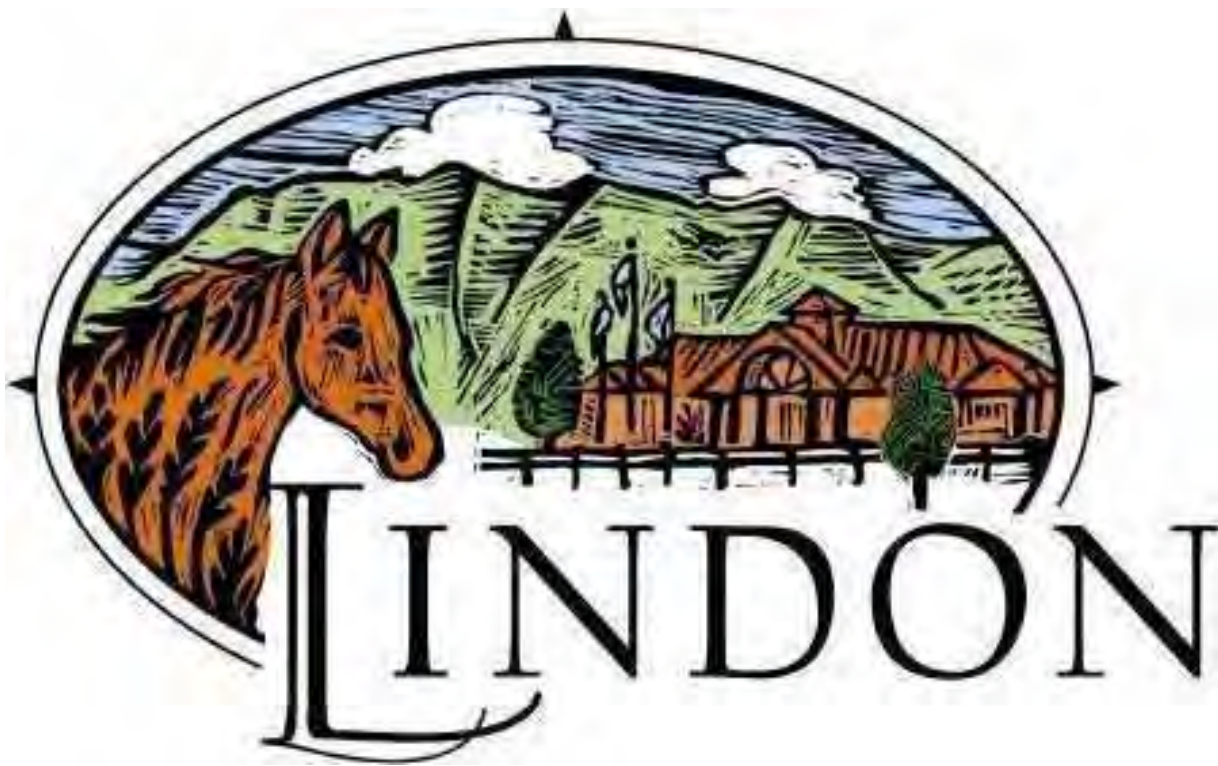


Lindon City Planning Commission Staff Report



July 27, 2021

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, July 27, 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 7/13/2021

3. Public Comment

4. Minor Subdivision Approval – Millhaven Development – 578 N. 800 E.

The applicant requests Minor Subdivision approval to consolidate the two existing parcels on the property into one lot at approximately 578 N. 800 E. (Parcel numbers: 14:074:0184, 14:072:0272) (10 minutes)

5. Minor Subdivision Approval – Rhino Realty, LLC – 570 N. State Street

The applicant requests Minor Subdivision approval for a one lot subdivision located at 570 N. State Street (Parcel numbers: 14:067:0187 and a portion of 14:068:0304) (10 minutes)

6. Site Plan Approval – Rhino Realty, LLC – 570 N. State Street

The applicant requests site plan approval to expand the Low Book Sales auto dealership lot at 570 N. State Street. (Parcel numbers: 14:067:0187 and a portion of 14:068:0304) (15 minutes)

7. Site Plan Approval – Shelby Homes – 105 N. State Street

The applicant requests site plan approval to construct a 3-unit commercial building located at 105 N. State Street. (Parcel numbers 14:069:0292) (20 minutes)

8. Concept Review – Matthew Pinder – 200 N. State Street (approximately)

Matthew Pinder request concept review to construct 3 drive-thru buildings at approximately 200 N. State Street. (Northeast corner). A Concept Review allows applicants to receive planning commission feedback and comments on proposed developments. No formal approvals or motions are given, but general feedback is typically provided.

9. 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

Notice of Meeting
Lindon City Planning Commission



Date: 7/22/2021 **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

The Draft Minutes from the July 13, 2021 Planning
Commission Meeting will be sent separately

Item: 4 Minor Subdivision Approval – Honey Comb Heights 578 N. 800 E.

