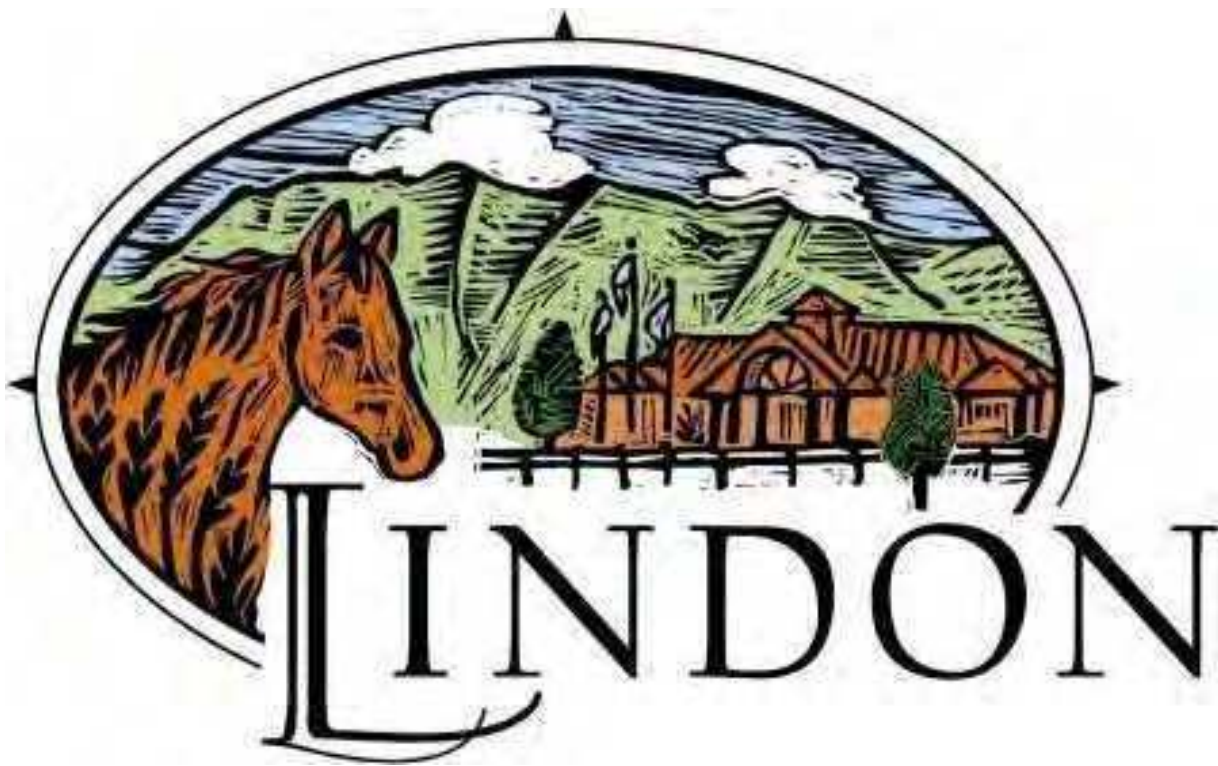


Lindon City Planning Commission Staff Report



April 8, 2021

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Thursday, April 8, 2021**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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

1. Call to Order

2. Approval of minutes

Planning Commission 3/23/2021

3. Public Comment

4. Plat Amendment – Kirkland Estates Plat P – 1124 E. 20 S. and 1140 E. 20 S.

Chad Harrington and Lee Chestnut seek plat amendment approval to relocate an existing public utility easement from its current location on the property to the rear portion of their property. This property is located in the residential (R1-12) zone. (10 minutes)

5. Conditional Use Permit – Alas Towing – 973 West 240 North

Carlos Alas requests Conditional Use Permit approval for the property located at 973 West 240 North for auto repair and towing services as part of a vehicle dealership in the Light Industrial (LI) Zone. (15 minutes)

6. Amended Site Plan – Dastrup Auto – 475 North State Street

Dastrup Auto requests amended site plan approval to construct an addition of approximately 2,000 square feet to an existing garage at the North side of their property in the General Commercial (CG) Zone. (15 minutes)

7. Public Meeting for a recommendation to amend the Lindon City zoning map to Planned Residential Development Overlay and a portion to General Commercial–A for the property located at approximately 550 N. State Street and 310 W. 500 N.

Elwood Holdings and Rhino Realty LLC request a recommendation from the Lindon City Planning Commission for a Zoning Map Amendment at approximately 550 N. State Street and 310 W. 500 N. (Parcel numbers 14:068:0304, 14:067:0187, 14:067:0169, 14:068:0277). The Zone Map Amendment request is to change the zoning on the property to the Planned Residential Development Overlay and a portion to General Commercial–A. This item was continued by the Planning Commission at their March 23, 2021 meeting. (45 minutes)

10. 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: 4/5/2021 Time: 5:00 pm

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

Page 1 of 1

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

**The Draft Minutes from the March 23, 2021
Planning Commission Meeting will be sent separately**

Item 4: Plat Amendment – Kirkland Estates Plat “Q” 1124 E. & 1140 E. 20 S.

Date: April 8, 2021

Applicant: Chad Harrington & D. Lee Chestnut

Presenting Staff: Michael Florence

General Plan: Residential Low

Current Zone: Residential R1-12

Parcel IDs: 44:229:0047 and
44:229:0046

Type of Decision: Administrative
Council Action Required: No



Overview

1. Chad Harrington and D. Lee Chestnut are request a plat amendment to realign an existing Public Utility Easement adjacent to the rear property line.
2. A plat amendment for a majority of the properties along 20 S. was completed in 2018. Each homeowner purchased property to extend their rear yard.
3. When the plat was amended, the rear easement wasn't changed due to existing underground utilities and where those were thought to be located.
4. With the proposed plat amendment for Lots 53 and 54 it was found that the underground utilities were not actually located in the existing easement. At least for Mr. Harrington, he would like to construct an accessory structure over the exiting easement. Since the underground utilities are not in the existing easement the utility companies will relocate their utilities to the proposed new easement.

Motion

I move to (approve, deny, continue) the applicant's request for plat amendment approval of the Kirkland Estates Plat "Q" Subdivision with the following conditions:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto; and
3. All items of the staff report.

Surrounding Zoning and Land Use

North: Residential R1-12 – Vacant Property

East: Residential R1-12 – Single Family Home

South: Residential R1-12 – Single Family Home

West: Residential R1-12 – Single Family Home

Subdivision Standards

Lindon City Code 17.32.00 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to join two or more of the petitioner fee owner's contiguous lots.

10-9a-608. Vacating, altering, or amending a subdivision plat.

(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:

(a) the petition seeks to:

(i) join two or more of the petitioner fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;

(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

(b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

Findings of Fact

- The applicants, Chad Harrington and D. Lee Chestnut, own the two properties that are part of the plat amendment application.
- The proposed plat only modifies the location of the public utility easement and does not change any lot lines.
- The proposed plat amendment is located in the Residential R1-12 zone. The following table reviews the subdivision and lot requirements for a residential lot in the R1-12 zone:

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 – The lot meets all frontage requirements with over 100 feet of frontage along 600 North and 95 West.

Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the Planning Commission.	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 – The utility easement is 7.5' in width and runs the back of Lots 53 and 54
No lot shall be created which is more than three times as long as it is wide.	Yes
Minimum lot size: 12,000 square feet	Yes

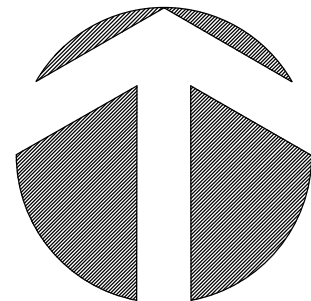
Engineering Requirements

The City Engineer has completed a review of the plat and all issues have been resolved.

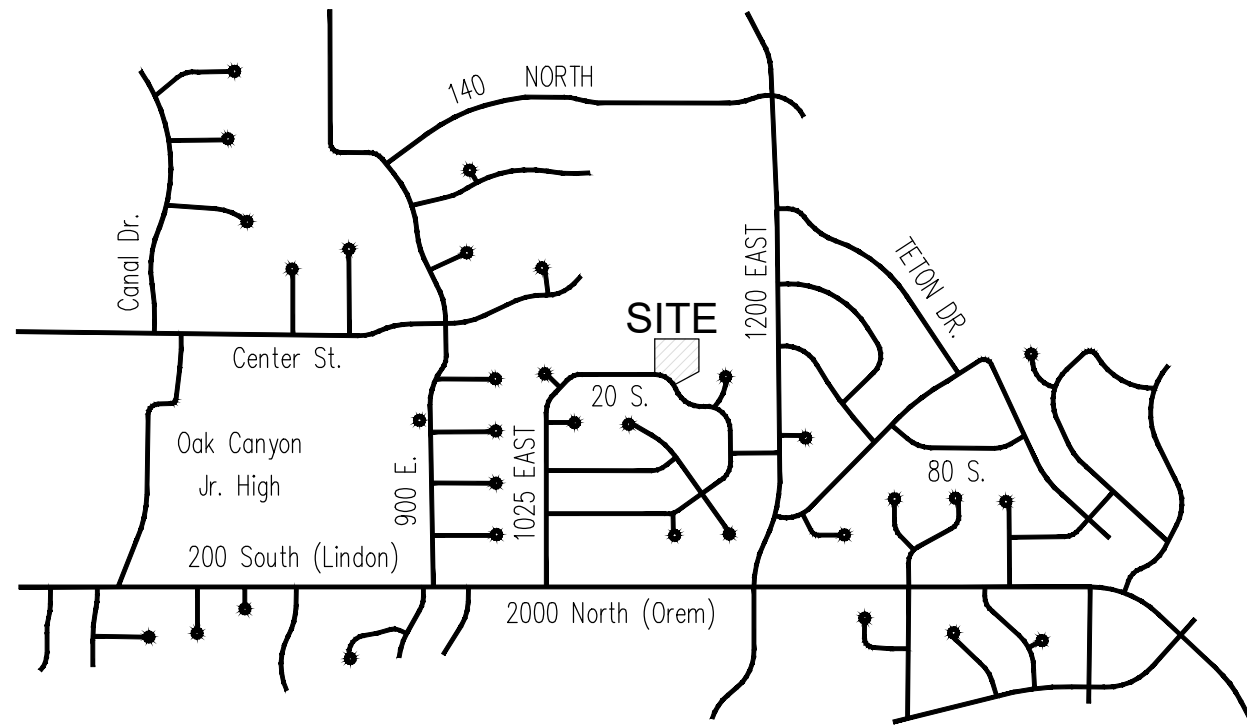
Exhibits

1. Aerial Image with Parcels
2. Proposed Plat
3. Current Kirkland Estates Plat "P" subdivision plat





NORTH
1" = 30'



VICINITY MAP

Whitting Homes LLC
14:074:0040

Bret & Nora
Hess
44:229:0048
Lot 48, Plat "P"
Kirkland Estates
Subdivision

1116 E.

20 South Street

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	150.00'	161.04'	153.41'	N 59°00'36" W	61°30'40"
C2	150.00'	78.74'	78.81'	N 74°32'10" W	30°27'33"
C3	150.00'	81.29'	80.30'	N 43°46'50" W	31°03'07"

1124 E.

1140 E.

Derek & Pamela
Ollivier
44:121:0043
Lot 43, Plat "O"
Kirkland Estates
Subdivision

42

Ronald & Anne
Worsham
Lot 45, Plat "L"
Kirkland Estates
Subdivision

1160 East Street



Conditions of Approval

Note:
A Geotechnical study was not performed
for this subdivision.

Occupancy Restriction Notice

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

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are hereby notified of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&R.s) 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.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify: that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code: that the boundary description below correctly describes the land surface upon which will be constructed Plat "Q" Kirkland Estates 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 the Northwest corner of Lot 45, Plat "L", Kirkland Estates Subdivision, said point being located North 89°53'00" West along the Section line 435.05 feet and North 1181.61 feet from the South quarter corner of Section 35, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along 20 South Street as follows: along the arc of a 150.00 foot radius curve to the left 161.04 feet (chord bears North 59°00'36" West 153.41 feet), North 89°45'55" West 2.00 feet, thence North 00°14'05" East 182.33 feet; thence East 259.44 feet; thence South 00°14'05" West partially along the easterly boundary of Plat "L", Kirkland Estates Subdivision 193.67 feet; thence South 61°44'35" West along the northerly boundary line of Lot 45, Plat "L", Kirkland Estates 142.92 feet to the point of beginning.

