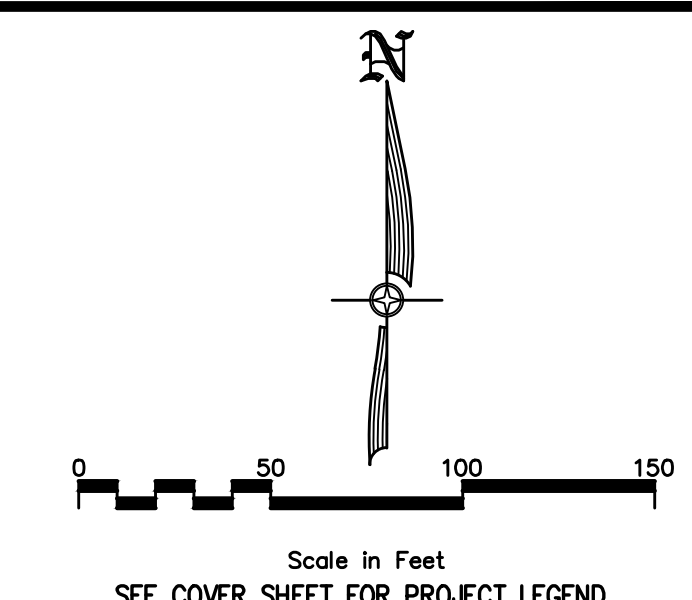
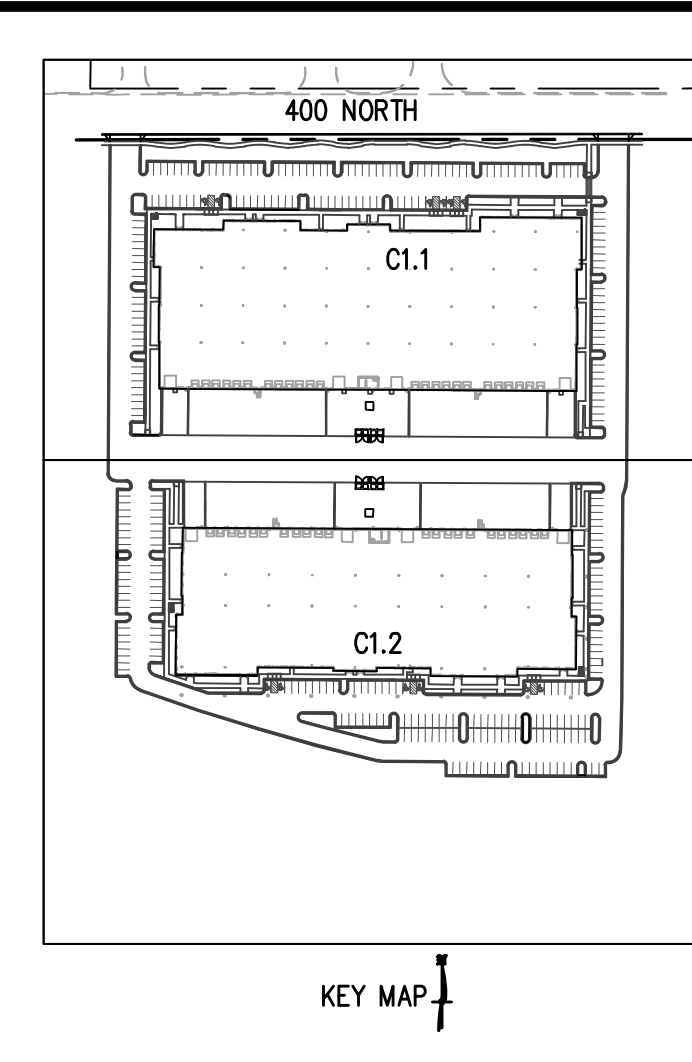
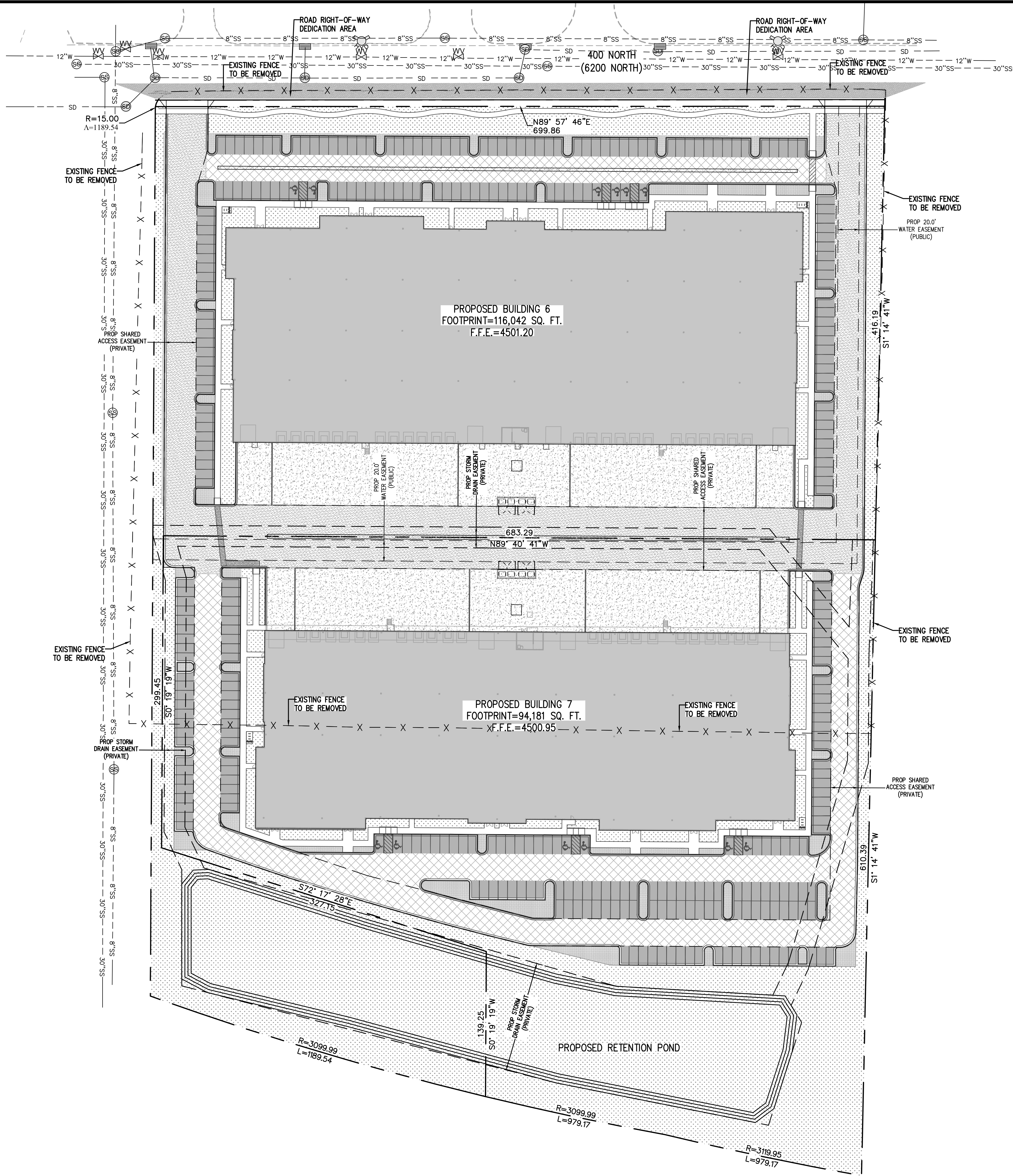
MOUNTAIN TECH 6 & 7 SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 31
TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.
LINDON CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER

Recorded # _____
State of Utah, County of Utah, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Utah County Recorder



SHEET LEGEND

[Pattern]	PARKING AREAS ASPHALT
[Pattern]	DRIVE LANES ASPHALT
[Pattern]	HEAVY-DUTY ASPHALT
[Pattern]	HEAVY-DUTY CONCRETE

1 ASPHALT PAVEMENT SECTION (PARKING AREA)
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	SQ. FT.	CITY REQ'D
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WAREHOUSE	106,042 SQ. FT. 106 (1/1000)	
MINIMUM REQUIRED:	142	
TOTAL PROVIDED:	156 PARKING STALLS	
ACCESSIBLE SPACES	6 (6 - 151 to 200)	
BICYCLE PARKING	14 (8% OF STALLS, MAX 16)	

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WAREHOUSE	83,517 SQ. FT. 84 (1/1000)	
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3. THE PARKING AREAS ON SITE ARE LESS THAN 120,000 SQUARE FEET. THEREFORE, LCC 17.18.080.4 DOES NOT APPLY TO THIS PROJECT.

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	SQ. FT.	CITY REQ'D
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PARKING LANDSCAPING	6,328 SQ. FT. 40SF PER STALL MIN(OR 6,240 SQ. FT. I	
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CIVIL ENGINEERING + SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6236

DESIGNER:

PROJECT ENGINEER:

REVISIONS

BY **DATE**

SCALE: 1"=50'

PROJECT ID: W1046-01

DATE: 11/06/20

FILE NAME: PRJ-LWS

SHEET NO. C1.0

PROJECT NAME: MOUNTAIN TECH SOUTH 6 & 7

ADDRESS: 2825 WEST 400 NORTH, LINDON, UT 84042

SITE PLAN

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG
800 485 4371

Item 6: Site Plan Approval.

Mountain Tech South 6/7 - Approximately 2575 W. 400 N.

Date: December 8, 2020

Applicant: WICP Mt Tech 6/7 LLC
Presenting Staff: Michael Florence

General Plan: Commercial
Current Zone: Regional Commercial (RC)

Property Owner: WICP
Parcel ID's: 14:059:0036,
14:059:0058

Type of Decision: Administrative
Council Action Required: No



SUMMARY OF KEY ISSUES

1. The applicant is seeking site plan approval for two office/warehouse buildings.

OVERVIEW

1. Lot 1 is 7.764 acres. Lot 2 is 7.329 acres;
2. The proposal is to construct two, one story office/warehouse buildings on the site.
 - a. Building 1/Mtn Tech 6: 116,042
 - b. Building 2/Mtn Tech 7: 94,181
3. The property is currently vacant but was previously used for an outdoor race track.
4. The Lindon City Street Master Plan map shows the future Vineyard Connector highway crossing the southern portion of this property. The applicant is proposing to reserve property for the Vineyard Connector and has been actively working with UDOT
5. The applicant has provided a professional parking study and is petitioning for a reduction in the City parking standard.

MOTION

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

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. Final building and site design will meet the Regional Commercial ordinance requirements;
4. A reduction in parking be approved with 156 parking stalls for lot 1/Mtn Tech 6 and 182 parking stalls for lot 2/Mtn Tech 7;
5. All items of the staff report.

Surrounding Zoning and Land Use

North: Regional Commercial (RG) – doTerra

South: Recreational Mixed Use- West (RMU-W) – UDOT wetland bank

East: Regional Commercial (RG) – Vacant

West: Regional Commercial (RG) – Vacant

Development Standards

Parking

Required	Required/Provided
Office/Warehouse Building 1/Mtn Tech 6	
1 per 500 sq. ft. of warehouse floor area (106,042)	212/106
1 per 350 sq. ft. of office area (10,000)	29/29
Total stall required/provided	241/156 (ratio of 1 stall per 675 sq. ft.)
Bike Stalls	Compliant
Office/Warehouse Building 2/ Mtn Tech 7	
Required/Provided	
1 per 500 sq. ft. of warehouse floor area (83,517)	167/153
1 per 350 sq. ft. of office area (10,000)	29/29
Total stalls required/provided	196/182 (ratio of 1 stall per 550 sq. ft.)
Bike stalls	Compliant

City parking codes, 17.18.075 and 17.18.077 – allow for alternative methods of reducing parking. These include:

- 17.18.075 – Uses not Specified/Reasonable Parking. The Planning Director and City Engineer may also modify the required parking spaces when appropriate to avoid unreasonably excessive parking, or conversely to require additional parking for high demand uses. Broad flexibility is given to the Planning Director and City Engineer in determining the appropriate number of spaces.
- 17.18.077 – Alternatives to Reduce Required Parking
 - Shared parking agreements
 - Sites well served by transit
 - Motorcycle parking
 - Comparative use reductions

The applicant has provided a parking study from Hales Engineering. The study uses the Institute of Transportation Engineers (ITE) Parking Generation, 5th edition, 2019 to compare parking ratios. The ITE manual recommends for warehouse:

Table 1: ITE Parking Generation

Lindon - Mountain Tech South 6 & 7		
ITE Parking Generation		
Rate Type	Rate (stalls/1,000 sq ft) ¹	Stalls
Average	0.39	83
85th Perc.	1.11	236
Maximum	1.96	417
1ITE Parking Generation, 5th Edition, 2019		
Source: Hales Engineering, October 2020		

According to the parking study, it is typical to use the 85th percentile ITE parking rate as the required supply for a project and it is typical to add an extra 10% to the required supply to ensure that vehicles can find a parking stall quickly upon entering a site, to minimize the internal circulation. The following table was provided to show comparison between the City parking standard and the ITE parking rate:

Table 2: Parking Rate Comparison

Source	Rate (stalls/1,000 sq ft)	# of Stalls
Proposed Site Plan	-	-
TOTAL	1.62	344
Lindon City Code	-	-
Office (6500)	2.86	57
Warehousing (5100)	2.00	385
TOTAL	-	442
ITE (85th Percentile)¹	-	-
Warehousing with Office Space (150)	1.11	236
TOTAL	-	236
1ITE Parking Generation, 5th Edition, 2019		
Source: Hales Engineering, October 2020		

* The parking count numbers in the above table are slightly different from the submitted site plan. The total number of stalls for the proposed site plan is 338 and the total amount of stalls required by Lindon City code is 437.