Date: July 27, 2021

Applicant: Millhaven
Construction
Presenting Staff: Michael
Florence

Property Owner: Chase
Williams
Project Address: 1071 E. 100 N.
Parcel ID: 14:074:0184,
14:072:0272
Size: 4.47

General Plan: Residential Low
Current Zone: R1-12

Type of Decision:
Administrative
Council Action Required: No



Overview

1. The applicant is seeking minor subdivision approval to create a one lot subdivision out of two existing parcels.
2. This property was approved in 2007 for a flag lot subdivision. However, the applicant at that time failed to record the subdivision plat and any entitlements expired.
3. At the July 13, 2021 the planning commission reviewed and approved the hillside exemptions to construct a home on this property.

Motion

I move to (*approve, deny, continue*) the applicant's request for the Honeycomb Heights, one lot minor subdivision 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 and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. 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;
4. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual;
5. All items of the staff report.

Surrounding Zoning & Land Use

North: Recreational Mixed-Use East – Public lands

South: R1-12 – single family residential

East: R1-12 - single family residential

West: R1-12 - single family residential

Lot Size Requirements (Flag Lot Subdivision)

Required	Proposed Lot	Compliant with City Standards
Minimum Lot Size: 20,000 square feet and does not include the driveway.	Total acreage: 4.47 acres Flag portion: 2.73 acres	Yes
Minimum Lot frontage: 25' on a public street	25 feet	Yes
Setbacks: • Front and Rear: 30 • Side yard: 15	30 15	Yes

Subdivision Requirements

Required	Compliant
Flag lots are only permitted when one of the two circumstances exist: • Development using a public street standard is not possible due to specific constraints that limit access, public street frontage. • Public street standard is possible, but not in the best interest of the property	Yes, due to lot layout, topography, limited access it is not feasible for this proposed lot to be constructed with a public street
Only one flag lot be approved as part of the subdivision	Yes
Driveway: 25' width and 20' asphalt surface	Yes
An adequate emergency vehicle turnaround at the end of the driveway and a fire hydrant located within 200 feet of any dwelling on a flag lot.	Yes, a fire truck turnaround has been providing and reviewed by the fire department. A fire hydrant will be located approximate 110 feet from the dwelling
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. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes – Curb, gutter, and sidewalk currently exist in front of the lane. The applicant will be installing a new drive approach and replacing the existing sidewalk
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 – Public Utility Easements are indicated on the plat
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – provided as shown in engineering plans
Flag lots only permitted in the R1-12 and R1-20 zones	Yes

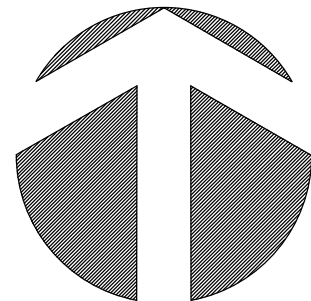
Staff Analysis

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

Exhibits

1. Aerial Photo
2. Subdivision Plat
3. Site Plan





NORTH
1" = 40'

600 North St.
(Public)

LOT 16, Plat "B"
Walker Heights Subdivision
Rae Memmott
55:441:0016

550 North St.
(Public)

LOT 11, Plat "B"
Walker Heights Subdivision
Chad & Hillary Sanders
55:441:0011

LOT 10, Plat "B"
Walker Heights Subdivision
Lance Rose
55:441:0010

800 East Street (Public)

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	549.83'	9.98'	9.98'	N 18°28'44" W	170°26"
C2	125.00'	16.00'	15.99'	N 15°17'12" W	72°09"

LOT 1, Plat "A"
Meadows at Bald Mountain
Subdivision
Bart & Jennifer Preston
46:566:0001