Area = 141,195 sq.ft. or 3.24 Acres

Basis of Bearing is North 89°53'00" West along the Section line from the South quarter corner to the Southwest corner of said Section 35. (NAD27)

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 KIRKLAND ESTATES PLAT "Q". 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: Chad Thomas Harrington

By: Jennifer Lawrence Harrington

By: D. Lee Chestnut

By: Marguerite Chestnut

Acknowledgement

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

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by the above listed owners, who represented that they are the owners of the above-described property and have the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated 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 Chair

City Engineer

Planning Director

City Recorder

City Attorney

Attest

Plat "Q"

Kirkland Estates
Subdivision

Including a Vacation of Lots 46 & 47 Plat "P"
Kirkland Estates Subdivision

Lindon City, _____ Utah County, Utah

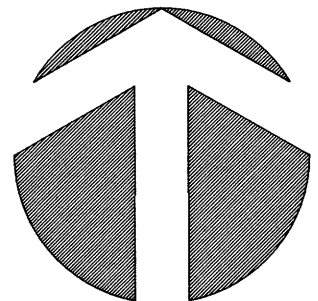
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SURVEYOR'S SEAL

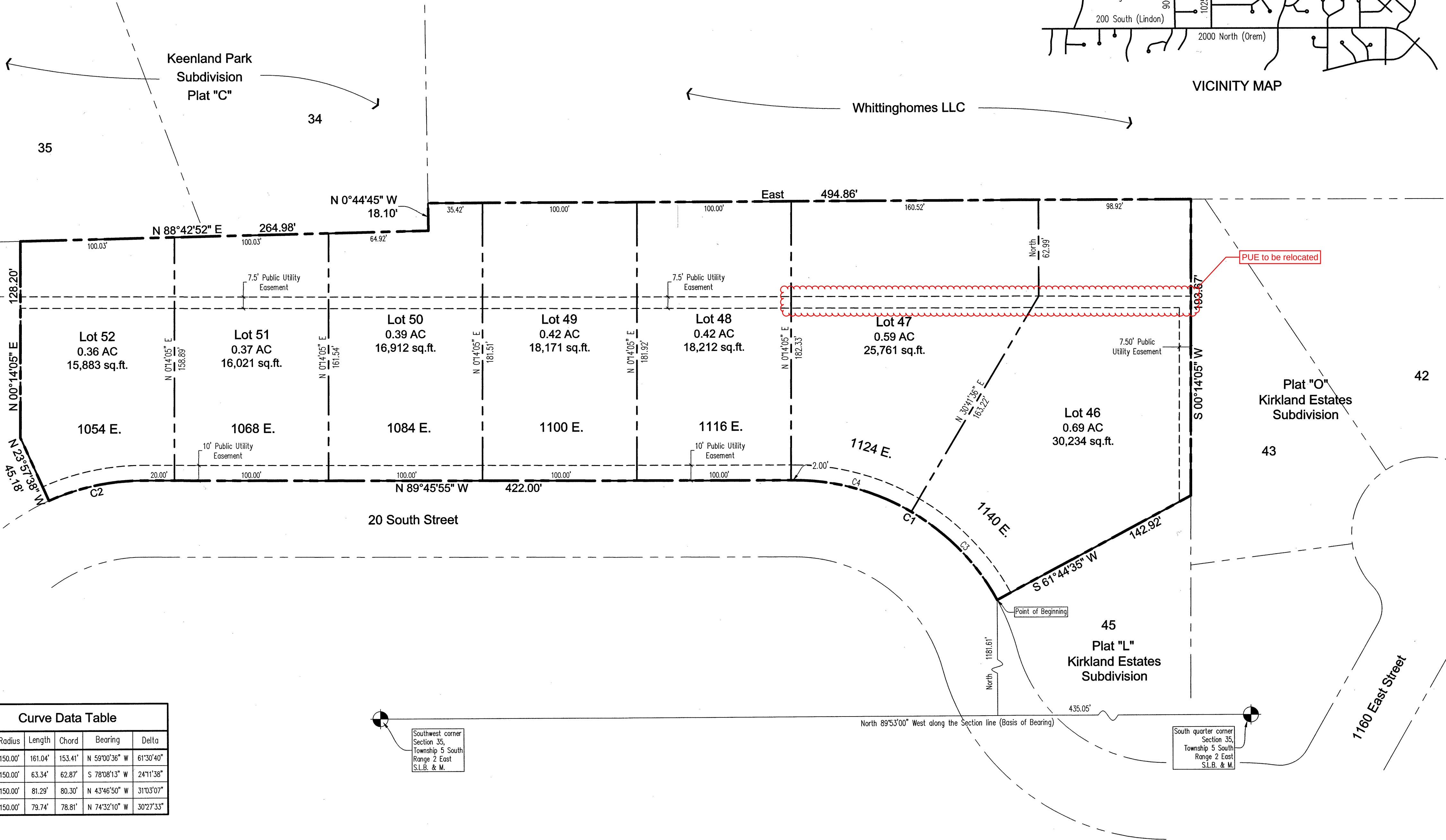
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



1" = 40'

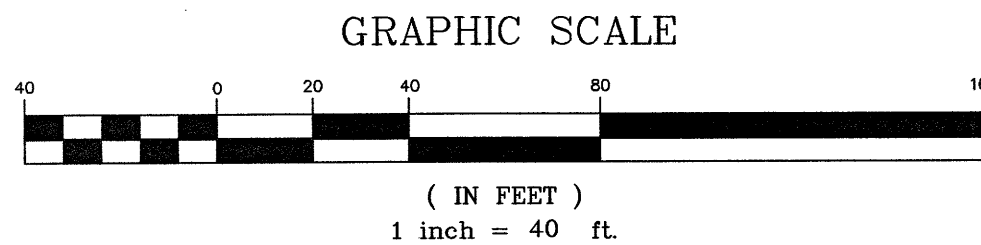


Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	150.00'	161.04'	153.41'	N 59°00'36" W	61°30'40"
C2	150.00'	63.34'	62.87'	S 78°08'13" W	24°11'38"
C3	150.00'	61.29'	80.30'	N 43°46'50" W	31°03'07"
C4	150.00'	79.74'	78.81'	N 74°32'10" W	30°27'33"

Southwest corner
Section 35,
Township 5 South
Range 2 East
S.L.B. & M.

South quarter corner
Section 35,
Township 5 South
Range 2 East
S.L.B. & M.

16304



Conditions of Approval

Note:
A Geotechnical study was not performed
for this subdivision.

Occupancy Restriction Notice

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

Notice of London City Housing Ordinance

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

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed Plat "P", Kirkland Estates 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 the Northwest corner of Lot 45, Plat "L", Kirkland Estates Subdivision, said point being located North 89°53'00" West along the Section line 435.05 feet and North 1181.61 feet from the South quarter corner of Section 35, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along 20 South Street as follows: along the arc of a 150.00 foot radius curve to the left 161.04 feet (chord bears North 59°00'36" West 153.41 feet), North 89°45'55" West 422.00 feet, along the arc of a 150.00 foot radius curve to the left 63.34 feet (chord bears South 78°08'13" West 62.87 feet) to the Southwest corner of Lot 52, Plat "M", Kirkland Estates Subdivision; thence North 23°57'38" West along said Lot 52, 45.18 feet; thence North 00°14'05" East partially along said Lot 52, 128.20 feet to the southerly boundary of Plat "C", Keenland Park Subdivision; thence North 88°42'52" East along said Plat "C" 264.98 feet; thence North 00°44'45" West partially along said Plat "C" 18.10 feet; thence East 494.86 feet; thence South 00°14'05" West partially along the easterly boundary of Plat "L", Kirkland Estates Subdivision 193.67 feet; thence South 61°44'35" West along the northerly boundary line of Lot 45, Plat "L", Kirkland Estates 142.92 feet to the point of beginning.

Area = 141,195 sq.ft. or 3.24 Acres

Basis of Bearing is North 89°53'00" West along the Section line from the South quarter corner to the Southwest corner of said Section 35. (NAD27)

9-13-2018

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 8 day of December, A.D. 2018.

By: Chad Thomas Harrington

By: D. Lee Chesnut

By: Bret C. Hess

By: Gail W. Brown

By: Roger Kadel

By: Richard Glasford

By: Kevin Croft

By: Jennifer Lawrence Harrington

By: Margaret Chesnut

By: Nora M. Hess

By: Gail W. Brown

By: Roger Kadel

By: Richard Glasford

By: Kevin Croft

Acknowledgement

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

The foregoing instrument was acknowledged before me this 8 day of December, 2018, by THE ABOVE SIGNERS, who represented that herein the owners of the above-described property and have the authority to execute this instrument.

My Commission Number 687419

Signed (a Notary Public Commissioned in Utah)

My Commission Expires 3-01-2020

Print name of Notary

Acceptance by Legislative Body

The City of London, 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 12 day of June, A.D. 2018.

Mayor/Planning Commission Chair

Planning Director

City Attorney

City Recorder

Attest

City Engineer

City Recorder

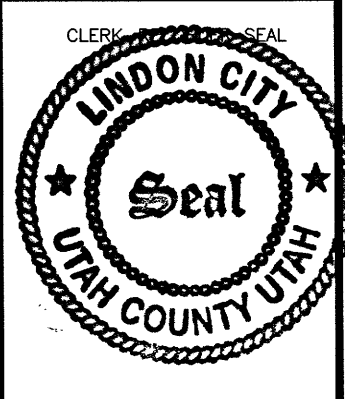
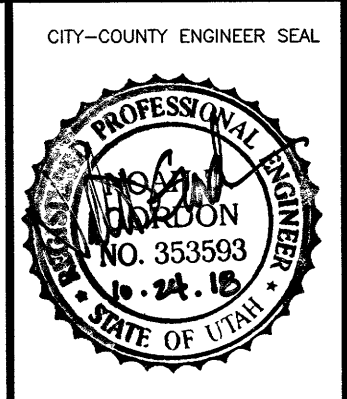
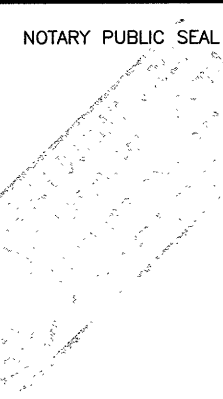
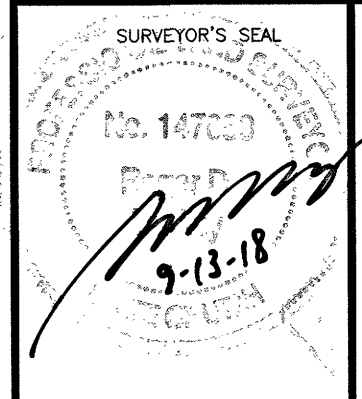
Plat "P"

Kirkland Estates Subdivision

Including a Vacation of Lot 52 Plat "M", Lots 50-51 Plat "K", and Lots 46-49 Plat "L", Kirkland Estates Subdivision

London City, Utah County, Utah

Scale: 1" = 40 Feet



Sec. 35 T5S R2E TL4-50 Bm
Lot 52, Kirkland Estates "M"
Lots 50-51, Kirkland Estates "K"
Lots 46-49, Kirkland Estates "L"

Item 5: Conditional Use Permit – Alas Towing 973 West 240 North

Date: April 8, 2021

Applicant: Carlos Alas

Presenting Staff: Michael Florence

General Plan: Mixed Commercial

Current Zone: Light Industrial

Property Owner: John Reid Investment Company

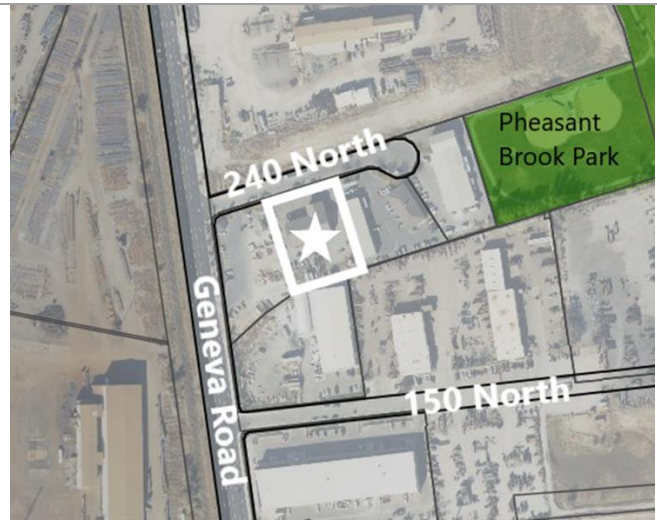
Address: 973 West 240 North

Parcel ID: 46:615:0002

Lot Size: 1.02 acres

Type of Decision: Administrative

Council Action Required: No



SUMMARY OF KEY ISSUES

- To review a conditional use permit for auto repair and towing services as part of a vehicle dealership business, and conditions to mitigate the impacts of a proposed use.
- This item was continued at the March 23, 2021 planning commission meeting to review any outstanding code violations on the property prior to issuing a conditional use permit
- City staff performed an inspection on March 24th and found numerous inoperable vehicles, vehicles being stored on the public street, and auto parts being stored in the lot.
- Staff returned for a progress inspection on April 2nd, and also discussed parking requirements with the applicant.
- City staff performed a final inspection on April 5th, and found the property to be in substantial compliance. However, there are still a few inoperable and wrecked vehicles in the back storage yard. The applicant has also installed privacy slats along the public street and south property line with the adjacent business.
- The property next door, Geo Automotive, shares the building and was also found to be out of compliance with zoning codes and most of the conditions that were approved with the 2017 conditional use permit by the planning commission. The business owner has until April 22nd to bring the property into compliance with zoning requirements and the conditional use permit. Geo Automotive was approved with the following conditions:
 - Provide written consent from the property owner granting Geo Auto customers and employees access to and use of the interior restroom;
 - No more than ten (10) inoperable vehicles or those being parked for repairs for longer than seventy-two hours shall be kept on the property, and shall be kept only in the rear gravel storage area per Lindon City Code 17.06.040. (This excludes any vehicles that are stored within the building);
 - Install view obscuring slats in the chain link fence of the rear gravel storage area to obscure the storage of such vehicles from the adjacent public street per Lindon City Code 17.06.040;
 - No outdoor storage in the very Southwest Corner of the site (currently fenced off) where the storm drain catch basin is located; and
 - Provide written consent from the property owner granted Geo Auto (customers and employees) access to and use of six (6) parking stalls in the asphalted and striped parking lot

Summary Cont.

- City staff has brought up the issues with Geo Automotive so the planning commission could compare conditions of approval.
- In discussing the business description with the applicant, the business is hoping to tow vehicles to the site, repair the vehicles and then sale them as a dealership.
- If the applicant is towing vehicles to the site and will need to gain title then vehicles would be stored longer than those being repaired.

MOTION

I move to (*approve, deny, continue*) the applicant's request for a conditional use permit to use the property located at 973 West 240 North for auto repair and towing services with the following conditions:

1. No automobile parts will be stored outside of the building;
2. All work will be performed within the building;
3. The applicant will comply with the submitted waste management plan for used oils and other liquids;
4. The applicant will comply with all of the Light Industrial Zone requirements found in section 17.49 of the Lindon City Code;
5. For vehicles being repaired, no more than ten (10) inoperable vehicles or those being parked for repairs for longer than seventy-two hours shall be kept on the property, and shall be parked only in the rear gravel storage area per Lindon City Code 17.06.040. (This excludes any vehicles that are stored within the building);
6. For vehicles towed to the site, vehicles will be parked only in the rear gravel storage area per Lindon City Code 17.06.040. (This excludes any vehicles that are stored within the building);
7. For the purposes of maintaining safe access and to promote uncluttered sites, all outdoor parking areas, include the gravel parking area behind the building, must be parked in a manner that all individual vehicles can be relocated without the necessity of first relocating others
8. All asphalt parking areas shall be striped to ensure parking meeting the parking requirements of Chapter 17.18 and as found in Exhibit A; and
9. All items of the staff report.