The Lindon Planning Director and City Engineer have reviewed the proposed reduction in parking. The City parking code would require 437 parking stalls (241 for building 1 and 196 for building 2) to meet the code requirement. The application is proposing 338 stalls (156 for building 1 and 182 for building 2). With the attached parking study city staff feel comfortable recommending approval of the parking reduction to the planning commission. Staff feels that there would still be ample parking even if the use of the warehouse space changed to a manufacturing of other type of tenant. In the city parking code, the manufacturing parking rate is one stall per 750 square feet. There would be sufficient parking to meet this parking use. The only allowed use in the Regional Commercial zone that wouldn't meet the parking standard with the reduction are retail uses. However, even if the applicant constructed all of the parking it wouldn't meet a retail parking requirement.

Landscaping Standards

*final review will be completed with the building permit submittal

Required Site Landscaping	Compliant
20 landscape strip along 400 N.	Yes
70% vegetation	Yes
Trees planted 30 foot on center	Yes

Required Interior Landscaping	Compliant
40 sq. ft. per parking stall 338*40 = 13,520	Yes
1 tree per 10 parking stalls	Yes
70% living material in landscaping	Yes

Setbacks - the proposed building meets the minimum setback of 30' from the front property line.

Minimum lot area - the minimum lot area in the Regional Commercial zone is 20,000 square feet. The applicant's lots range from 7.3 – 7.7 acres.

Lighting – Street lighting was installed on the northside of 400 N. so street lighting will not be required on the southside of the street.

Traffic Circulation

The proposed plan and subdivision plat show 30' private shared access easements around both buildings. The fire department has reviewed the plans and have no issues with site circulation.

Building Design and Architectural Standards

Architectural Design - Refer to ordinance 17.54 for specific design standards.

The proposed office/warehouse building are similar to the buildings that have previously been approved at Mountain Tech South 2,3 and 4 which are tilt-up concrete buildings. One building fronts 400 N. and the other building will front the future Vineyard Connector.

- The two buildings have some variation in roofline.
- Concrete tilt-up buildings are allowed when stamped, stained, or textured panels are used to add character. The buildings do have a change in color to help create façade variation.
- The building entries have a metal canopy.
- Windows at the entrances and end caps all have canopies.
- Windows wrap the side facades.
- Parapets require a cornice treatment. It is difficult to tell from the renderings if there is a cornice treatment. Staff has added that the final drawings meet the architectural requirements of the Regional Commercial zone as a condition of approval.

Building Height – 40'. Maximum allowed height in the zone is 80'.

Engineering Requirements

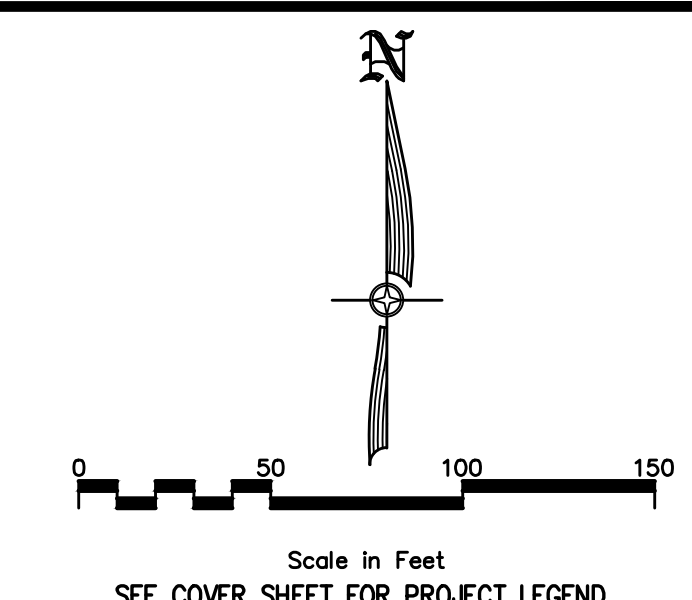
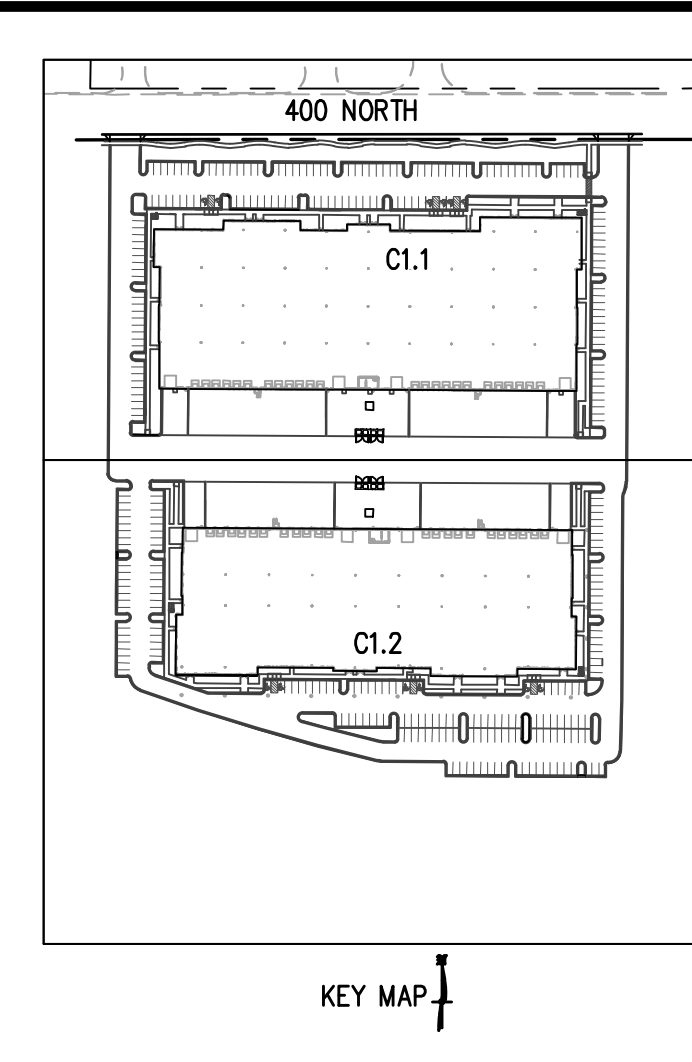
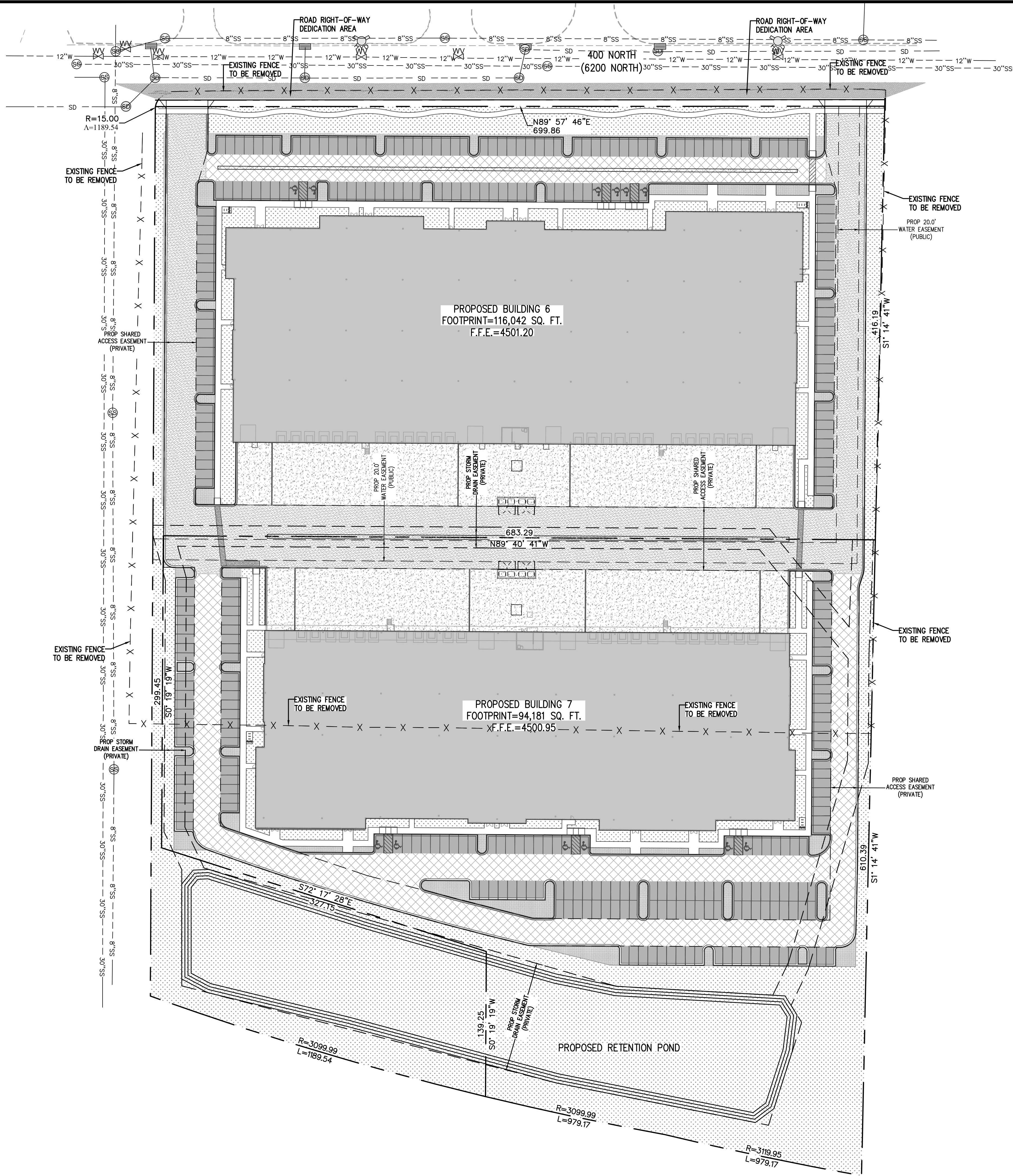
The City Engineer is working through technical issues related to the plat and civil engineering plans and will ensure all engineering related issues are resolved before final approval is granted.