United States of America
14:041:0002

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

Point of Beginning

25.00' Public
Utility Easement

7.50' Public
Utility Easement

Section Line

50.00' Overhead Power
line Easement

Lindon City
14:072:0273

Total Area
194,798 SF
4.47 AC

7.50' Public
Utility Easement

Area of 40%
slope or greater

Area of 40%
slope or greater

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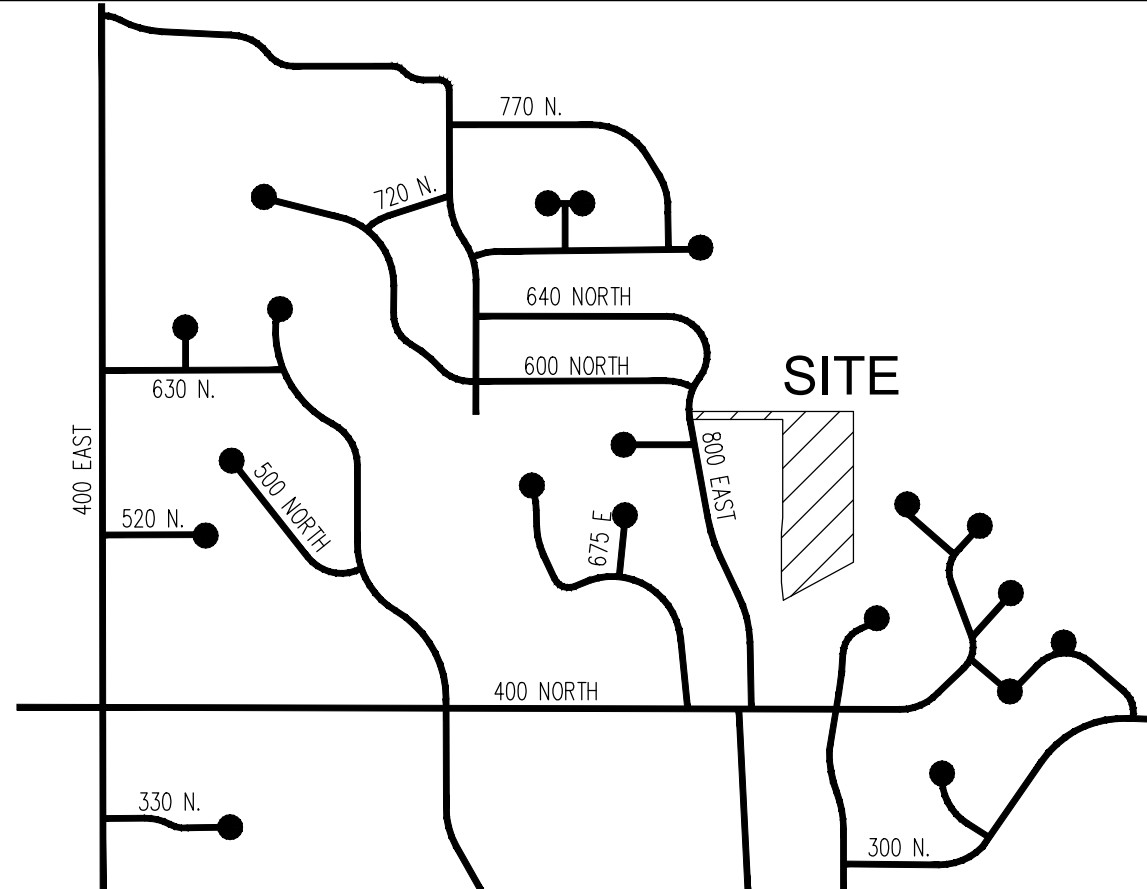
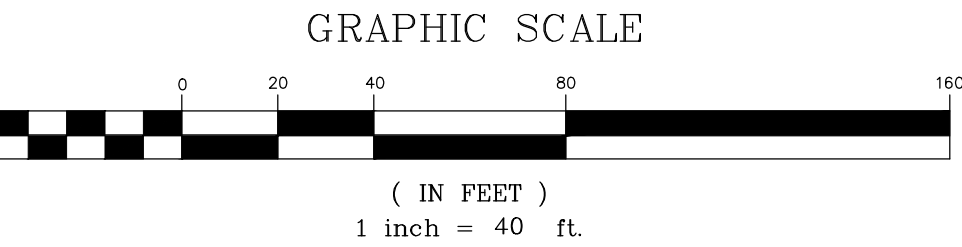
Area of 40%
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VICINITY MAP

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify, that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed PLAT "A", HONEYCOMB HEIGHTS 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 Section 35, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°51'38" East 281.41 feet more or less to Plat "B", Lindon Oaks Subdivision as shown on record in the office of the Utah County Recorder; thence South along said Plat "B" 582.77 feet more or less to Plat "B", Lindon Hills Subdivision as shown on record in the office of the Utah County Recorders; thence South 61°16'40" West along said Plat "B", 314.89 feet more or less to Plat "C", Walker Heights Subdivision as shown on record in the office of the Utah County Recorder; thence along said Plat "C" the following three (3) courses: North 06°49'38" West 101.07 feet, North 00°20'47" West 138.49 feet, North 07°56'48" East 76.68 feet more or less to the Section line; thence North 00°24'37" West along the Section line 395.00 feet; thence South 89°42'06" West 332.73 feet more or less to 800 East Street; thence along 800 East Street the following two (2) courses: along the arc of a 549.83 foot radius curve to the left 9.98 feet (chord bears North 18°28'44" West 9.98 feet), along the arc of a 125.00 foot radius curve to the right 16.00 feet (chord bears North 15°17'12" West 15.99 feet) more or less to Plat "A", Meadows at Bald Mountain Subdivision as shown on file in the office of the Utah County Recorder; thence North 89°41'27" East along said Plat "A" 339.93 feet to the point of beginning.

Area = 194,798 sq.ft. or 4.47 Acres

Basis of Bearing is the Utah State Plane Coordinate System.

Date _____ Professional Land 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 Plat A, HONEYCOMB HEIGHTS SUBDIVISION, Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Acknowledgement

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

On this _____ day of _____, in the year 20____, before me, _____, a Notary Public, personally appeared _____, who name(s)(s/are) subscribed to this instrument, and acknowledged that (he/she/they) executed the same.