SURROUNDING ZONING AND LAND USE

North: **Light Industrial** – Industrial storage yard

East: **Light Industrial** – Industrial buildings

South: **CG – Light Industrial** – Industrial buildings

West: **CG – Light Industrial** – Industrial buildings

DEVELOPMENT STANDARDS

Building, Site, and Landscaping

Alas Towing will be using one of two commercial units in the existing building at 973 West 240 North. The subject business will occupy the East half of the building and property. They would like to use the front of the property for vehicle display and the rear yard of the property for vehicle repair and storage for towing while seeking title to the vehicles.

The Lindon City Code Section 17.49.090 (2.) States the following regarding outdoor storage:

2. No person shall store junk, partially or completely dismantled vehicles, or salvaged materials in any industrial, manufacturing, or research and development zone, except as authorized by the Planning Commission or City Council, and as shown on an approved site plan, amended or original, meeting the following standards.

- a. Any such authorized storage shall be done entirely within a building or an area enclosed by a site obscuring fence no less than six feet (6') in height.
- b. None of these materials shall be stacked in a manner to exceed the fence height.
- c. In all zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a site obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
 - i. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;
 - ii. The appearance of the fence/landscape screen will not detract from the residential use and /or non-residential use of the property;
 - iii. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses.
 - iv. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.

The applicant is proposing to store vehicles that are being worked on in the rear yard of the subject property. The rear yard is fenced on all sides with a chain link fence. There are no properties with a residential zone or use near this property. The Planning Commission will need to consider whether or not to authorize outdoor storage and a fence that is not site obscuring.

The existing landscaping and site where previously approved. There are no proposed changes to the site or building.

STAFF ANALYSIS

Since the last planning commission, the applicant has removed a number of inoperable vehicles from the property and clean up all of the auto parts there were being stored outdoors. The main concern is making sure the applicant keeps the property in compliance in the future. Staff will perform at least a yearly compliance inspection to ensure the business is meeting the conditions of approval.

Regarding fencing along Geneva Road, that was the responsibility of Geo Automotive to install privacy slats. City staff has given Geo Automotive notice that the slats need to be installed prior to April 22nd.

EXHIBITS

1. Aerial Image
2. Violations as of March 24th
3. Property as of April 5th
4. Parking exhibit
5. Business description
6. Site description
7. Site and Floor Plan
8. Liquid Waste Storage and management Plan

Exhibit 1



Exhibit 2





Exhibit 3



****For the purposes of maintaining safe access and to promote uncluttered sites, all outdoor parking areas, include the gravel parking area behind the building, must be parked in a manner that all individual vehicles can be relocated without the necessity of first relocating others**

Exhibit 5

ALAS TRUCK sales will be selling washing detailing and repairing all makes and models of vehicles mainly trucks. Our goal is to make a dealership line that everybody will be looking for right off Geneva road focusing on mainly selling vehicles at best market prices and exceptional customer service with quality guaranteed.

SITE DESCRIPTION

Hours of operation will be 8am to 6pm Monday thru Saturday

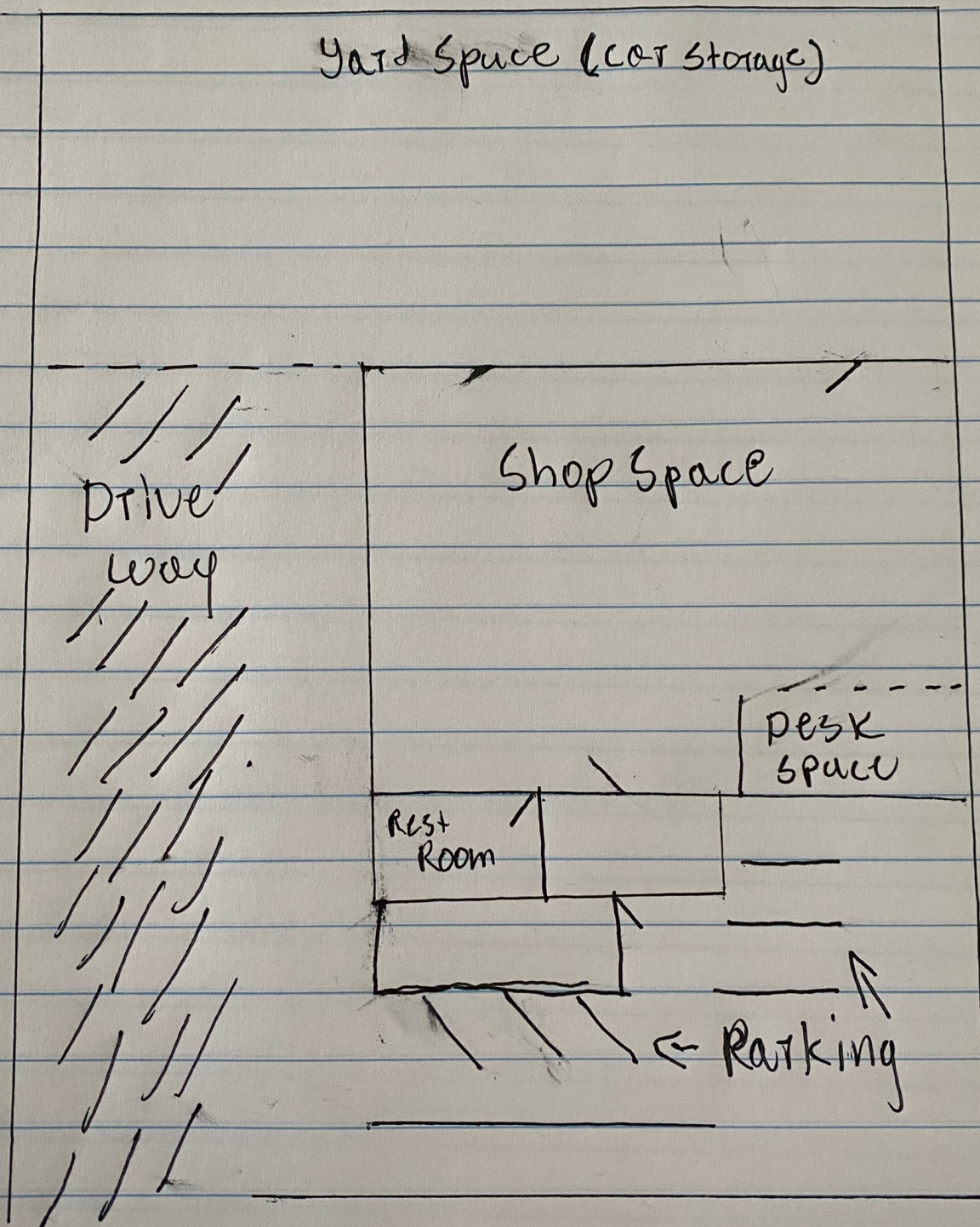
Total number of employees 2

Business activities are from Buying and selling vehicles, fixing and repairing to washing and detailing.

ALAS TOWING LLC has been in business for 15 years, previous locations from Lehi & Orem although we will be going by ALAS TRUCK SALES, demand for parking will be light to none estimated customers at one time will be 1-5 persons in or around building.

Site Plan

S
E + W
N



Public Road

ALAS TOWING LLC (ALAS TRUCK SALES)
Storage management and Liquid waste plan.
973 w 240 n Lindon

At ALAS TOWING LLC we will be using a variety of oil products for example, engine oil, automatic transmission fluid, brake fluid, gear oil, power steering fluid and engine coolant or antifreeze. Where there is a need to replace these fluids the waste fluids are to be stored in an approved oil container owned by ALAS TOWING LLC approved for oil waste storage. The use of mobile catch containers will be placed under any vehicle having mentioned fluids drained. At which time these containers are full they will be evacuated into proper waste containers. When waste containers are full WRE Oil recycling will recover fluids for recycling. In the event of a spill of any of these fluids floor dry is in stock and on hand to absorb the fluids and then be disposed of into waste container the floor would then be degreased to prevent any slipping hazard. ALAS TOWING LLC (ALAS TRUCK SALES) We have great concern for the environment and will not pollute drains or water systems with any hazardous wastes.

Item: 6 Amended Site Plan Approval – Dastrup Auto Inc. 475 North State Street

Date: April 8, 2021

Project Address: 475 North State Street

Parcel ID: 14:067:0052

Applicant: Dastrup Auto Inc.

Property Owner: Dastrup Auto Properties LLC

General Plan: Commercial

Current Zone: General Commercial-A (CG-A)

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Anders Bake



Summary of Key Issues

1. For amended site plan approval, the planning commission will be evaluating whether the proposed building expansion meets Title 17 development regulations.

Overview

1. The applicant requests amended site plan approval to construct an addition of approximately 2,000 square feet to an existing garage at the North side of their property. This building will continue to be used for auto shop and office purposes for the Dastrup Auto business. The application also proposes changes to the underground utilities that will run to the building.
2. The existing building was on the property when Dastrup Auto received their original site plan approval in 2016. The building façade is primarily corrugated metal siding. The applicant is proposing to change the street facing side of the existing building, and proposed addition, to a steel exterior with four feet of brick across the bottom portion.
3. The subject property is located at 475 N. State Street, in the General Commercial-A Zone.

Motion

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

1. The applicant will continue to work with the Building Official to make all final corrections to the building plans;
2. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
3. The plans will meet relevant development specifications as found in the Lindon City Development Manual; and
4. All items of the staff report.

Surrounding Zoning and Land Use

North: General Commercial (CG) – Linden Nursery

East: General Commercial (CG) – commercial uses

South: General Commercial (CG) and (CG-S) – commercial uses

West: Residential (R1-20) – single-family residential

Development Standards

Building Materials

The existing building has a corrugated metal exterior. The applicant is proposing to change the street facing side of the existing building, and proposed addition, to a steel exterior with four feet of brick across the bottom portion. A rendering of the proposed changes and addition to the building is attached to this report. (see exhibit 3)

Building Setbacks

The proposed location of the building meets the following building setback requirements for the General Commercial Zone:

Required	Provided
Front: 20 feet	180 feet
Rear adjacent to residential zone: 40 feet	130 feet
Side adjacent to nonresidential zone: 0 feet	North Side: 3 feet
Side adjacent to nonresidential zone: 0 feet	South Side: 40 feet

Parking

The site includes about 110 existing parking stalls for vehicle display, employee parking and customer parking. The proposed site plan will remove 4 parking stalls but add 7 painted stalls to the site. It is expected that the addition to this building will not increase the parking demand for the property. The parking requirement for this property with the proposed building addition is 64 parking stalls. The site will exceed the parking requirements with 113 stalls available.

Landscaping Standards

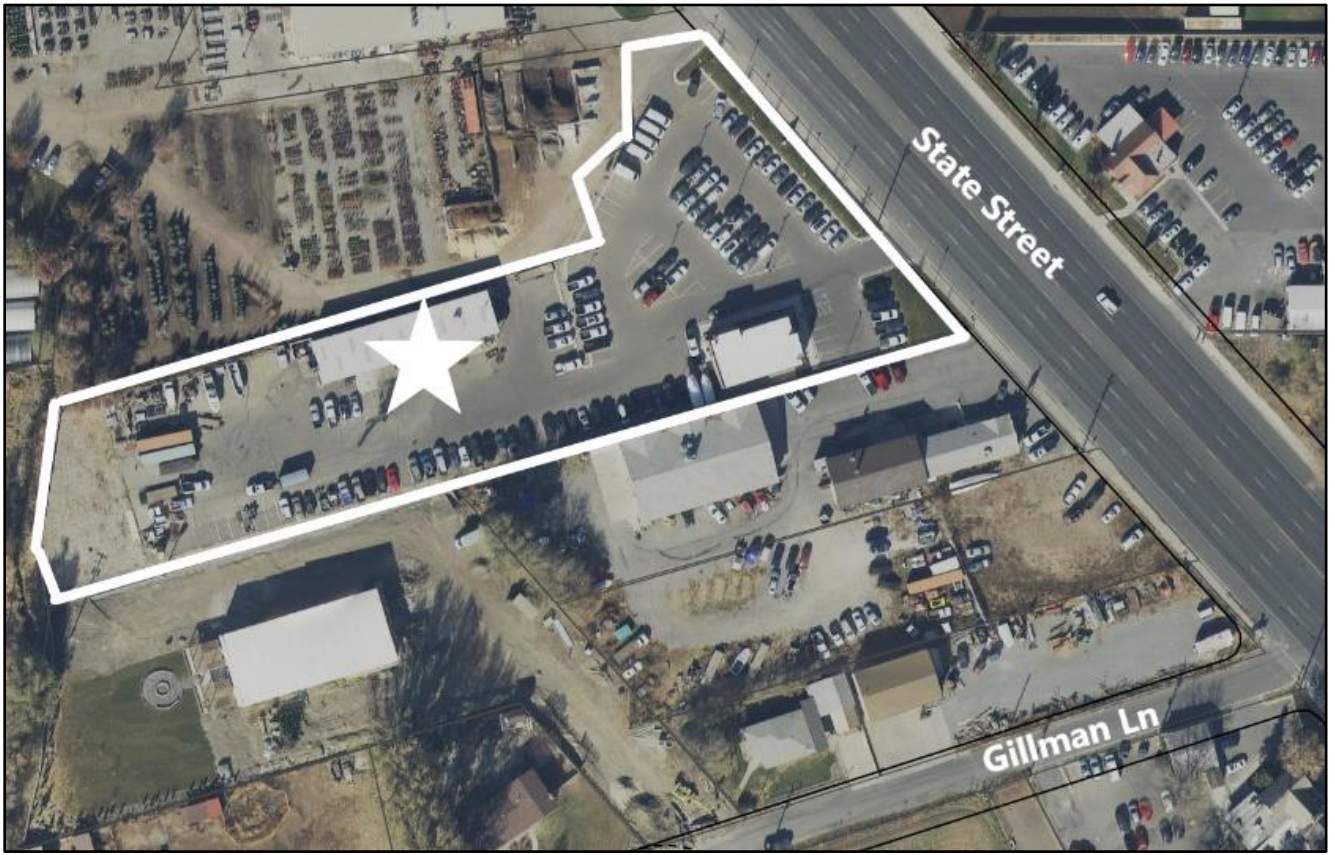
The site currently has 20 feet of landscaping along state street. Landscaping was previously approved for this site. There is 5,200 square feet of landscaping on the site which exceeds the 20% landscaping requirements of commercial sites. The building relocation will not affect the landscaping requirements for this site and there are no proposed changes to the landscaping on the site.