Staff Analysis

The proposed development is similar to the Mountain Tech South 2, 3, and 4 buildings. The applicant will be bringing in good tenants to the area. The streetscape will be improved and attractive new buildings constructed.

EXHIBITS

1. Site Plan
2. Architectural Renderings
3. Landscape plan
4. Exhibit with future Vineyard Connector
5. Parking study



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CIVIL ENGINEERING
+ SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119

PROJECT ENGINEER:

DESIGNER:

NO.

REVISIONS

BY

DATE

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119

801-949-6296

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

PROFESSIONAL ENGINEER

CALL BEFORE YOU DIG
BLUE STAKES 1 800 665 6371

PROJECT ID: W1046-01
FILE NAME: PRJ-LWS

DATE: 11/06/20
SCALE: 1"=50'

SHEET NO. C1.0

SITE PLAN



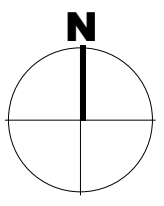
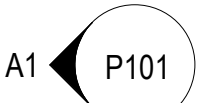
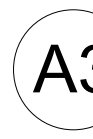
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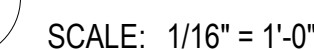
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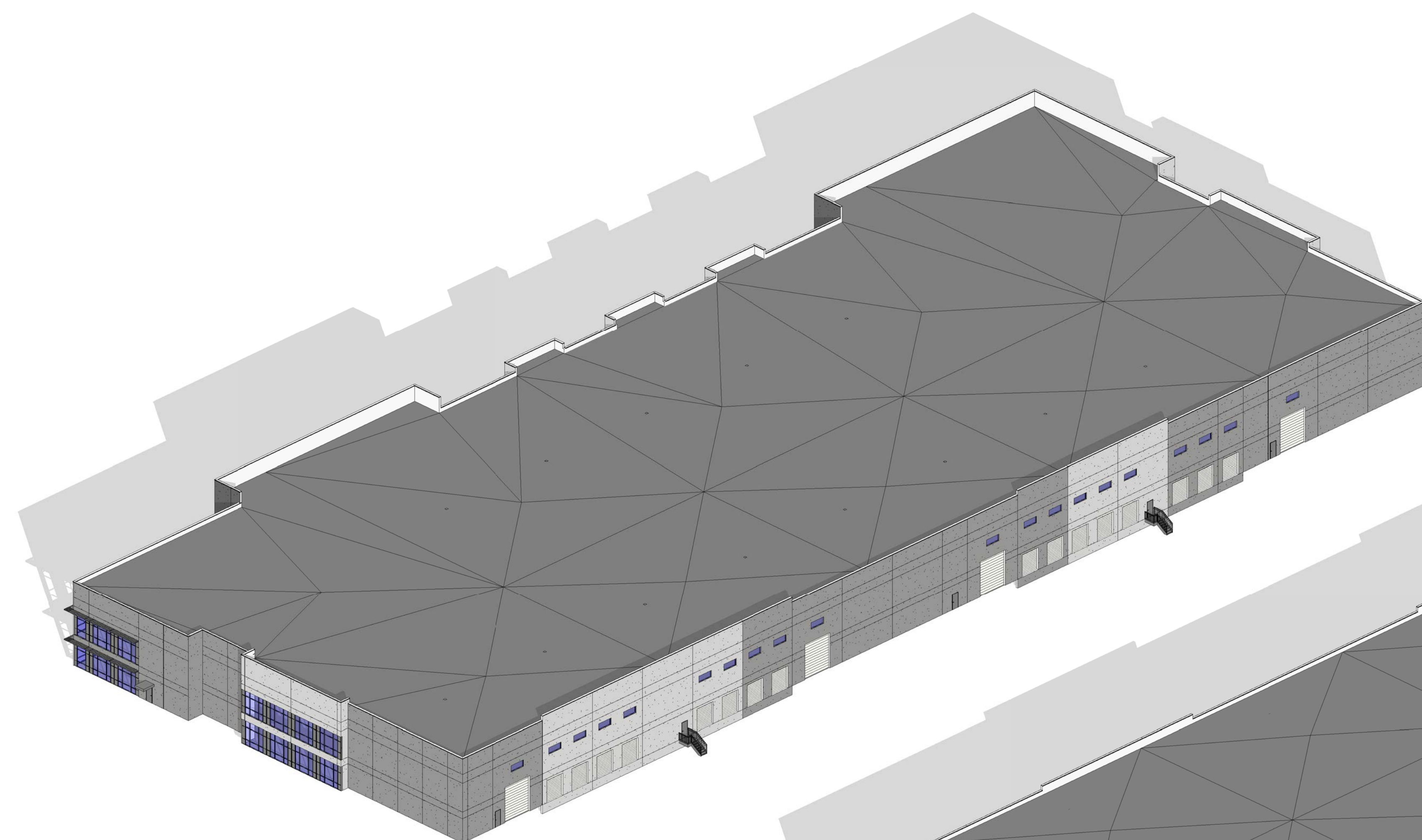
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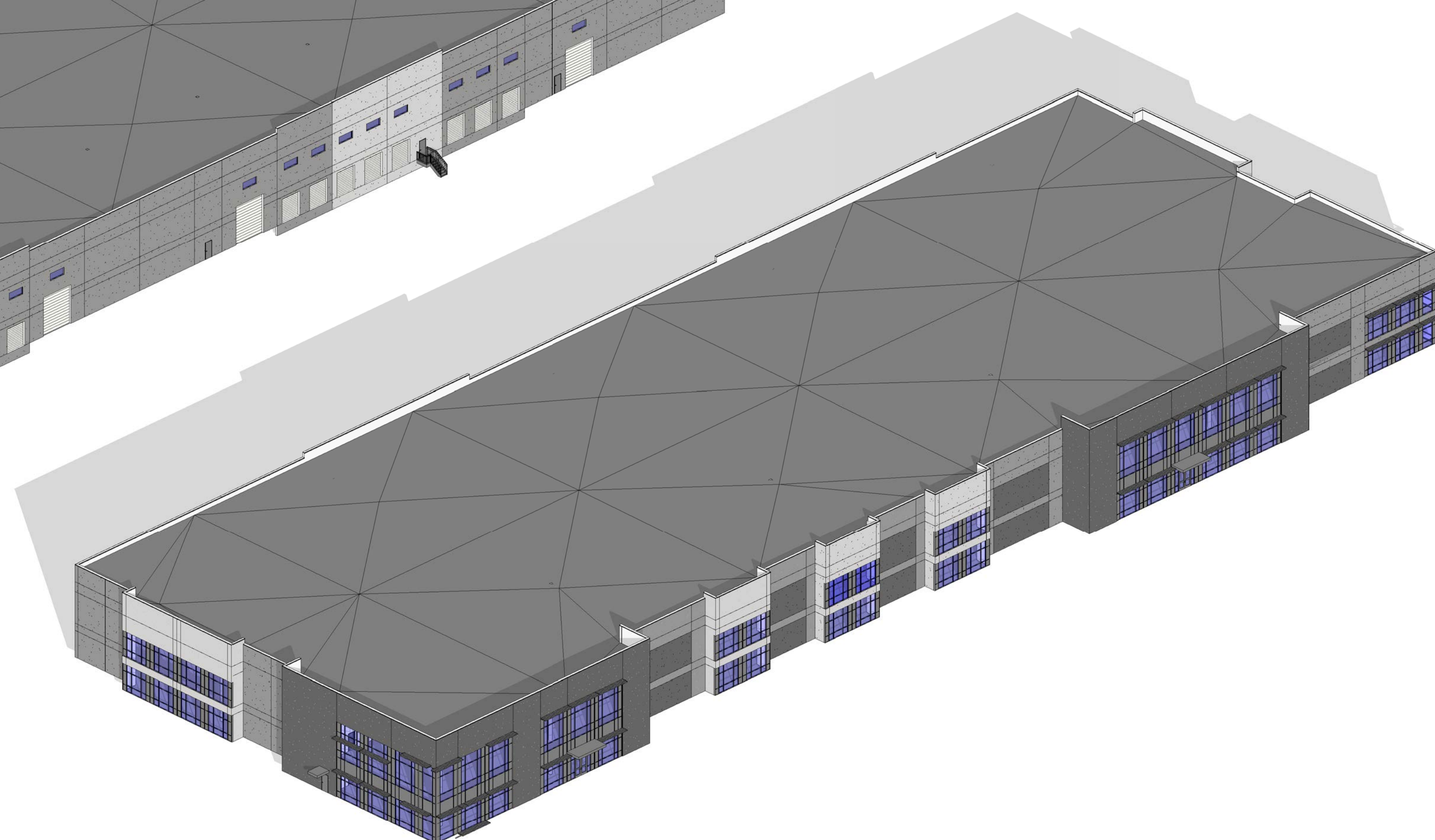


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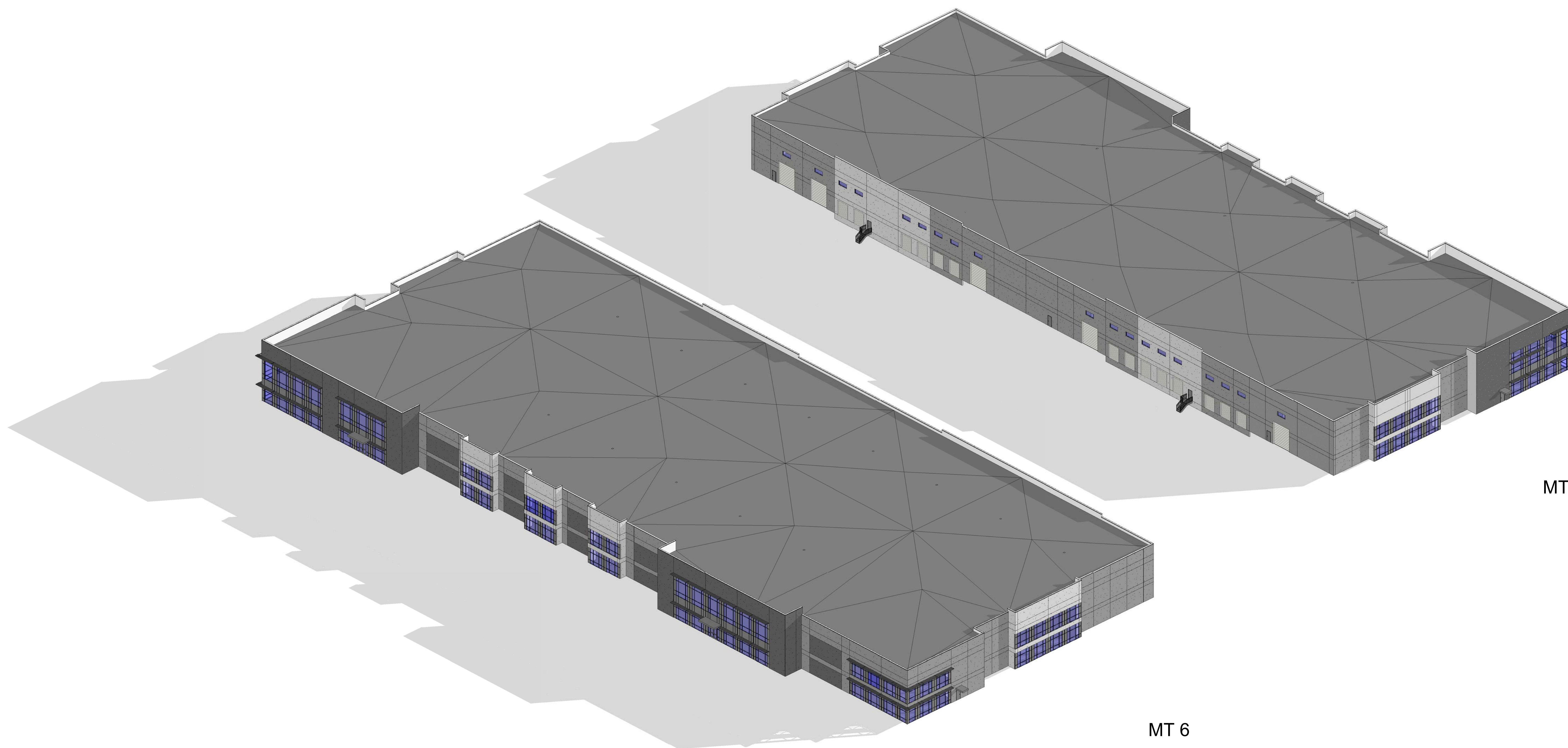