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 _____
Planning Director _____ City Engineer _____
City Attorney _____ City Recorder _____
Attest _____

Conditions of Approval

County Recorder

Plat "A"

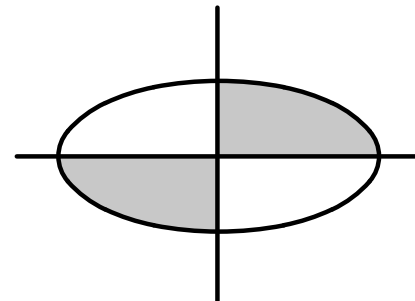
Honeycomb Heights
Subdivision

Lindon City, Utah County, Utah

Scale: 1" = 40 Feet

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

Occupancy Restriction Notice

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

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are hereby notified of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&Rs) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

Item: 5 and 6 Site Plan and Minor Subdivision Approval Rhino Realty LLC – 570 North State Street

Date: July 27, 2021

Applicant: Rhino Realty, LLC

Presenting Staff: Anders Bake

Project Address: 570 North State Street

Property Owner: Norton, Scott L (et al)

General Plan: Commercial

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

Parcel ID: 14:067:0187 and a portion of
14:068:0304

Lot Size: 1.917 acres

Type of Decision: Administrative

Council Action Required: No



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan meet Title 17 development regulations.
2. The applicant is seeking minor subdivision approval to create one lot out of the existing parcel with ID# 14:067:0187 and a portion of the parcel with ID# 14:068:0304

Overview

1. The applicant proposes to construct a parking area including proposed landscaping at 580 North State Street for the display of Low Book Sales' vehicles.

Minor Subdivision Motion

I move to (*approve, deny, continue*) the applicant's request for Minor Subdivision 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 and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. 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
4. All items of the staff report.

Site Plan Motion

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

1. An updated landscaping plan will show that 40 square feet per parking stall of interior parking lot landscaping will be provided and that 75% of the interior parking lot landscaping consists of living vegetation according to section 17.18.085 of the Lindon City Code;
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 development specifications as found in the Lindon City Development Manual;
4. The applicant will comply with all bonding requirements, if applicable; and
5. All items of the staff report.

Surrounding Zoning and Land Use**North: CG** – Low Book Sales**East: CG** – Elwood Holdings property**South: CG** – Elwood Holdings property**West: CG** – Commercial buildings**Lot Size Requirements (Residential)**

Required	provided	Compliant with City Standards
Minimum Lot Size: 20,000 square feet	83,504 sq. ft.	Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public.	Yes – The applicant will be constructing curb, gutter, and sidewalk in front of the lot according to Development Manual standards.
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 – Public Utility Easements are indicated along all boundary lines.
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes – provided as shown in engineering plans.
No lot shall be created which is more than three times as long as it is wide.	Yes

Site Development Standards**Parking**

1. Parking standards are based on the zone and the different uses in the building and their respective square footage.
2. The parking requirements section of the Lindon City Code states that Automotive retail uses requires one parking stall per 250 square footages of the showroom and office space plus one per employee. The original Low Book Sales property meets this requirement with 181 parking stalls for sales vehicles and 20 customer parking spaces. The subject property will add 191 additional stalls to Low Book Sales which will be primarily used for vehicle display.

Traffic Circulation

1. Access to the subject property will be from the existing Low Book Sales property at 590 North State Street which has public street access onto State Street and 600 North.

Landscaping Standards

Landscaping Standards	Provided	Compliant
20-foot landscaping strip along public street frontages	A 20-foot-wide landscaping strip is provided along the State Street portion of the property.	Yes
Trees shall be planted every 30 feet in the landscaping berm.	Trees shown in the landscape berm are over 100 feet apart.	No – Please see additional information bellow.
20% of lot in landscaped open space	The total landscaped area on the property is 17,595 sq. ft. and 21.1% of the property.	Yes

Landscaping strip along public streets must be 70% vegetation and 30% other ground covers.	Current plan exceeds the 70% vegetation requirements	Yes
40 square feet of interior landscaped area for each parking space; (7,640 square feet for 191 stalls)	Approximately 5,081 square feet of interior parking lot landscaping is shown.	No
The landscaping for the interior parking lot landscaping shall consist of at least 75% living vegetation including ground cover, trees, and shrubbery. Landscaping must be arranged in areas at the ends of each row of parking or between parking spaces within rows or parking	The landscaping provided on the plan that can qualify as interior parking lot landscaping is less than 75% vegetation. Landscaping is also not provided in the areas at the end of parking rows.	No
Trees shall be installed withing the interior parking lot landscaping areas at a ratio of one tree for every 10 required parking spaces.	19 out of 19 required trees	Yes

1. The landscaping plan does not provide a sufficient number of trees in the landscaped buffer in addition to other landscaping requirements that are not being met as described in the above table. The Planning Commission may approve some parts of the landscaping plan that is presented according to section 17.48.030 of the Lindon City Code which states the following: "Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the planning commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon commercial design standards may also be considered by the planning commission."

Site Requirements

1. The proposed plan meets the minimum lot size requirement of one acre. The site is 1.917 acres

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval.