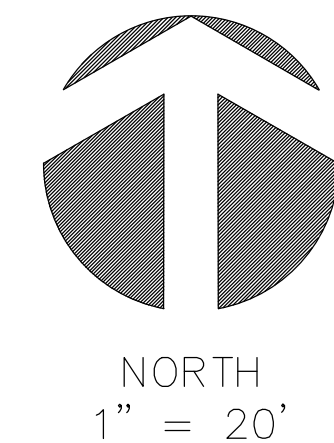
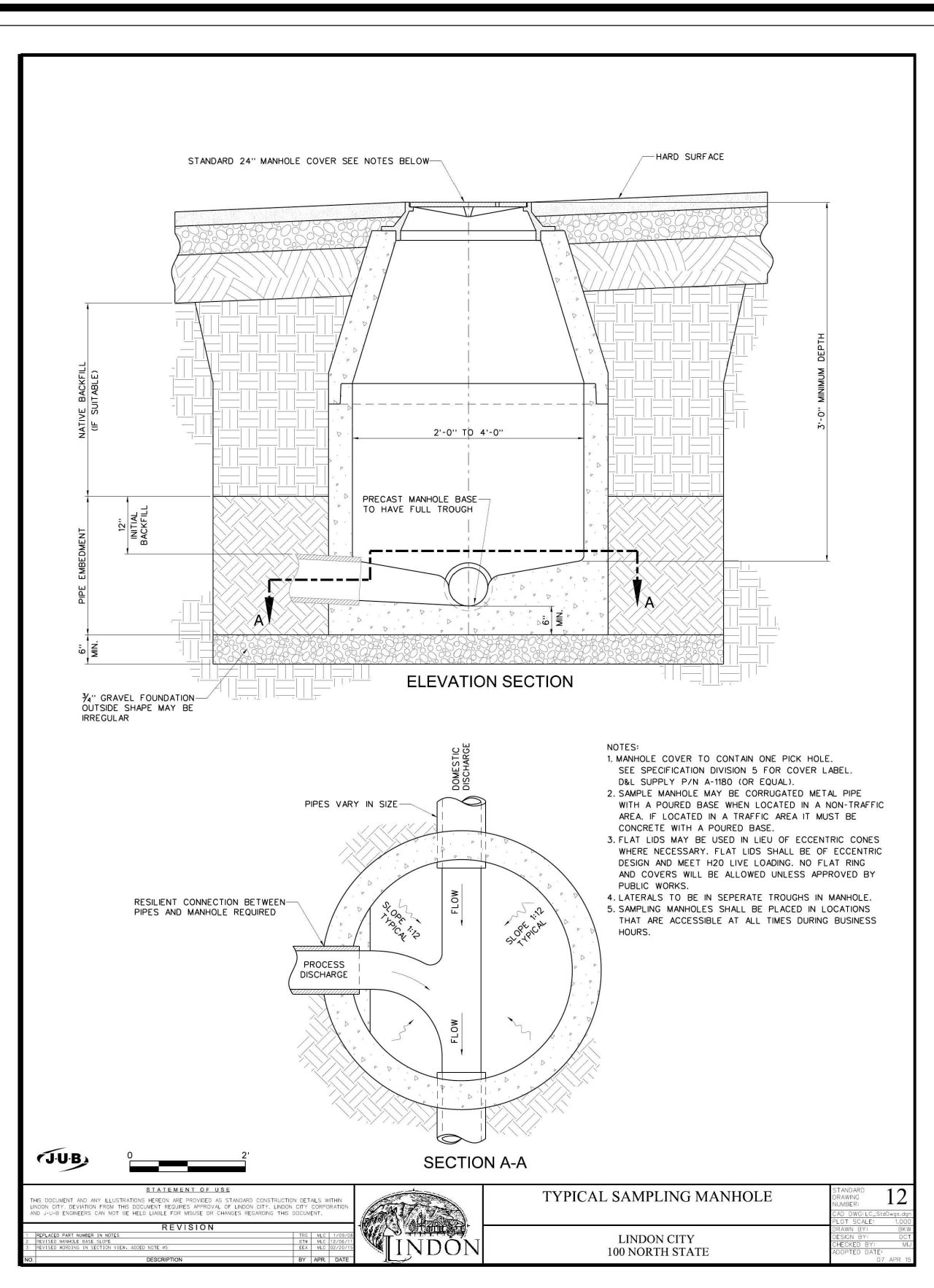
Staff Analysis

The proposed building addition and site changes will allow Dastrup Auto to make better use of their property and improve their business services. The existing building appears to be in good condition will be brought more into compliance with the building material requirements in the commercial Design Standards

Exhibits

1. Aerial photo
2. Site plan
3. Building elevations





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

901

indan

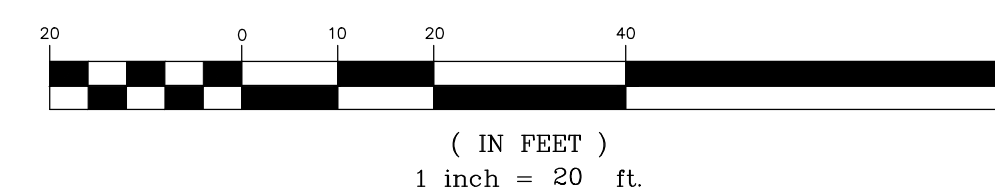
Date	3-31-2016
Scale	1" = 20'
By	TD
Tracing No.	L - 14090

Sheet No.
C - 3.0

CAUTION!!! Notice to contractors

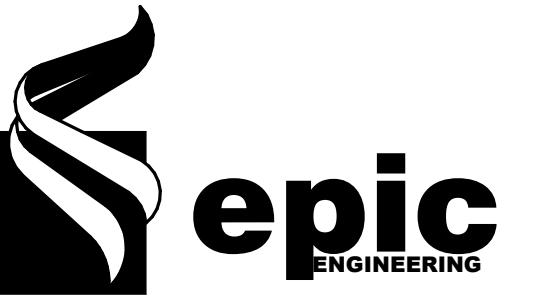
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor 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



NEW ADDITION SHOP 1	2563 SF
EX.DETAIL SHOP	691 SF
EX.OFFICE	182 SF
EX.OFFICE	124 SF
EX.BATHRM	49 SF
EX.BATHRM	50 SF
NEW ADDITION SHOP 2	1046 SF
EX.SHOP	2099 SF
EX.SHOP	419 SF
EX.BATHRM	33 SF
OFFICE	294 SF
WASH BAY	503 SF

NOVEMBER 2020

[illegible]