MT 6



MT 7



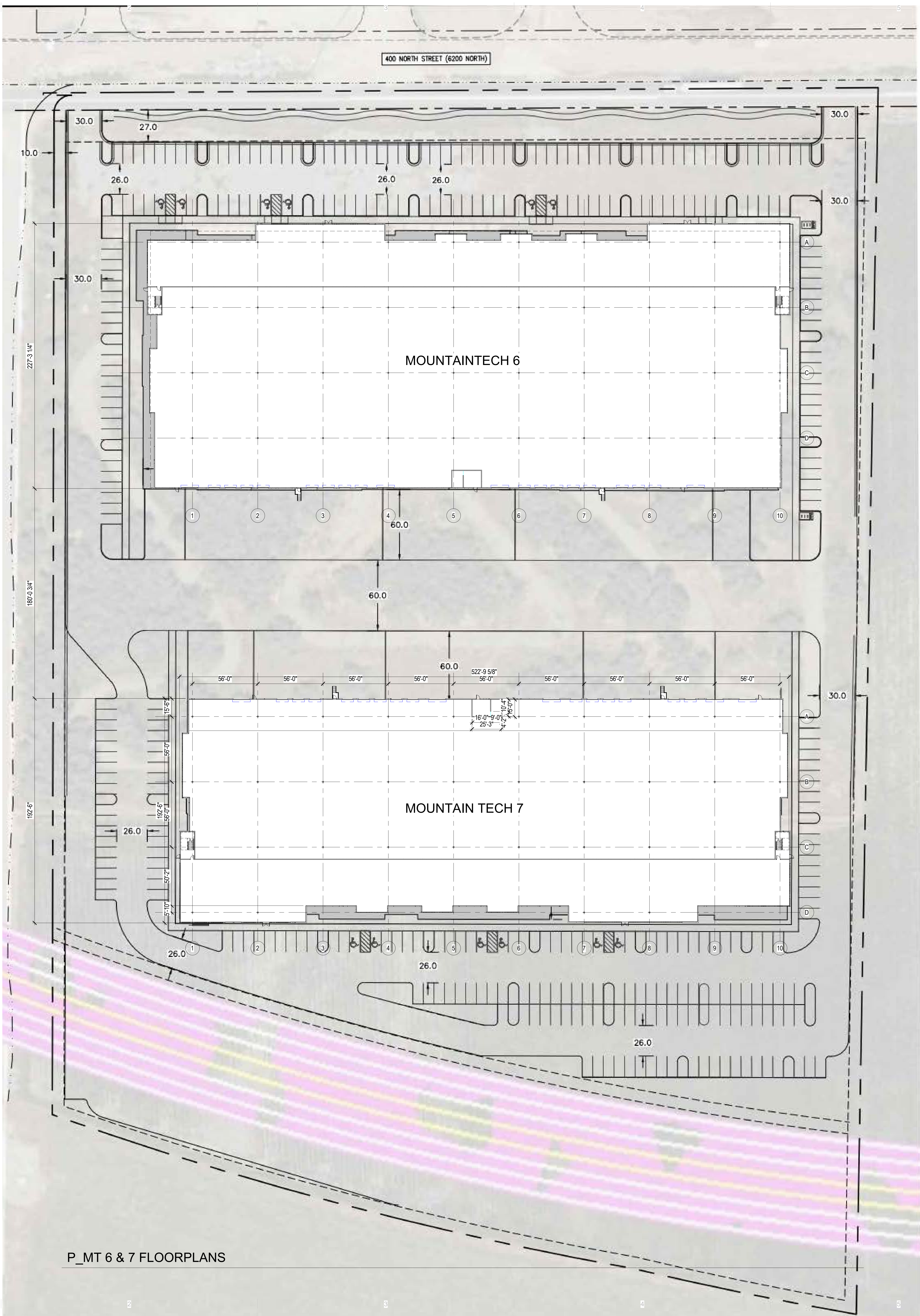
MT 7

MT 6

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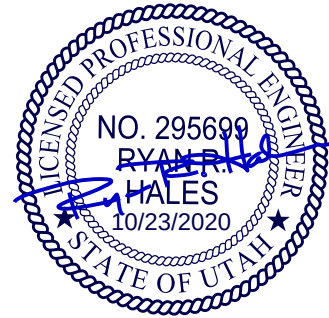
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P_MT 6 & 7 FLOORPLANS

MEMORANDUM

Date: October 23, 2020
To: CIR, Scott Thorsen, PE
From: Hales Engineering



Subject: Lindon – Mountain Tech South 6 & 7 Parking Study

UT20-1775

This memorandum discusses the parking study completed for the proposed Mountain Tech South 6 & 7 project located in Lindon, Utah. The study identifies the City parking supply rates and compares the parking demand rates identified by the Institute of Transportation Engineers (ITE).

Project Description

The proposed Mountain Tech South 6 & 7 project is located on the south side of 6200 North, between 2000 West and 2600 West in Lindon, Utah. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The site location lies within a commercial zone as outlined in the Lindon City General Plan Land Use Map. The site will comprise two buildings with a total of 212,409 square feet of floor space. 20,000 square feet of the buildings will be dedicated to office space with the remaining 192,409 square feet dedicated to warehouse space. The proposed site plan includes 344 on-site parking stalls, equating to a parking rate of 1.62 parking stalls per 1,000 square feet of floor space.

Lindon City Parking Code

The Lindon City code specifies parking rates for various land use types. According to section 17.18.070 of the code, the city requires 2.0 parking stalls per 1,000 square feet of warehousing space (SLUC 5100) and 2.86 parking stalls per 1,000 square feet of "professional / typical office space" (SLUC 6500). Based on this parking rate and the proposed square footage shown in the project site plan, the City would require the project site to have at least 442 parking stalls on site.



Figure 1: Site vicinity map of the project in Lindon, Utah

ITE Parking Demand Rates

According to the Institute of Transportation Engineers (ITE), *Parking Generation*, 5th Edition, 2019, the average parking demand rate for warehousing (ITE land use 150), which by definition includes limited office space within the property, is 0.39 parking stalls per 1,000 square feet, with an 85th percentile demand rate of 1.11 stalls per 1,000 square feet and a maximum observed rate of 1.96 parking stalls per 1,000 square feet. This is based on 31 study sites across the United States since the year 1990. The number of stalls needed based on each of these rates for the proposed project is shown in Table 1. A print-out copy of the ITE data for land-use 150 is provided in Appendix B of this report.