Staff Analysis

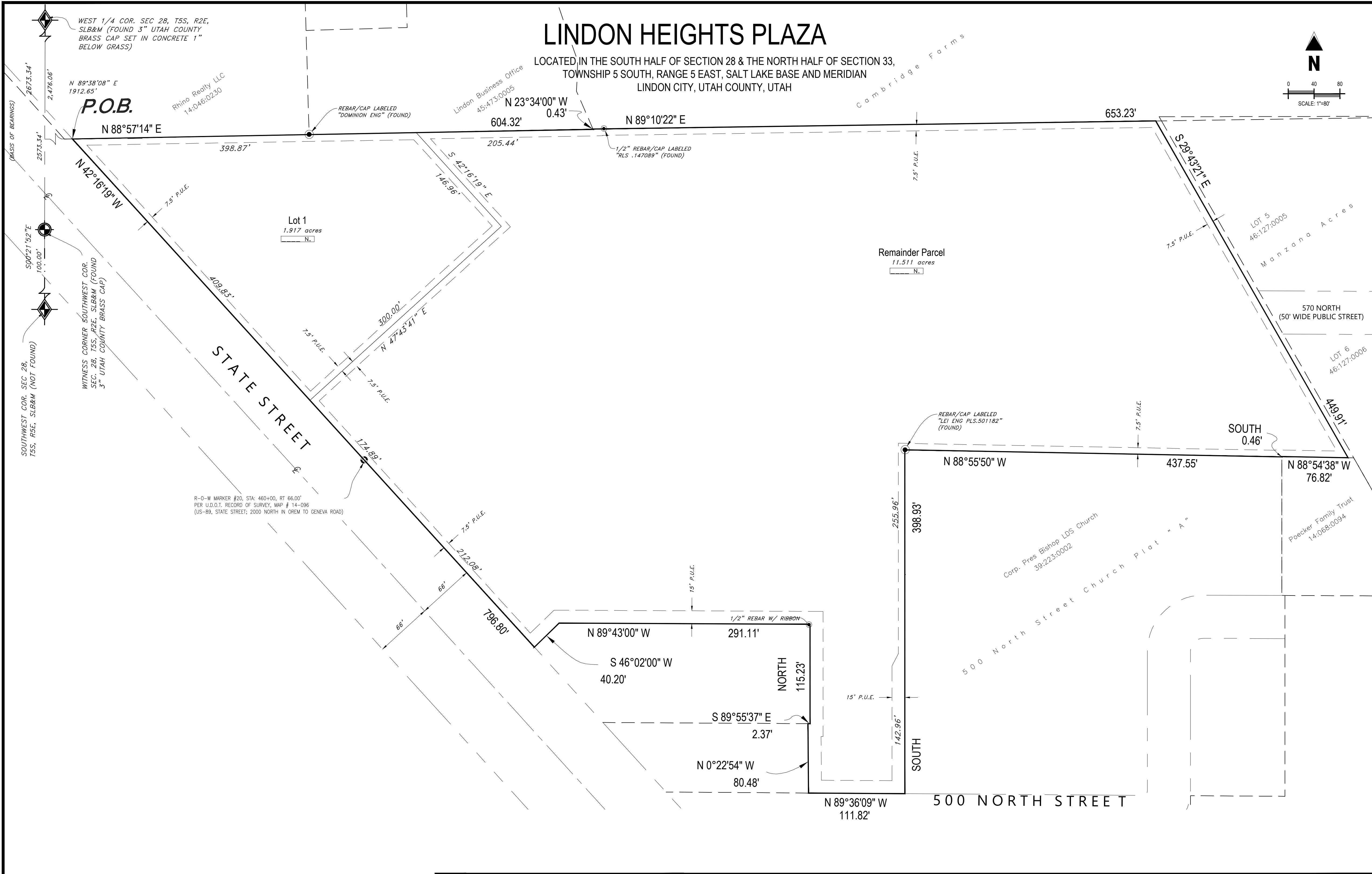
City staff believes that this development will be an amenity to Lindon City. The additional display area will allow Low Book Sales to have the space available for their business needs. The applicant's plan will require minor engineering changes and several changes to the proposed landscaping. Staff have sent comments to the applicant with the needed landscaping corrections but the most recent plan does not meet all of the requirements in the city code. The elements of the landscaping plan that cannot be modified by the Planning Commission will need to be included in a revised plan and required as a condition of approval.

Exhibits

1. Aerial photo
2. Subdivision plat
3. Site plan
4. Landscaping plan

Exhibit 1





SURVEYOR'S CERTIFICATE

I, Jeron R. Atkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that I have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as LINDON HEIGHTS PLAZA and has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct.

Date of Plat: JUNE 23, 2021

signature: _____

Registration No.: 5992544

NARRATIVE

THE PURPOSE OF THIS MAP IS SUBDIVIDE A PARCEL OF LAND INTO 3 COMMERCIAL LOTS AND 1 REMAINDER PARCEL. BEARINGS ARE BASED ON TWO FOUND SECTION CORNER MONUMENTS A THE WEST QUARTER CORNER AND WITNESS CORNER OF THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. A LINE BEARING SOUTH 00°21'52" EAST BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARING. THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:20,000 TOLERANCE.