As indicated

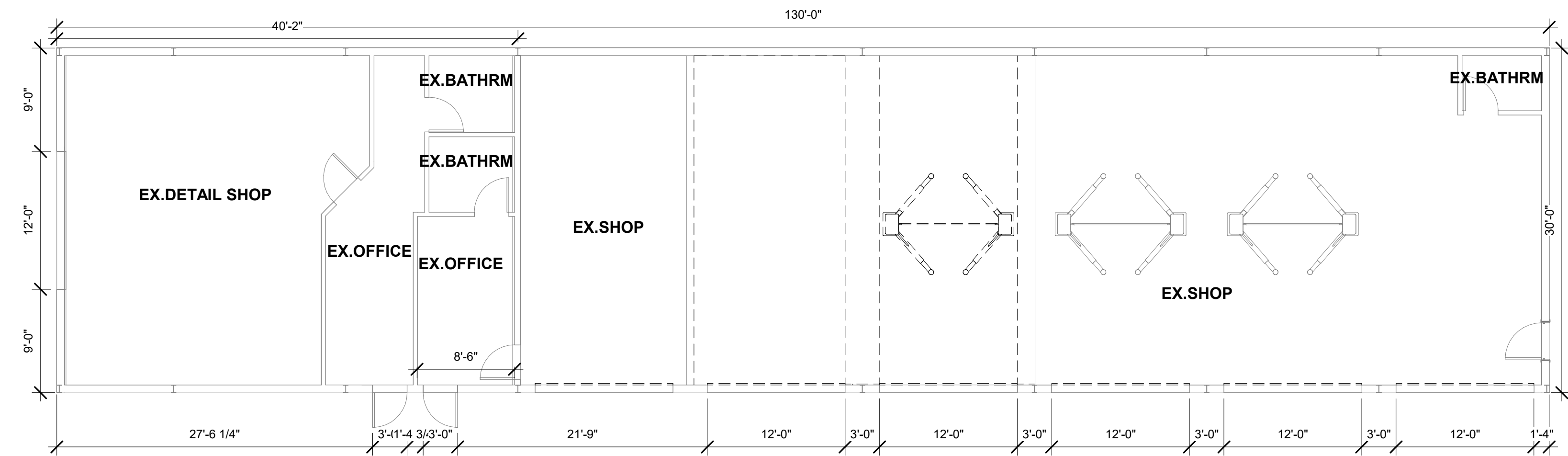
**DASTRUP AUTO**

475 N. STATE STREET
LINDON, UT

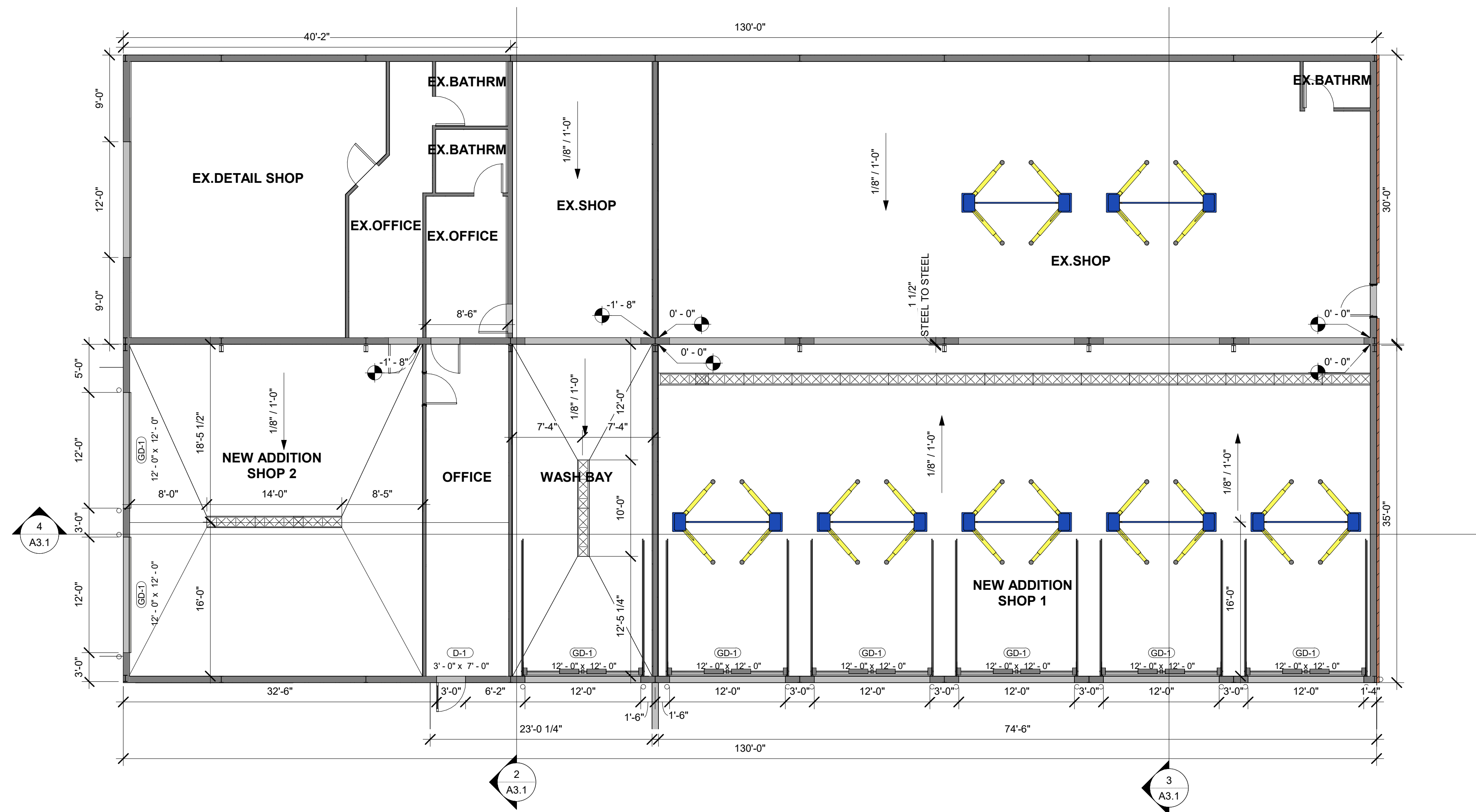
MAIN LEVEL

PERMIT

A1.2

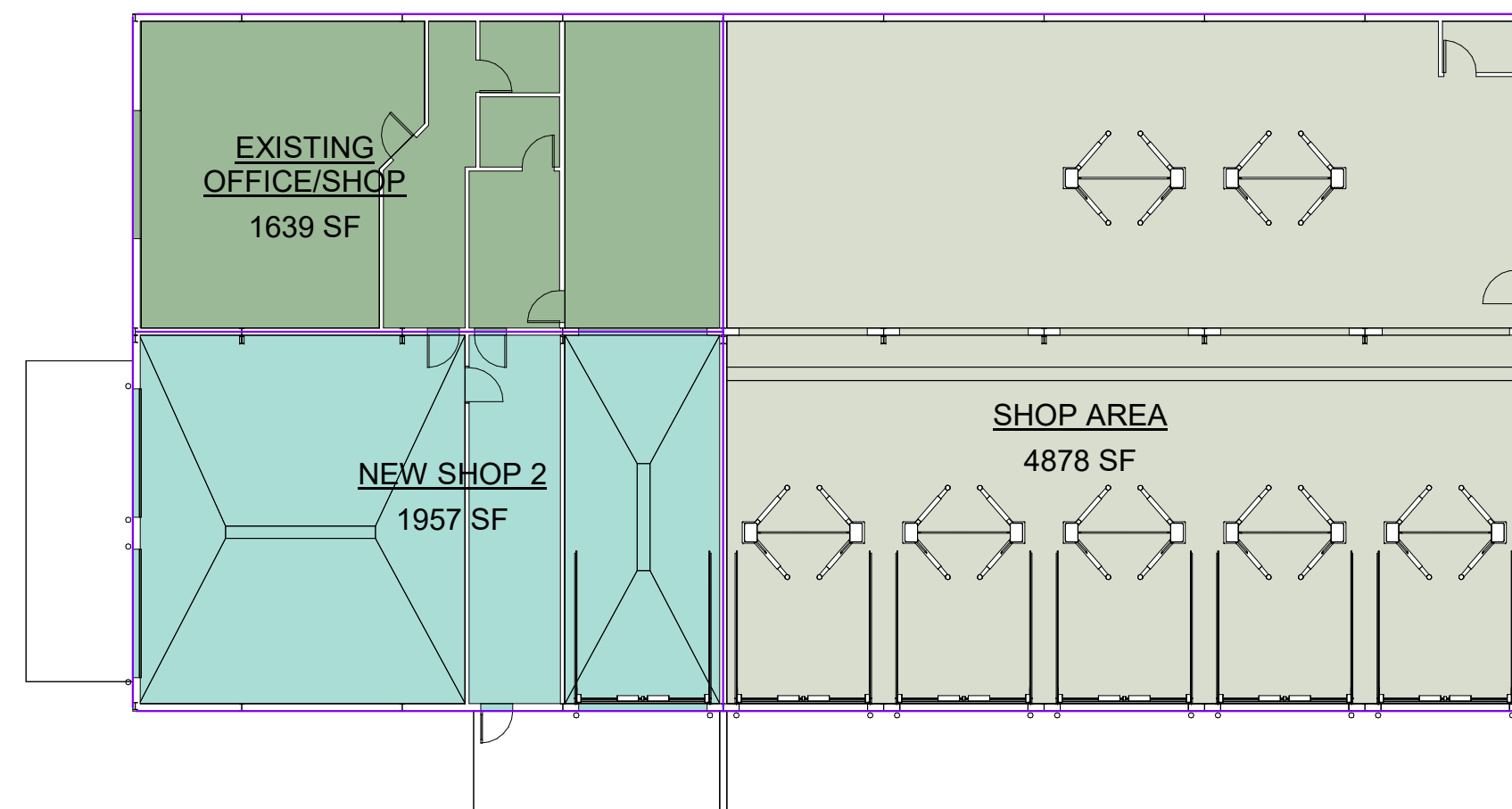


② EXISTING SHOP + DEMO
1/8" = 1'-0"

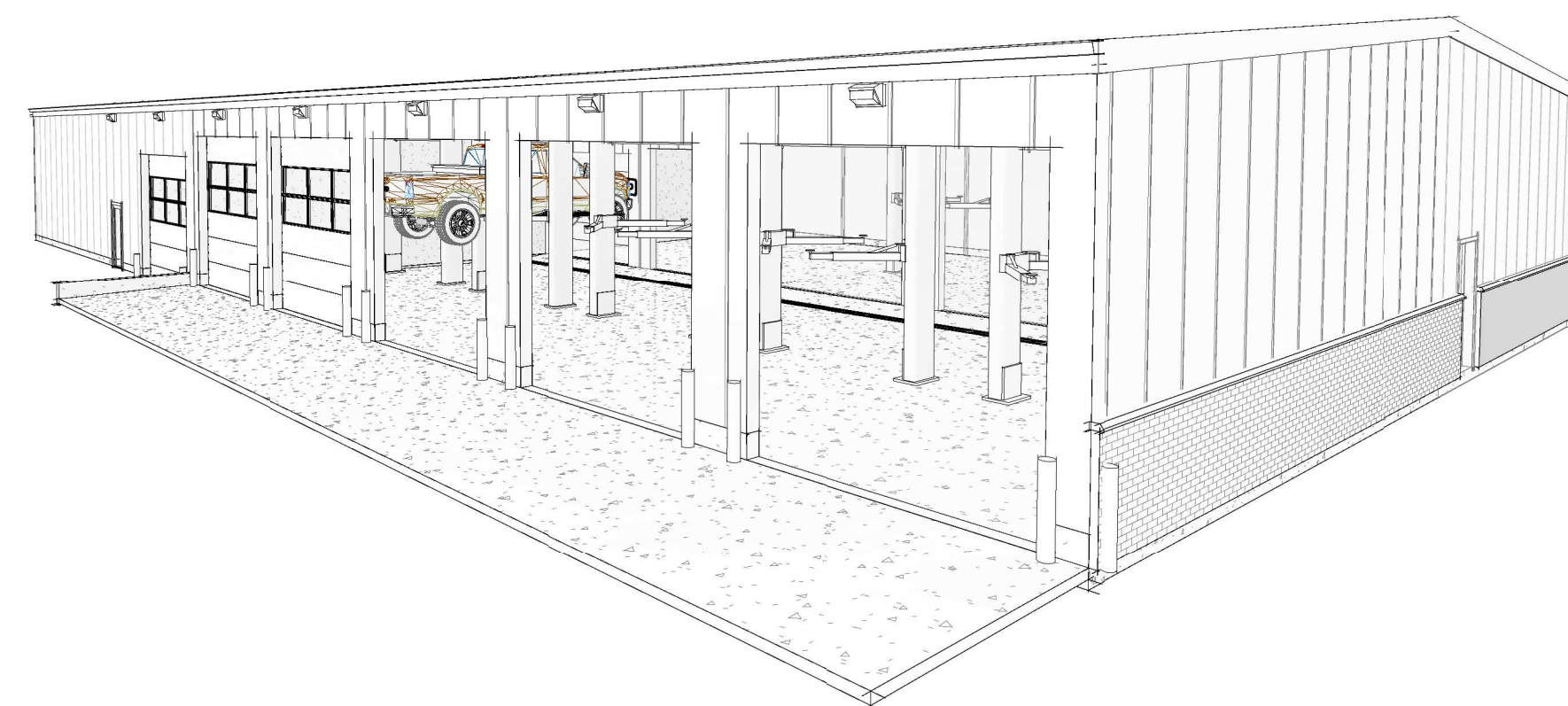
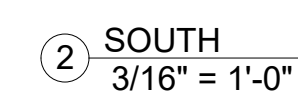


① NEW SHOP ADDITION
1/8" = 1'-0"

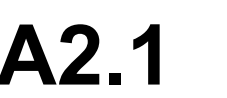
 EXISTING OFFICE/SHOP
 NEW SHOP 2
 SHOP AREA

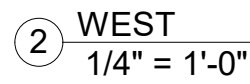
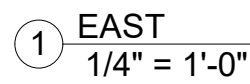


③ MAIN LEVEL
1/16" = 1'-0"



NOVEMBER 2020





NOVEMBER 2020



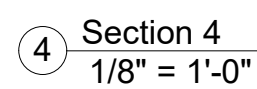
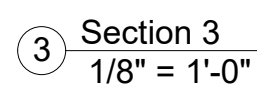
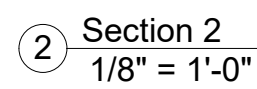
PROJECT #
00-00-000

DASTRUP AUTO

475 N. STATE STREET
LONDON, UT

ELEVATIONS

A2.2



STAIRWAY/HAND RAILING/GUARD RAILING NOTES

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE HANDRAILS. MINIMUM HEIGHT: HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE -IRC311.5.1

2. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE TOP OF THE TREADS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR ENDS SHALL BE RETURNED OR SAFETY TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF THE HANDRAILS SHALL BE 1 1/2 INCHES TO 2 INCHES MORE THAN 2-5/8 INCHES IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL BE 1 1/2 INCHES TO 2 INCHES FROM THE WALLS BETWEEN THE WALL AND THE HANDRAIL -IRC R311.5.6

3. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF BALCONIES, TERRACES, PORCHES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT. GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH - IRC R311.5.7

4. MINIMUM CLEARANCE IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE TREAD SURFACE OF THE LANDING OR PLATFORM - IRC R311.5.3

5. STAIRWAY RISERS SHALL NOT EXCEED 7 INCHES AND TREAD SHALL NOT BE LESS THAN 9 INCHES. STATE AMENDMENT TO THE IRC: IF OPEN RISERS ARE PROVIDED, THE OPENINGS SHALL BE COVERED BY A GRATE - IRC R311.5.4

6. HANDRAILS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF THRIVE OF 36 INCHES - IRC R311.4.3

7. STAIRWAYS SHALL BE TO BE INSTALLED ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE -IRC R311.2.2

NOVEMBER 2020



REVISIONS		
MARK	DATE	DESCRIPTION
DRAWN: CRC		
DESIGNER: CRC		
REVIEWED: AJH		
PROJECT #		
00-00-000		

SCALES

$1/8" = 1'-0"$



0 1"

BAR SCALE MEASURES 1" ON A
FULL SIZE SHEET. ADJUST
FOR A HALF SIZE SHEET.

DASTRUP AUTO

**475 N. STATE STREET
LINDON, UT**

BUILDING SECTIONS

PERMIT

A3.1

Item: 7 Public Meeting – Zoning Map and General Plan Street Master Plan Amendments - Approximately 550 N. State Street

Date: April 8, 2021

Project Address: 550 N. State Street and 310 W. 500 N.

Applicant(s): Elwood Holdings and Rhino Realty, LLC

Property Owner: Elwood Holdings LLC, Scott L. Norton (et al)

Parcel ID: 14:068:0304,
14:067:0187, 14:067:0169,
14:068:0277

Size: 13.5 acres

General Plan: Commercial

Current Zone: General Commercial



Presenting Staff: Michael Florence

Type of Decision: Legislative

Council Action Required: Yes

Summary of Key Issues

1. Zone Map Amendment - Whether to recommend approval or denial to the City Council for a request to amend the Lindon City Zoning Map from Commercial General to Commercial General-A and the Planned Residential Development Overlay for the development area.
2. General Plan Street Master Plan Map Amendment – The applicant has provided two options with plans both connecting and closing 570 N.

Overview

1. Elwood Holdings LLC is proposing to develop 3.924 acres of the commercial frontage along State Street and 500 N. as commercial tenant space. They are also proposing to construct residential on 7.67 acres.
2. Rhino Realty LLC, is petitioning to rezone 1.917 acres of commercial frontage along State Street for an expansion to the Low Book Sales vehicle dealership
3. The Lindon City General Plan Street Masterplan calls out extending 570 N. to State Street as a future local road.
4. The applicant has provided two site plan options. Option 1 shows 570 not connecting and Option 2 shows 570 connecting.

Zone Map Amendment Motion

I move to recommend (*approval, denial, or continuation*) of ordinance 2021-3-O to amend the Lindon City zoning map from General Commercial to General Commercial-A and to the Planned Residential Development Overlay as identified on exhibit 2 for the properties located at approximately 550 N. State Street and 310 W. 500 N. (14:068:0304, 14:067:0187, 14:067:0169, 14:068:0277).

General Plan Street Master Plan Amendment Motion

I move to recommend (*approval, denial, or continuation*) of ordinance 2021-4-O to amend the Lindon City General Plan Street Masterplan Map to terminate 570 N. at approximately 300 W. with a cul-de-sac.

Updated Site Plan
Zoning – Site Requirements

Below is a summary of the PRD site requirements. Some of these items will be refined when the applicant files for site plan and subdivision approvals.

PRD Ordinance Requirements	Proposal
Property size – minimum one acre	13.43 acres
Proposed new commercial	Expansion of Low Book Sales (1.97 acres), four new commercial buildings (3.79). Total: 5.76 acres
Townhome project size	7.673
Number of residential units Option 1 Option 2	72 townhomes and 4 twin homes 72 townhomes and 4 single family homes
Density – shall not exceed an average density of 10 units per acre	9.9 units per acre.
State Street setback – 300’	300’ commercial setback in is compliance
Residential building setbacks	It appears the residential setbacks are in compliance. The front setback will be measured from the back of curb. The setback will be 25’ but with the 4’ sidewalk the driveway depth will be 21 feet.
Perimeter Fence – 7’ masonry or concrete	The site plan options show a 7’ perimeter masonry fence
Open Space/Landscaping – 20% common open space. The land use authority can approve private rear yard Option 1 Option 2	 32.7% 25.7%
Parking • 2 parking spaces per unit • .5 spaces per unit for visitor parking • 65% of units have a 2-car garage • 50% of driveways may be counted toward visitor parking requirement	• Parking meets the PRD ordinance • 76 units require 154 parking stalls • All units have a two-car garage • Each driveway parks two vehicles • 19 off-site visitor stalls are required and the plan shows 19
Trees – planted every 30 feet when abutting single family homes	Trees are planted every thirty feet on the North property line abutting single family homes.
Lighting plan – a lighting plan for streets and a photometric study are required	The applicant has internal street lighting identified on the civil drawings. City staff will review the lighting locations. A photometric study will need to be provided as part of the site plan review
Pedestrian connections – • Development must connect each separate building with internal concrete walkways • One pedestrian access to a public street	Both site plan options show perimeter sidewalks connecting the buildings

Zoning – Building Requirements

Option 1 – 76 units. A combination of townhome buildings (4 & 6 plex buildings) and two twin home buildings

Option 2 – 76 units. A combination of townhome buildings (4 & 6 plex buildings) and 4 single family homes

Traffic Impact Study

City staff has attached the traffic study addendum that was presented at the March 23rd planning commission meeting.

Staff Analysis

As staff has reviewed the two proposed site plans, each one has characteristics that benefit the future community or surrounding neighborhood. Option 1 provides nearly $\frac{3}{4}$ of an acre of common open space and individual private rear yards. Option 2, provides a better road network that will help to distribute traffic more evenly throughout the development and surrounding neighborhood. However, Option 2 does remove nearly all common open space. As the commission reviews the plans, the Planned Residential Development ordinance requires that open space be an integral part of the development. This can happen in a number of ways through common or private open space but should not be look at as an afterthought.

City staff did request a modification to option 1 that showed it connecting to 570 N. with additional single-family homes as a transition but the developer did not provide this as an option.