It is typical to use the 85th percentile ITE parking rate as the required supply for a project, and it is typical to add an extra 10% to the required supply to ensure that vehicles can find a parking stall quickly upon entering a site, to minimize the internal circulation.

Table 1: ITE Parking Generation

Lindon - Mountain Tech South 6 & 7 ITE Parking Generation		
Rate Type	Rate (stalls/1,000 sq ft) ¹	Stalls
Average	0.39	83
85th Perc.	1.11	236
Maximum	1.96	417
1ITE Parking Generation, 5th Edition, 2019		
Source: Hales Engineering, October 2020		

Comparison

The discussed parking rates were compared to determine the number of stalls that should be constructed at the proposed Mountain Tech South 6 & 7 project site in Lindon. The rates were applied to the proposed 2,12,409 square feet of floor space to calculate the number of stalls that would be required. The comparison of the rates and number of stalls between various parking rate sources is shown in Table 2.

Table 2: Parking Rate Comparison

Source	Rate (stalls/1,000 sq ft)	# of Stalls
Proposed Site Plan	-	-
TOTAL	1.62	344
Lindon City Code	-	-
Office (6500)	2.86	57
Warehousing (5100)	2.00	385
TOTAL	-	442
ITE (85th Percentile)¹	-	-
Warehousing with Office Space (150)	1.11	236
TOTAL	-	236
ITE Parking Generation, 5th Edition, 2019		
Source: Hales Engineering, October 2020		

It is important to note that the ITE rates represent actual parking demand rate, as opposed to supply. Typically, the parking supply should be at least 10% higher than the parking demand in order to accommodate customers entering / exiting the lot to find a parking space and to account for possible bumps in demand. Therefore, the recommended parking supply using the 85th percentile ITE rate would equate to approximately 260 stalls.

The proposed site plan, which includes 344 parking spaces, provides 32% more parking stalls than the 260 stalls required using the 85th percentile ITE parking demand with the 10% increase in parking supply.

Conclusions and Recommendations

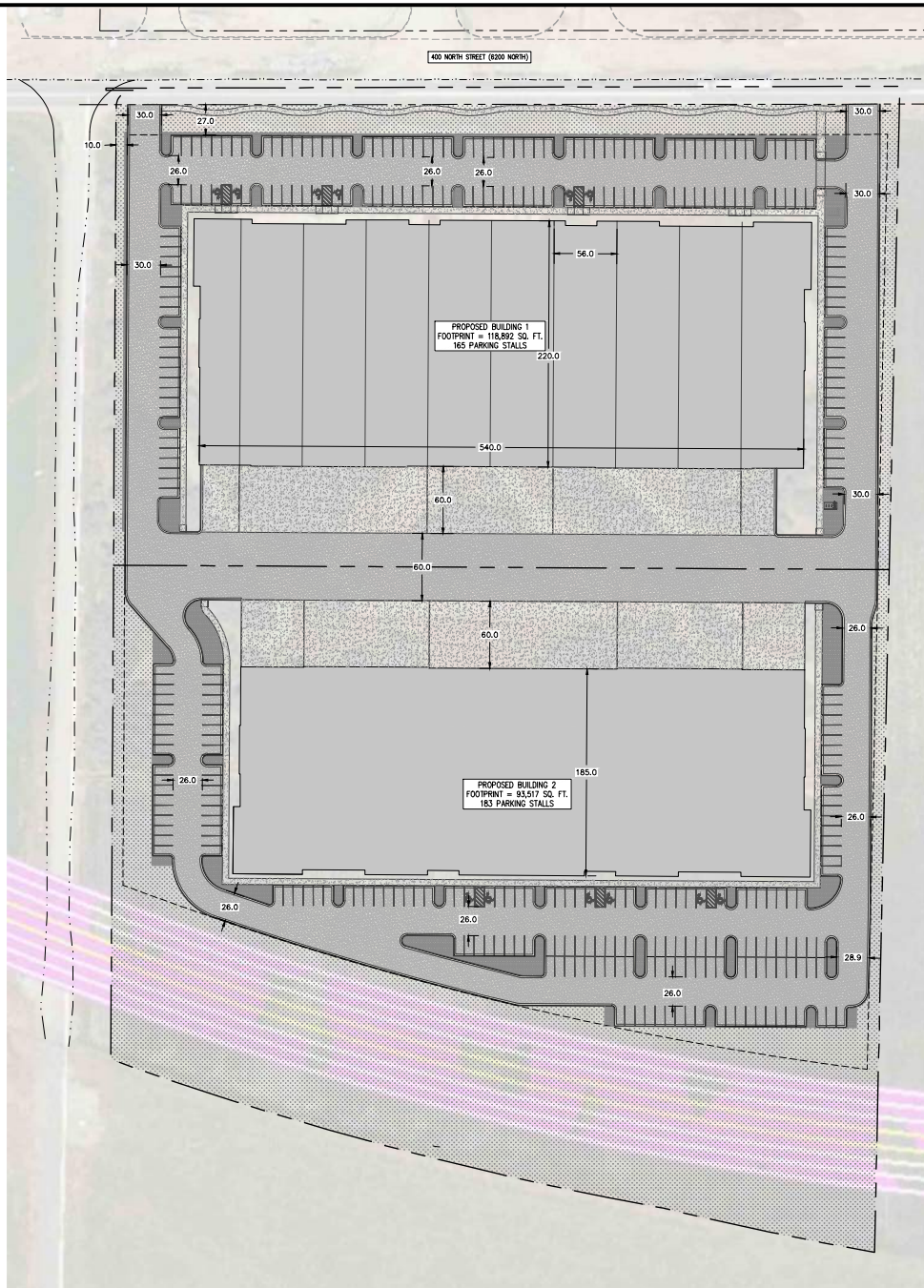
Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Mountain Tech South 6 & 7 development in Lindon, Utah:

- Lindon City has a much higher required parking rate of 2.86 and 2.00 stalls per 1,000 square feet for office and warehouse space, respectively, than the recommended ITE 85th percentile rate of 1.11 stalls per 1,000 square feet.
- Overall, the proposed site plan utilizes a much higher parking generation rate than the ITE 85th percentile rate.