BOUNDARY DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 00°21'52" EAST, A DISTANCE OF 2,476.06 FEET; THENCE NORTH 89°38'08" EAST, A DISTANCE OF 1,912.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE STREET / U.S. 89 (R.O.S. MAP# 14-096) AND THE POINT OF BEGINNING; THENCE NORTH 88°57'14" EAST, ALONG A BOUNDARY LINE AGREEMENT (ENTRY NO. 26266-2001), A DISTANCE OF 604.32 FEET; THENCE NORTH 23°34'00" WEST, A DISTANCE OF 0.43 FEET TO THE SOUTH LINE OF CAMBRIDGE FARMS PLAT "B" (ENTRY NO. 59846-2000); THENCE NORTH 89°10'22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 653.23 FEET TO THE WEST LINE OF MANZANA ACRES SUBDIVISION (ENTRY NO. 3296, DATED 1977); THENCE SOUTH 29°43'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 449.91 FEET; THENCE NORTH 88°54'38" WEST, A DISTANCE OF 76.82 FEET; THENCE SOUTH, A DISTANCE OF 0.46 FEET TO THE NORTH LINE OF 500 NORTH STREET CHURCH PLAT "A" (ENTRY NO. 79881-2009); THENCE NORTH 88°55'50" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 437.54 FEET TO A FOUND 5/8" REBAR AND CAP LABELED "LEI ENG PLS 501182" REPRESENTING THE NORTHWEST CORNER OF LOT 2, 500 NORTH STREET CHURCH PLAT "A"; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 398.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 500 NORTH STREET; THENCE NORTH 88°36'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 111.82 FEET; THENCE NORTH 00°22'54" WEST, ALONG A BOUNDARY LINE AGREEMENT (ENTRY NO. 52153, DATED 1997, BK 4315 PG 849), A DISTANCE OF 80.48 FEET; THENCE SOUTH 89°55'37" EAST, A DISTANCE OF 2.37 FEET; THENCE NORTH, A DISTANCE OF 115.23 FEET; THENCE NORTH 89°43'00" WEST, A DISTANCE OF 291.11 FEET; THENCE SOUTH 46°02'00" WEST, A DISTANCE OF 40.20 FEET TO SAID EAST RIGHT-OF-WAY LINE OF STATE STREET / U.S. 89; THENCE NORTH 42°16'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 796.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2 PARCELS, CONSISTING OF 584,931 SQ.FT. OR 13.428 ACRES

OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

LINDON HEIGHTS PLAZA

Do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

Dennis Norton Scott Norton
Shawna Hatch Ron Norton

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH
On this _____ day of _____ A.D., 20____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____
in the State of Utah, who after being duly sworn, acknowledge to me that He/She is the

of _____ a Limited Liability Company and that
He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability
Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company
executed the same.

Notary's Full Name & Commission Number: _____

LINDON HEIGHTS PLAZA

LOCATED IN THE SOUTH HALF OF SECTION 28 & THE NORTH
HALF OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
LINDON CITY, UTAH COUNTY, UTAH

APPROVAL BY LEGISLATIVE BODY

The City of LINDON, 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. This _____ day of _____, 20____, A.D.

MAYOR _____

Approved _____ Engineer Attest _____ Clerk - Recorder

ROCKY MOUNTAIN POWER COMPANY

- PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. §17-37A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

BY - _____

TITLE - _____

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATED AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____ DOMINION ENERGY
BY - _____
TITLE - _____

**SEWER / STORM DRAIN
CULINARY WATER / PRESSURIZED IRRIGATION**

APPROVED THIS _____ DAY OF _____, 20____,
BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE LINDON CITY PLANNING COMMISSION.

DIRECTOR SECRETARY _____

LINDON CITY PLANNING
COMMISSION CHAIRMAN

SURVEYORS SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDERS OFFICE

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SITE LEGEND

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

KEYNOTES

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- 24" COLLECTION CURB AND GUTTER PER LINDON CITY STD DWG #3
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 6/CS.0
- 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS. CONCRETE TO BE 6" THICK IN DRIVE APPROACH AREAS
- ASPHALT PAVEMENT (HATCHED AREA): 4" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE WITH 10" GRANULAR BORROW PER GEOTECHNICAL REPORT
- TAPER LAST 3' OF CURB TO MATCH SIDEWALK
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS
- SITE LIGHTING: SEE PP-1.0 FOR DETAILS
- INSTALL STOP SIGN
- INSTALL FIRE HYDRANT PER LINDON CITY STD DWG #4
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE
- REMOVE AND PROPERLY DISPOSE OF EXISTING IRRIGATION STRUCTURE
- REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE
- REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER
- INSTALL WASHINGTON POSTLITE AT 100' INTERVALS
- INSTALL WHITE PICKET FENCE TO MATCH EX. LOT TO NORTH.

SITE SUMMARY

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	65,925	78.9%
LANDSCAPING	17,595	21.1%
OPEN SPACE	17,595	21.1%
TOTAL SITE	83,520 SF 1.92 ACRE	

PARKING

	REQUIRED	PROVIDED
TOTAL PARKING STALLS		191
REGULAR PARKING STALLS		191
ADA PARKING STALLS		0

MINIMUM PARKING REQUIREMENTS:
AUTOMOTIVE: ONE (1) PER 250 SQ. FT. OF SHOWROOM PLUS ONE (1) PER EMPLOYEE
SHOWROOM:
EMPLOYEES:
REQUIRED STALLS: 460/100 = 5 STALLS

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 DRAWNGNS, 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.