Staff feels like the planning commission needs to make a recommendation on whether to connect 570 N. However, staff can still provide both site plan options to the City Council for their review if the planning commission feels like it is appropriate.

Exhibits

1. Aerial photo
2. Proposed zone map amendment changes
3. Surrounding Area General Plan Land Use Map
4. Surrounding Area Zoning Map
5. General Plan Street Master Plan Map
6. Option 1 site plan
7. Option 2 site plan
8. Commercial and residential renderings
9. March 23rd traffic study addendum

Exhibit 1 – Aerial Photo

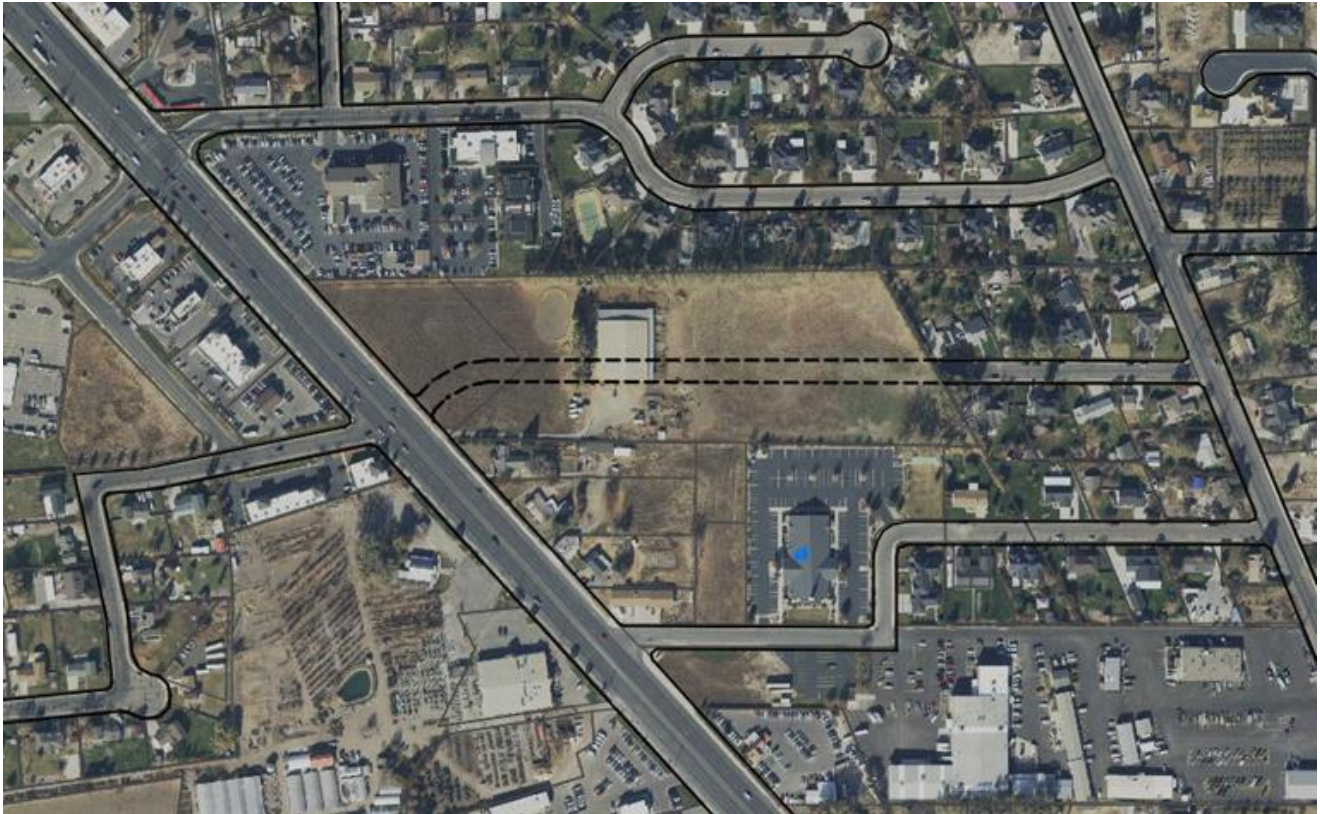
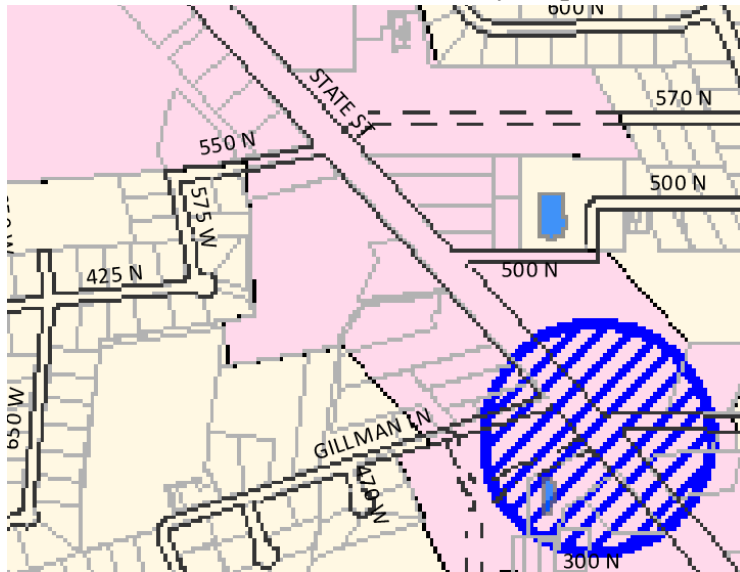


Exhibit 2



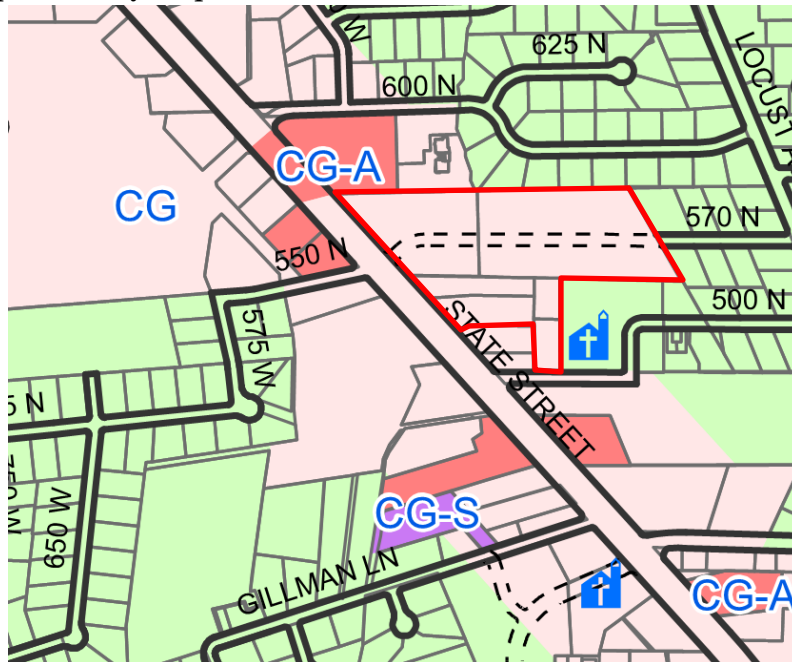
Exhibit 3 – General Plan - Vicinity Map



General Plan

Residential Low (1,407 acres)	Heavy Industrial (98 acre)
Residential Medium (453 acres)	Light Industrial (546 acres)
Residential High (191 acres)	Parks/Public Facilities (163 acres)
Commercial (726 acres)	Open Space (1,608 acres)
Mixed Commercial (183 acres)	Transit Node (33 acres)
Research and Development (102 acres)	

Exhibit 4 – Zoning Map – Vicinity Map



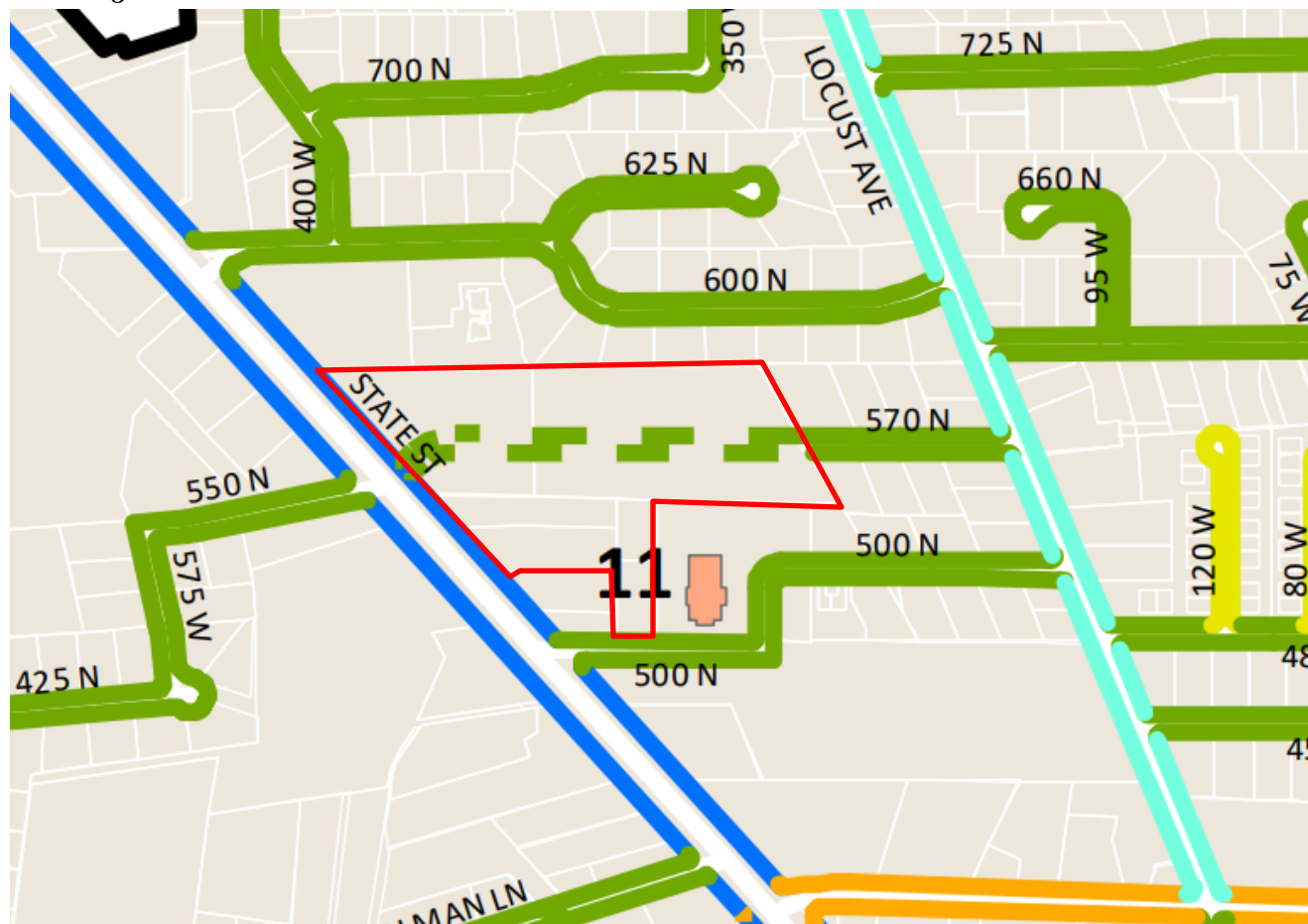
Lindon City Planning Zones

PRD, Planned Residential Development Overlay	MC, Mixed Commercial
SHFO, Senior Housing Facility Overlay	PC-1, Planned Commercial - 1
HPO, Hillside Protection District Overlay	PC-2, Planned Commercial - 2
SPOD, Utah Lake Shoreline Protection Overlay District	PF, Public Facilities
LI-WO, Light Industrial West Overlay	R&B, Research and Business
AFPD, Anderson Farms Planned Development	R1-12, Residential Low Density
CF, Commercial Farm	R1-20, Residential Very Low Density
CG, General Commercial	R3, Residential High Density
CG-A, General Commercial A	RMU-E, Recreational Mixed Use - East
CG-A8, General Commercial A8	RMU-W, Recreational Mixed Use - West
CG-S, General Commercial Storage	
RC, Regional Commercial	
HI, Heavy Industrial	
LI, Light Industrial	
LVC, Lindon Village Commercial	

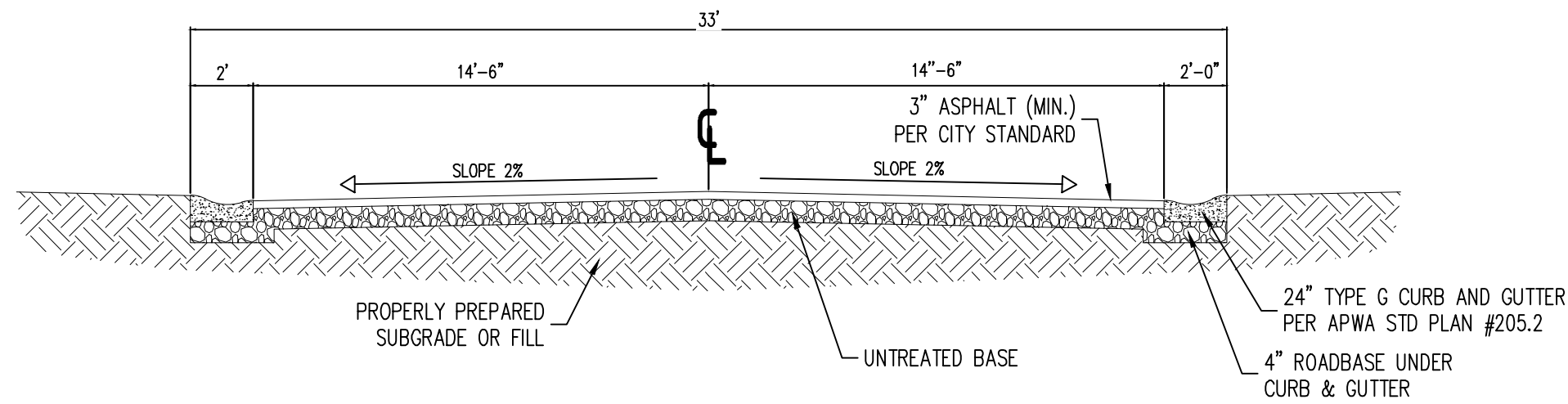
Community Locations

City Buildings
Schools
Churches

Exhibit 5



- Freeway
- Street RW Arterials
- - Street RW Future Arterials
- Street RW Major Collectors
- - Street RW Future Major Collectors
- Street RW Minor Collectors
- - Street RW Future Minor Collectors
- Street RW Local
- - Street RW Future Local
- Street RW Private
- Street RW Public Other
- Landmarks