- It is anticipated, based on the national ITE data, that the proposed development will have a parking demand of 236 vehicles on their site.
 - It is customary practice to add an additional 10% to the parking demand to provide an adequate supply of stalls in a parking lot. This provides sufficient parking space for vehicles so that drivers don't have to circle around a lot until an open parking stall is found. This reduces the safety risk on-site for pedestrians and vehicles.
 - Based on these conclusions, it is recommended that a minimum of 260 parking stalls be provided on the proposed Mountain Tech South 6 & 7 site to adequately service the anticipated parking demand.
- Hales Engineering concludes that **the planned 344 on-site parking stalls are more than sufficient to accommodate the anticipated parking demand at the study site.**

APPENDIX A

Site Plan



PROJECT SUMMARY:

LOT 1 AREAS:

LOT 1	298,114 SQ. FT. / 6.87 ACRES
BUILDING 1 FOOTPRINT	118,892 SQ. FT. / 2.73 ACRES
LANDSCAPING	29,076 SQ. FT. / 0.67 ACRES
INTERIOR PARKING	6,797 SQ. FT. / 0.16 ACRES
REMAINING	22,279 SQ. FT. / 0.51 ACRES
ASPHALT	80,880 SQ. FT. / 1.86 ACRES
CONCRETE	70,264 SQ. FT. / 1.61 ACRES

LOT 2	369,142 SQ. FT. / 8.47 ACRES
BUILDING 2 FOOTPRINT	93,517 SQ. FT. / 2.15 ACRES
LANDSCAPING	221,212 SQ. FT. / 5.12 ACRES
INTERIOR PARKING	8,320 SQ. FT. / 0.19 ACRES
REMAINING	127,696 SQ. FT. / 2.93 ACRES
ASPHALT	89,502 SQ. FT. / 2.05 ACRES
CONCRETE	50,108 SQ. FT. / 1.15 ACRES

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

PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'D
--	---------	------------

LOT 1:

PROPOSED BUILDING 1	10,000 SQ. FT.	33 (1/300)
OFFICE	108,892 SQ. FT.	109 (1/1000)
WAREHOUSE		

MINIMUM REQUIRED: 142
TOTAL PROVIDED: 163 PARKING STALLS

ACCESSIBLE SPACES: 6 (6 - 151 to 200)
BICYCLE PARKING: 14 (8% OF STALLS, MAX 16)

LOT 2:

PROPOSED BUILDING 2	10,000 SQ. FT.	33 (1/300)
OFFICE	83,517 SQ. FT.	84 (1/1000)
WAREHOUSE		

MINIMUM REQUIRED: 117
TOTAL PROVIDED: 181 PARKING STALLS

ACCESSIBLE SPACES: 6 (6 - 151 to 200)
BICYCLE PARKING: 16 (8% OF STALLS, MAX 16)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.
2. ALL TYPICAL CONSTRUCTION TO COMPLY WITH LINDON CITY STANDARDS. SEE LINDON CITY STANDARD DRAWINGS
3. THE PARKING AREAS ON SITE ARE LESS THAN 120,000 SQUARE FEET. THEREFORE, LOC 17.18.080.4 DOES NOT APPLY TO THIS PROJECT.

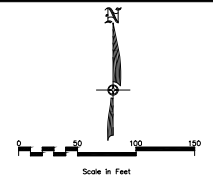
LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'D
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LOT 1:
PARKING LANDSCAPING: 6,797 SQ. FT. 40SF PER STALL MIN(OR 6,520 SQ. FT. REQ'D)
OPEN SPACE: ##### PROVIDED

LOT 2:
PARKING LANDSCAPING: 7,240 SQ. FT. 40SF PER STALL MIN(OR 7,240 SQ. FT. REQ'D)
OPEN SPACE: ##### PROVIDED

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



CIR
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LINDON WELDON
LINDON, UTAH
SITE LAYOUT

SHEET NO.
EXH
PROJECT ID: DATE:
A-1000 10/07/20
FILE NAME: SCALE:
PRG-XXX 1"=50'

APPENDIX B

ITE Parking Generation

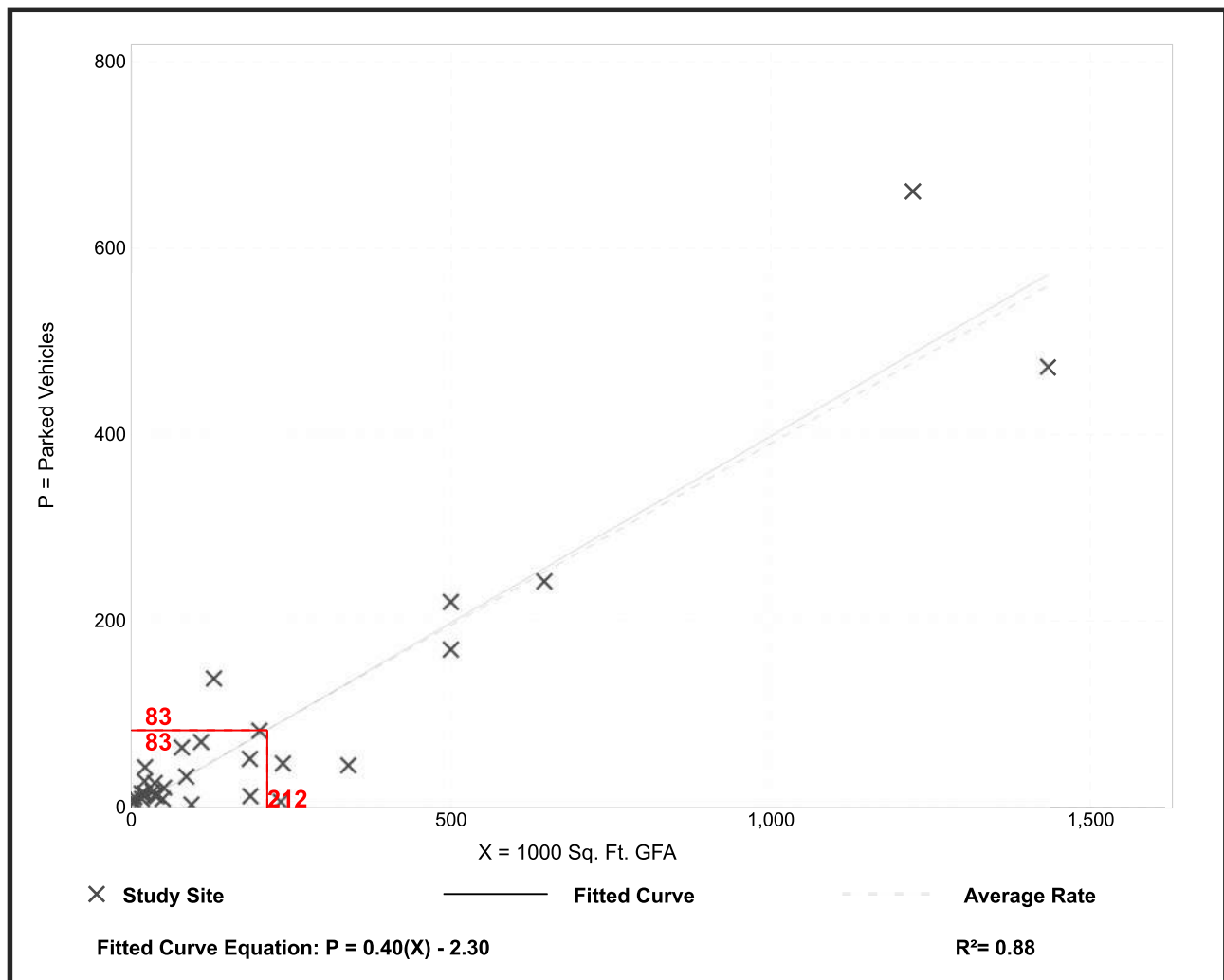
Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Weekday (Monday - Friday)
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
 Number of Studies: 31
 Avg. 1000 Sq. Ft. GFA: 212

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

Data Plot and Equation



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