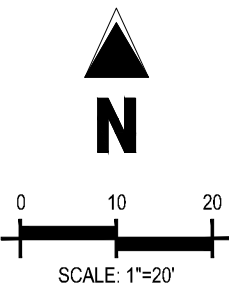
NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

BENCHMARK

THE PROJECT BENCHMARK IS A 3" UTAH COUNTY BRASS CAP, FLUSH ON ASPHALT SET IN CONCRETE DATED 1979.
PROJECT BENCHMARK ELEVATION = 4559.88'

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



Galloway

1926 W. Pleasant Grove Blvd., Suite B
Pleasant Grove, UT 84062
801.922.1332
gallowayUS.com

PRELIMINARY
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NOT FOR CONSTRUCTION

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LOW BOOK SALES
CONSTRUCTION DOCUMENTS

LINDON, UT

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No:	RHR1.20
Drawn By:	RCL
Checked By:	BAP
Date:	2021/07/21

SITE IMPROVEMENT PLAN

C1.0

PRELIMINARY
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NOT FOR CONSTRUCTION

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ENFORCED AND PROSECUTED.



LOW BOOK SALES
CONSTRUCTION DOCUMENTS

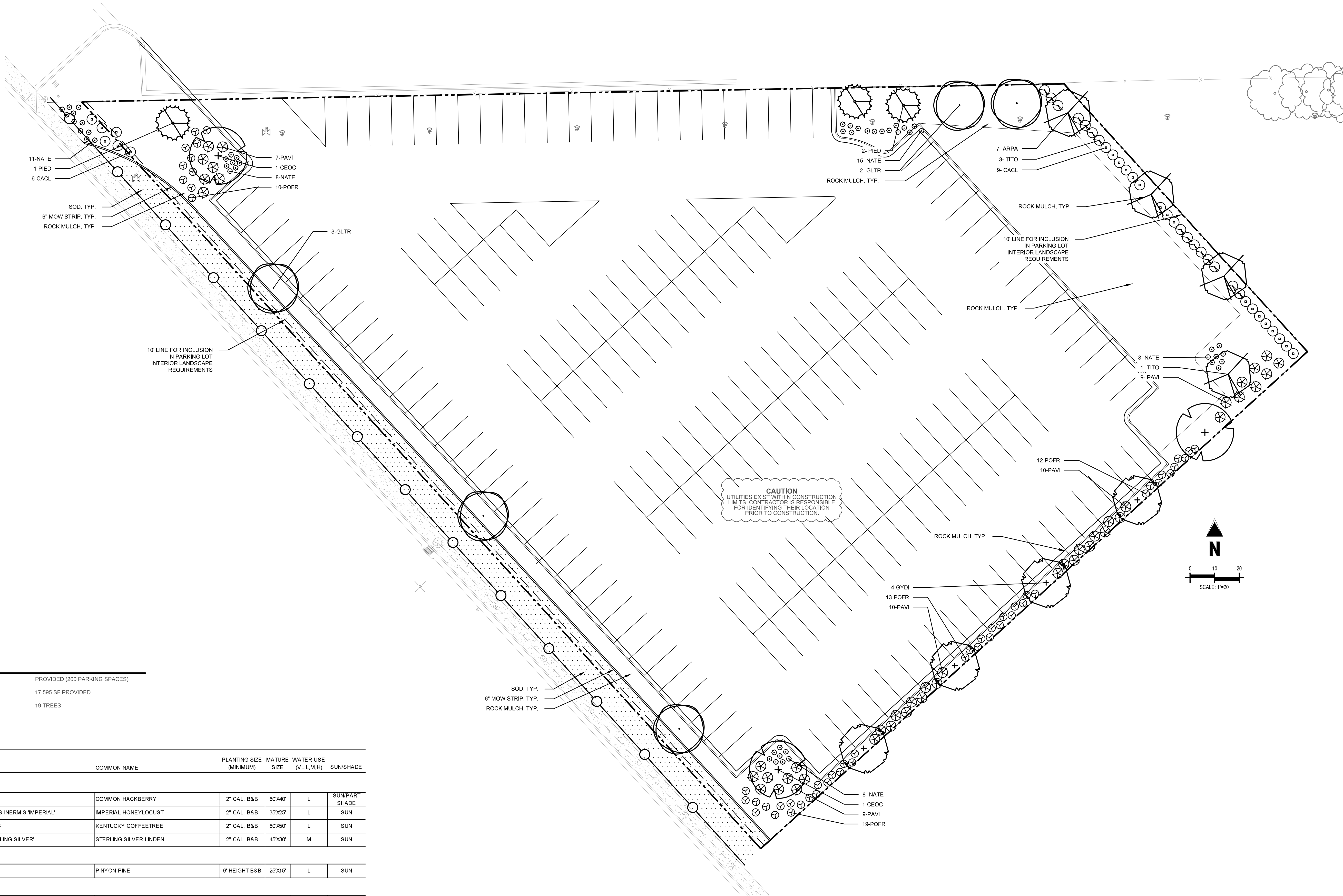
LINDON, UT

#	Date	Issue / Description	Init.
1			
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19			
20			

Project No:	RHR1.20
Drawn By:	KES
Checked By:	SRA
Date:	2021/07/21

LANDSCAPE PLAN

L1.1



PLANTING REQUIREMENTS

REQUIREMENT	PROVIDED (200 PARKING SPACES)
LANDSCAPE AREA	17,595 SF PROVIDED
1 TREE PER 10 PARKING SPACES	19 TREES

PLANTING LEGEND

QTY	LEGEND ABBREV. BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V,L,L,M,H)	SUN/SHADE
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DECIDUOUS TREES