33' ROAD CROSS SECTION

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TREE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

COMMERCIAL	
TOTAL ACREAGE: 5.76	

RESIDENTIAL SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	86,758	26.0%
BUILDINGS	112,000	33.5%
LANDSCAPING	135,478	40.5%
OPEN SPACE	109,260	32.7%
TOTAL SITE	334,236 SF 7.67 ACRE	

TOTAL UNITS: 76
TOWNHOMES: 72 UNITS
TWIN HOMES: 4 UNITS

PARKING
EACH UNIT PROVIDES 2 CAR GARAGE
GUEST ROAD: 0.5 STALL/UNIT = 38
19 IN UNIT DRIVEWAYS
21 OFF-STREET PARKING

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

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

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

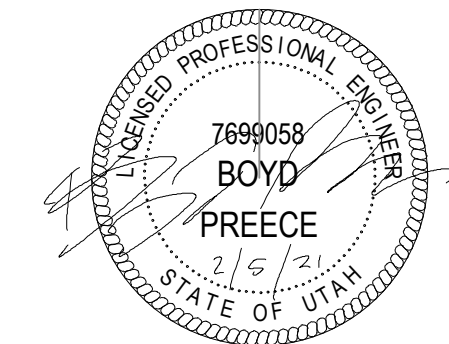
NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

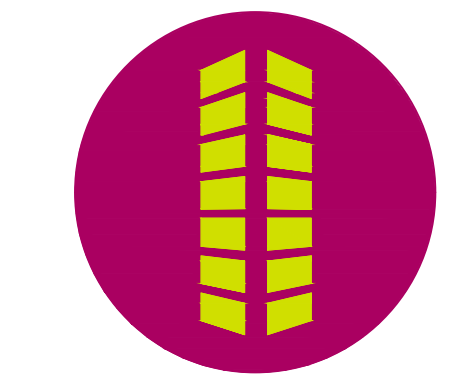
THE PROJECT BENCHMARK IS A WITNESS CORNER TO THE SW COR. SEC. 28, T5S, R2E, SLB&M. 3" UTAH COUNTY BRASS CAP FLUSH ON ASPHALT SET IN CONCRETE DATED 1979 (FOUND)
PROJECT BENCHMARK ELEVATION = 4347.19'

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
811
Know what's below.
Call before you dig.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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LINDON HEIGHTS VILLAGE
CONSTRUCTION DOCUMENTS

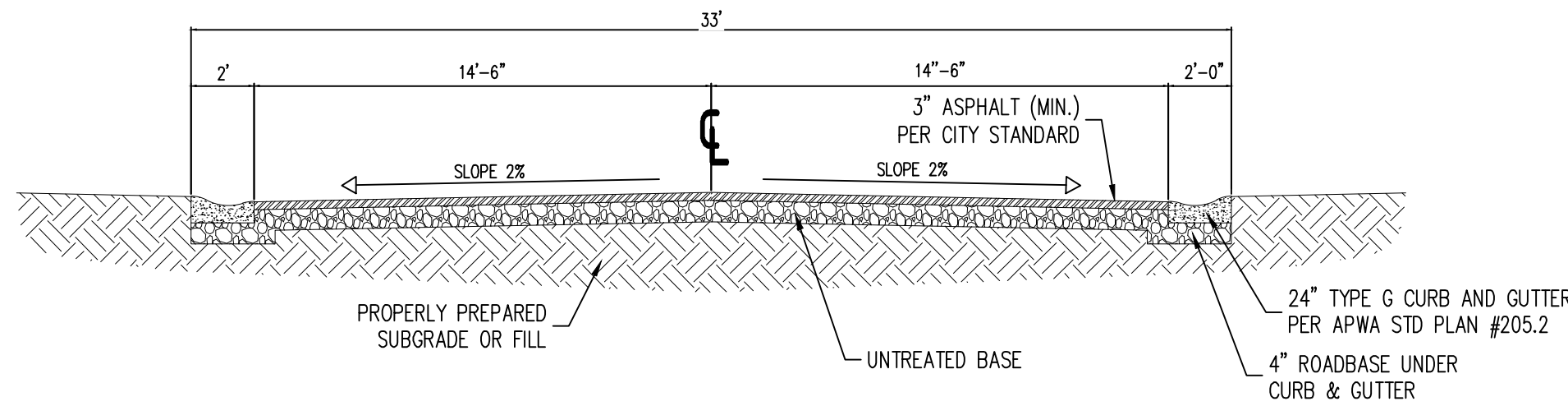
550 NORTH STATE STREET
LINDON, UT

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No:	ELH1.21
Drawn By:	
Checked By:	
Date:	03/10/2021

OVERALL SITE PLAN

C1.0



33' ROAD CROSS SECTION

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TREE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

COMMERCIAL
TOTAL ACREAGE: 5.76

RESIDENTIAL SITE SUMMARY		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	106,592	31.9%
BUILDINGS	114,152	34.2%
LANDSCAPING	113,492	34.0%
OPEN SPACE	85,893	25.7%
TOTAL SITE	334,236 SF 7.67 ACRE	

TOTAL UNITS: 76
TOWNHOMES: 72 UNITS
SINGLE FAMILY: 4 LOTS

PARKING
EACH UNIT PROVIDES 2 CAR GARAGE
GUEST RECD: 0.5 STALL/UNIT = 38
19 IN UNIT DRIVEWAYS
19 OFF-STREET PARKING

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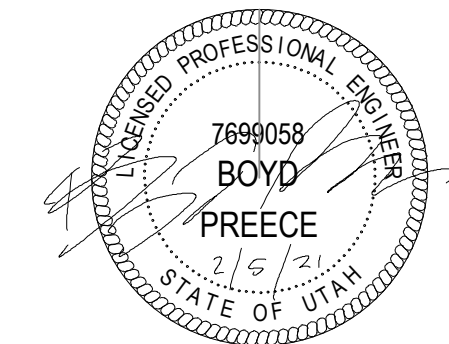
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BENCHMARK

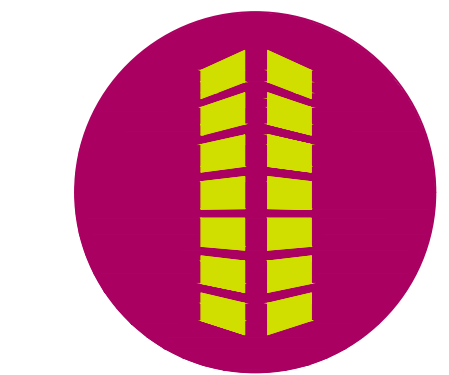
THE PROJECT BENCHMARK IS A WITNESS CORNER TO THE SW COR. SEC. 28, TSS, R2E, SL&M. 3" UTAH COUNTY BRASS CAP FLUSH ON ASPHALT SET IN CONCRETE DATED 1979 (FOUND)
PROJECT BENCHMARK ELEVATION = 4347.19'

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811
Know what's below.
Call before you dig.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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LINDON HEIGHTS VILLAGE
CONSTRUCTION DOCUMENTS

550 NORTH STATE STREET
LINDON, UT

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No:	ELH1.21
Drawn By:	
Checked By:	
Date:	03/10/2021

OVERALL SITE PLAN

C1.0

Color Scheme Option 3



Stucco - White



Hardie Board Lap - Boothbay Blue



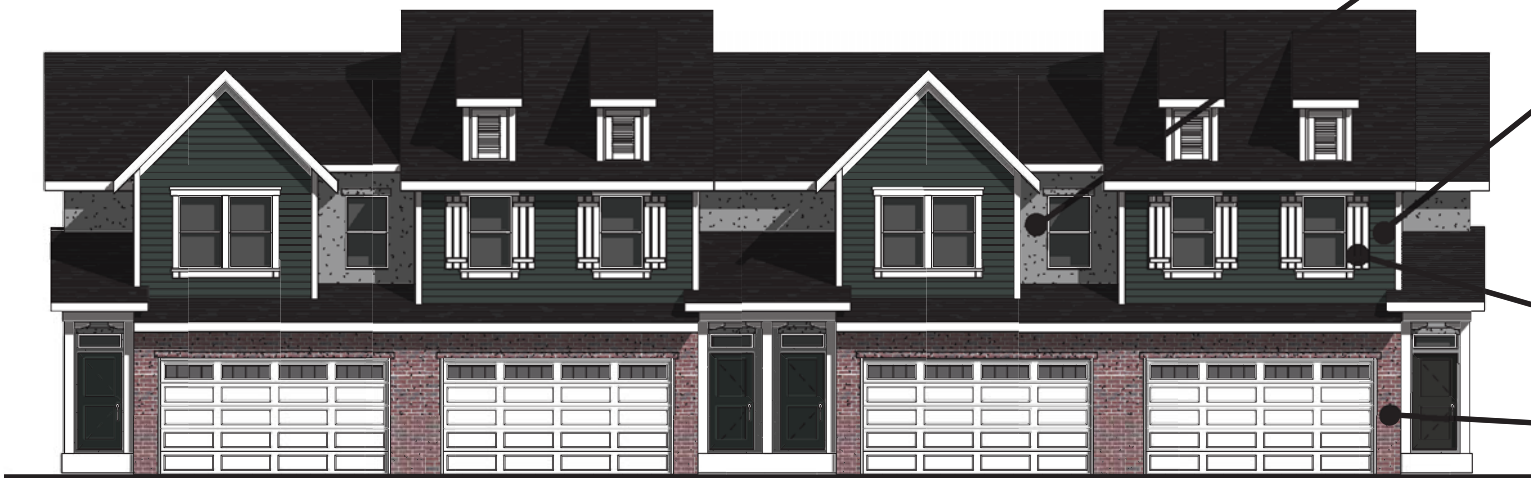
Trim - Arctic White



Brick - Interstate, Dartmouth



Color Scheme Option 4



Stucco - Light Mist



Hardie Board Lap - Iron Grey



Trim - Arctic White



Brick - Interstate, Dartmouth



Color Scheme Option 1



Color Scheme Option 2



*Elevations for Illustrative Purposes Only

To: Michael Florence
City of Lindon, Utah

CC: Noah Gordon, PE
Trent Andrus, PE

From: Brian Horan, PE

Date: March 22, 2021

Re: **Lindon Heights (Townhomes)
TIS Addendum**



The intent of this memorandum is to provide an addendum to the Lindon Heights (Townhomes) Traffic Impact Study (TIS) dated revised March 3, 2021 following a Planning Commission hearing and subsequent update to the proposed plan. The following memorandum will address the effect of changes to study assumptions suggested by Planning Commission and a subsequent update to proposed access conditions. The updated site plan is provided as Attachment I.

BACKGROUND

The Applicant is seeking approval of a Planned Residential Overlay to rezone the property from General Commercial (GC) to a mix of GC and Residential Zoning (10 units/acre density) in order to redevelop the site with a mix of commercial and residential uses. The proposed downzoning change is anticipated to generate significantly fewer trips than the by-right use. An analysis of the reduction in trips from the by-right use was provided via a memo to City Staff dated January 12, 2021.

As of December 14, 2020, the proposed site would modify a roadway connection that is shown on City planning documents so a traffic impact study (TIS) was requested. A formal scoping meeting was performed on that date to discuss study assumptions per the requirements of the "London City – Traffic Impact Study Requirements" (Requirements). The scoped TIS was submitted on January 20th, 2021 and revised on March 3, 2021 following City comments (revised TIS). The revision adjusted language related to the performance of the scoping meeting.

A Planning Commission hearing was held on March 9, 2021 to discuss the proposed project. During the hearing, the distributions of site traffic to the surrounding network were discussed and were asked to be reconsidered to assume larger percentages of users utilizing "back roads" in the anticipation that a number of residents would have elementary aged children attending a nearby elementary school. Following the Planning Commission hearing an update to the plan also included the extension of 570 N connecting to State St. A memorandum discussing the redistribution of trips considering additional percentage to the southeast and the change in roadway connections was requested and is provided herein.

570 N CONNECTION

A discussion of the City of Lindon's Street Master Plan proposed extension of 570 N was provided in the revised TIS. Excerpts from the revised TIS are provided herein. "...an extension of 570 N is currently shown on the City of Lindon's Street Master Plan. The extension is proposed from the current western terminus of 570 N to connect to Hwy 89. The intent of such a connection is to further the grid of streets



in the area and provide the proposed development better access to Locust Avenue... In the existing condition, 600 N and 500 N provide an east-west connection from Locust Avenue to Hwy 89. Additional connections are available at 1000S/700 N to the north and 400 N to the south which, similarly to 600 N provides signalized access to these east-west connections. These connections are spaced approximately a quarter mile apart from each other. Due to the existing grid connections being spaced every quarter mile an additional grid connection would serve very few users. Opportunities to make the east-west connection between Hwy 89 and Locust Avenue are frequent (every quarter mile) and often provide signalized access.”

The statements and conclusions regarding the 570 N extension provided in the revised TIS remain valid with the currently proposed layouts. “Cut-through” traffic from the surrounding network is not anticipated with the proposed connection of 570 N to State St. Ample opportunities provide a connection from Locust Avenue to State St at more favorable signalized intersections. A redistribution of site traffic only was considered for evaluation with the updated proposed site layout.

NET TRIP GENERATION

An excerpt from the revised TIS is provided as referenced for the proposed trip generation. “The site would generate upon completion and full occupancy; 53 net new weekday AM and 64 net new weekday PM peak hour vehicle trips as well as 951 net new weekday daily trips.” It should be noted that the number of townhomes was decreased with the updated plan. No update to trip generation is being provided allowing for a more conservative estimation of trips.

TRIP REDISTRIBUTION

As mentioned previously, an updated consideration of site trips based on feedback provided at Planning Commission and the proposed connection to 570 N was evaluated. Conversations during Planning Commission proposed that an unrealistic estimation of trips distributed to the southeast and to the north was provided in the revised TIS. In an effort to provide an evaluation of how a redistribution of trips would affect the total future results an overly conservative estimate of distribution was assumed to/from the east. The distributions provided for comparison are as follows:

- To/from the north on Hwy 89: 25%
- To/from the east on 600 N: 5%
- To/from the east on 570 N: 20%
- To/from the east on 500 N: 20%
- To/from the south on Hwy 89: 30%

The previously calculated trip generation, provided herein for reference as Table 5-6, was distributed to the network based on the above distributions. These distributed site trips were evaluated as an updated Figure 6-2 for “Total Future 2026 **Updated**”. Updated forecasts due to the described redistribution are **highlighted** in the Figure 6-2 **Updated** below for ease of reference.

NETWORK IMPACTS

Total future levels of service for 2026 were calculated at key study intersections utilizing the forecasts provide on Figure 6-2 **Updated**. These levels of service are shown as compared to the previously provided results of the revised TIS in Table 1. As shown in Table 1, study intersections would continue to perform consistent with background conditions, at overall acceptable levels of service. Updated Synchro outputs are provided as Attachment II.

Side street left turn movements on to State St. were noted as forecasting LOS “F” in PM peak conditions. Consistent with language provided to Planning Commission, the following is offered, “The LOS “F” shown

in PM conditions represents fewer than 15 vehicles making side street lefts during the peak hour. The analysis software used (Synchro) tends to overestimate side street delays and does not take into account the platooning effect that will be created by up and down stream signals. A platoon is the bunching of vehicles that occurs at a signal which provides gaps between other platoons and signals. These gaps created by the signals give vehicles plenty of opportunities to make the left. A useful metric for understanding these types of delays is the volume to capacity ratio abbreviated "v/c". A review of the analysis shows that the v/c ratio is 0.242 for the movement with the highest delay of these two intersections. This suggests that the movement is only using 24.2% of the capacity available. Said conversely, the movement has approximately 75% of its capacity still available for additional traffic. Additionally, a review of the queues for these movements show queues of fewer than one vehicle."

CONCLUSION

As detailed above, an extension of 570 N through the proposed development, as well as a redistribution of trips based on feedback provided at Planning Commission would have no significant impact to the conclusions of the revised TIS. The second recommendation provided in the revised TIS is no longer applicable to the proposed roadway network.

I trust that the information contained herein provides additional information as to the proposed rezoning. If you have any questions or require more information, please do not hesitate to contact me at brianhoran@gallowayus.com or 303-770-8884.

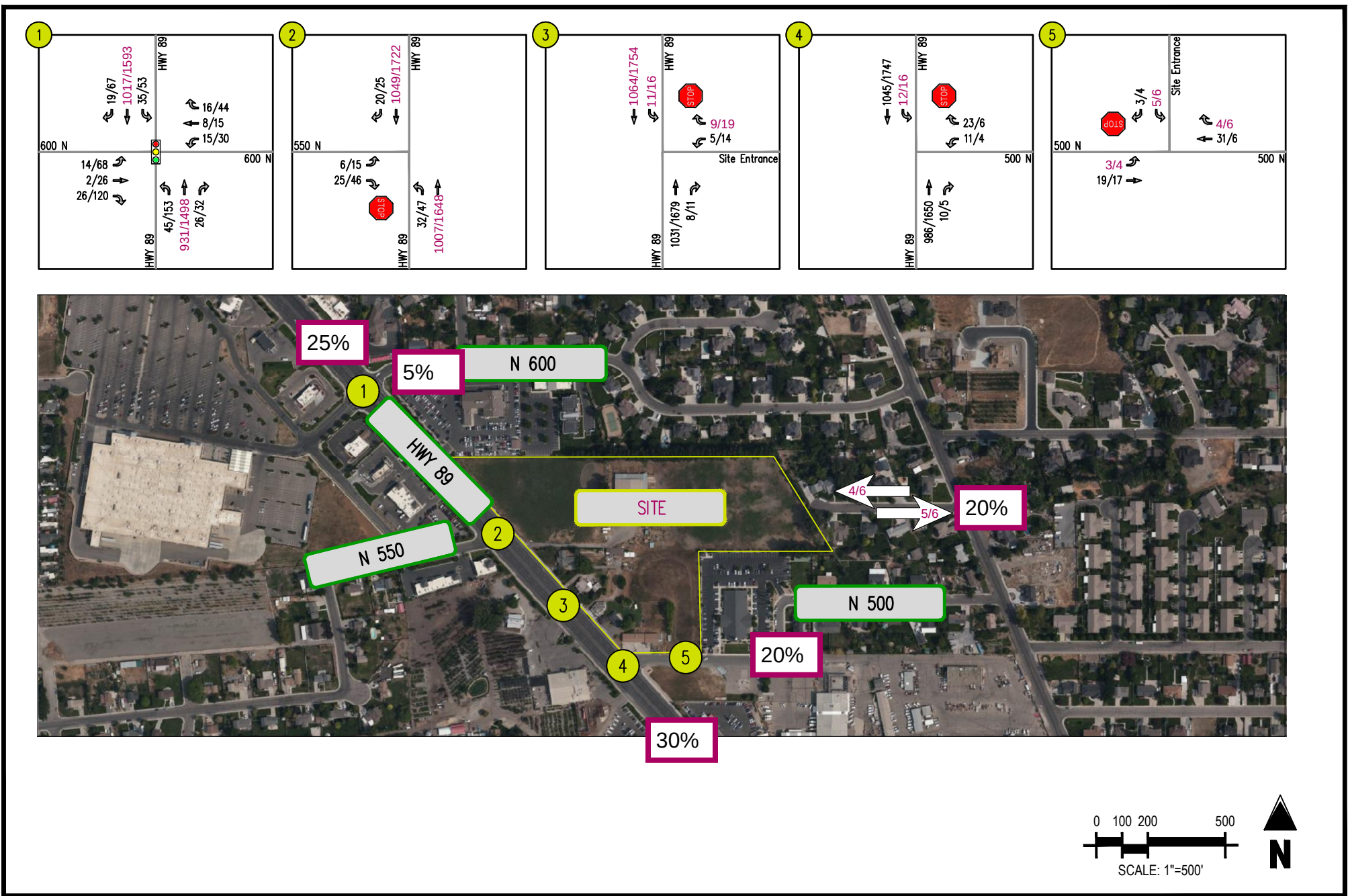


FIGURE 6-2 Updated
Total Future Forecasts 2026

Lindon Townhomes
Lindon, UT

(A/A) INTERSECTION LOS
0000/0000 (AM PEAK HOUR/PM PEAK HOUR)
XX% - Distributions

← MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN



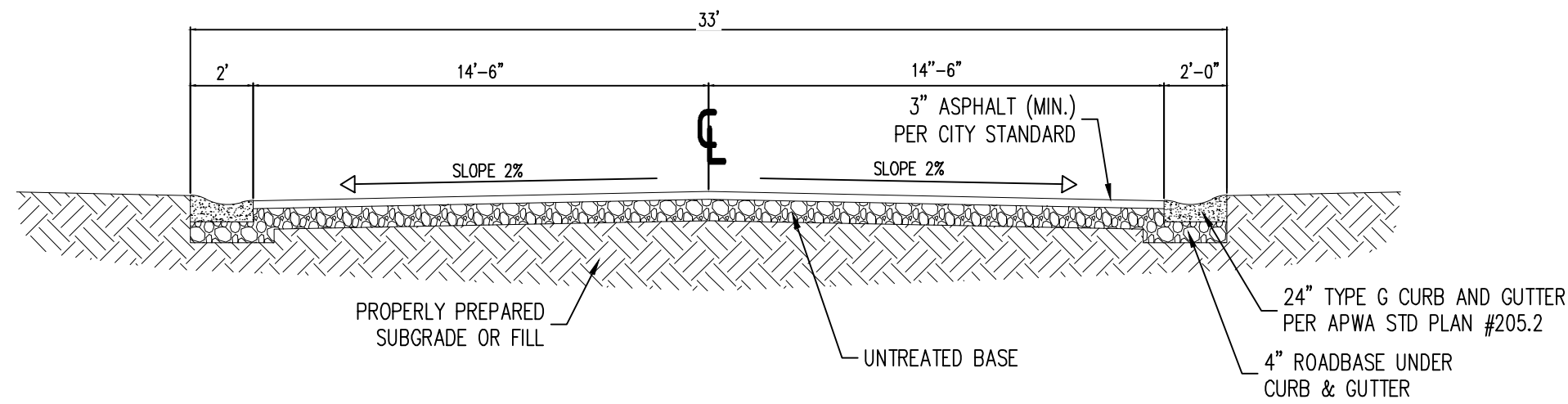
Table 1
Lindon Heights (Townhomes)
Redistribution Intersection Level of Service Summary

Intersection	Operating Condition	Street Name	Approach/ Movement	Background 2026		Total Future 2026		Total Future 2026 Update	
				AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1 600 N/HW 89	Signal	600 N	EBL	C (20.4)	C (21.2)	C (20.4)	C (21.2)	C (20.4)	C (21.2)
			EBT	B (19.5)	B (18.5)	B (19.5)	B (18.5)	B (19.5)	B (18.5)
		600 N	EBR	C (20.9)	C (22.2)	C (20.9)	C (22.2)	C (20.9)	C (22.2)
			WBL	B (19.8)	B (19.3)	B (19.8)	B (19.3)	B (19.8)	B (19.3)
		HWY 89	WBTR	C (20.6)	B (19.5)	C (20.6)	B (19.5)	C (20.6)	B (19.5)
			NBL	A (4.0)	B (11.9)	A (4.0)	B (12.1)	A (4.0)	B (12.1)
		HWY 89	NBT	A (7.0)	B (11.0)	A (7.0)	B (11.1)	A (7.0)	B (11.0)
			NBR	A (5.4)	A (6.8)	A (5.4)	A (6.8)	A (5.4)	A (6.8)
		HWY 89	SBL	A (3.7)	A (6.8)	A (3.8)	A (6.9)	A (3.8)	A (6.9)
			SBT	A (7.2)	B (11.6)	A (7.2)	B (11.7)	A (7.2)	B (11.7)
			SBR	<u>A (5.4)</u>	<u>A (7.1)</u>	<u>A (5.4)</u>	<u>A (7.1)</u>	<u>A (5.4)</u>	<u>A (7.1)</u>
			Overall	A (7.4)	B (11.9)	A (7.4)	B (12.0)	A (7.4)	B (12.0)
2 550 N/HWY 89	STOP	550 N	EBL	D [29.1]	F [152.1]	D [29.7]	F [163.9]	D [29.4]	F [157.8]
			EBR	B [14.8]	D [25.4]	B [14.9]	D [25.9]	B [14.9]	D [25.6]
		HWY 89	NBL	C [17.2]	E [44.0]	C [17.5]	E [45.2]	C [17.3]	E [44.4]
			NBT	A [0.0]	A [0.0]	A [0.0]	A [0.0]	A [0.0]	A [0.0]
3 Site Entrance/HWY 89	STOP	Site Entrance	WBL	n/a	n/a	D [26.0]	F [79.5]	D [26.0]	F [79.5]
			WBR	n/a	n/a	B [14.4]	C [22.7]	B [14.2]	C [21.8]
		HWY 89	NTR	n/a	n/a	A [0.0]	A [0.0]	A [0.0]	A [0.0]
			SBL	n/a	n/a	C [16.2]	D [32.8]	C [16.0]	D [31.9]
		HWY 89	SBT	n/a	n/a	A [0.0]	A [0.0]	A [0.0]	A [0.0]
4 500 N/HWY 89	STOP	500 N	WBL	C [24.7]	A [0.0]	D [25.3]	F [63.4]	D [25.2]	F [63.4]
		500 N	WBR	B [14.2]	C [20.2]	B [14.2]	C [20.3]	B [14.2]	C [20.3]
		HWY 89	NTR	A [0.0]	A [0.0]	A [0.0]	A [0.0]	A [0.0]	A [0.0]
		HWY 89	SBL	C [15.4]	D [30.2]	C [15.6]	D [31.8]	C [15.5]	D [30.6]
			SBT	A [0.0]	A [0.0]	A [0.0]	A [0.0]	A [0.0]	A [0.0]
5 500 N/Site Entrance	STOP	500 N	EBLT	n/a	n/a	A [7.3]	A [7.2]	A [7.3]	A [7.2]
		500 N	WBTR	n/a	n/a	A [0.0]	A [0.0]	A [0.0]	A [0.0]
		Site Entrance	SBL	n/a	n/a	A [8.9]	A [8.8]	A [8.8]	A [8.7]
			SBR	n/a	n/a	A [8.5]	A [8.4]	A [8.5]	A [8.4]

Notes : (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.
(2) Numbers in parenthesis () represent delay at signalized intersections in seconds per vehicle.

Attachment I

Conceptual Site Plan



33' ROAD CROSS SECTION

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TREE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

COMMERCIAL
TOTAL ACREAGE: 5.76

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

TOTAL UNITS: 76
TOWNHOMES: 72 UNITS
TWIN HOMES: 4 UNITS

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EACH UNIT PROVIDES 2 CAR GARAGE
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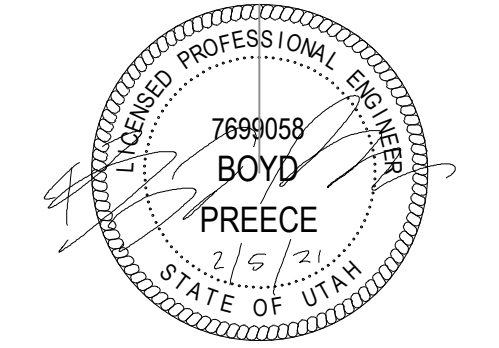
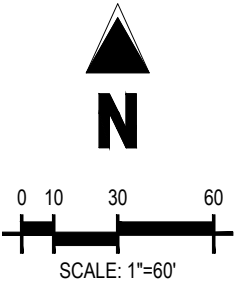
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LINDON, UT

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Date:	03/10/2021

OVERALL SITE PLAN

C1.0