3	CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	60'X40'	L	SUN/PART SHADE
5	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL. B&B	35'X25'	L	SUN
4	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL. B&B	60'X50'	L	SUN
4	TITO	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2" CAL. B&B	45'X30'	M	SUN

EVERGREEN TREES

3	PIED	PINUS EDULIS	PINYON PINE	6' HEIGHT B&B	25'X15'	L	SUN
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DECIDUOUS SHRUBS

23	CACL	CARYOPTERIS X CLANDONIENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
52	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	#5 CONT. 18-24"	2'X3'	L/M	SUN/PART SHADE

EVERGREEN SHRUBS

15	ARPA	ARCTOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT. 18-24"	2'X4'	VL	SUN/PART SHADE
----	------	---------------------------	--------------------	-----------------	-------	----	----------------

ORNAMENTAL GRASSES

31	NATE	NASSELLA TENUISSIMA	MEXICAN FEATHER	#1 CONT.	2'X1'	VL	SUN
45	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	4'X3'	L	SUN

SOD

5,728 SF	FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M	
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MULCH

11,121 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
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UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

Item: 7 Site Plan Approval – Lindon Fizz – 195 North State Street

Date: July 27, 2021

Applicant: Shelby Homes

Presenting Staff: Anders Bake

Project Address: 105 North State Street

Property Owner: Blake, Heath

General Plan: Commercial

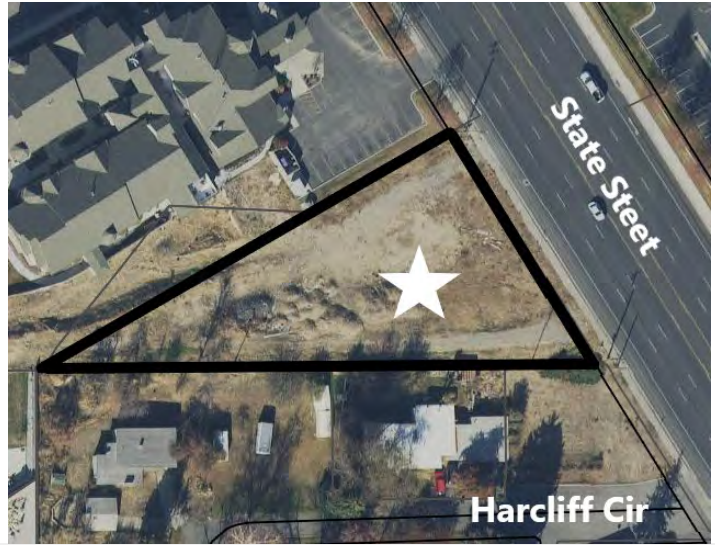
Current Zone: Commercial General (CG)

Parcel ID: 14:069:0292

Lot Size: 0.7 acres

Type of Decision: Administrative

Council Action Required: No



Summary of Key Issues

1. For site plan approval, the planning commission will be evaluating whether the site plan and building meet Title 17 development regulations and commercial design standards.

Overview

1. The applicant proposes to construct a new commercial retail building on the vacant property at 105 North State Street.

Site Plan 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 design will meet the Commercial Design Standards for commercial sites and buildings;
4. The applicant will comply with all bonding requirements, if applicable; and
5. All items of the staff report.

Surrounding Zoning and Land Use

North: Commercial General/Senior Housing Facility Overlay – assisted living facility

East: Park Facility – Lindon City Park

South: Commercial General – single family residential

West: Commercial General/Senior Housing Facility Overlay – assisted living facility, single family residential

Site Development Standards

Parking

1. Parking standards are based on the zone and the different uses in the building and their respective square footage.
2. As far as staff understands, only unit 1 is leased for a Fizz soda drive thru. The parking requirement for an “eating and drinking establishment” is one stall per 2 seats or one per 100 square feet of floor area. The fizz unit will not have any indoor seating area but will have two outdoor tables requiring 4 parking stalls for the unit. The other two units do not have a specified use at this time and will be required one stall per 350 feet of floor area under the “other retail” category. The site requires a total of 14 stalls. 16 stalls are provided on the proposed site plan.

Landscaping Standards

Landscaping Standards	Provided	Compliant
20-foot landscaping strip along public street frontages	A 20-foot-wide landscaping strip is provided along the State Street portion of the property.	Yes
40 square feet of parking lot landscaping per parking stall. 680 square feet	More than 680 square feet of parking lot landscaping on the site.	Yes
20% of lot in landscaped open space	8,615 sq. ft. landscaping ~ 26%	Yes
Landscaping must be 70% vegetation and 30% other ground covers. Trees every 30 feet along landscaping berm	Current plan exceeds the 70% vegetation requirements	Yes
Any off-street parking lot adjacent to a residential use or residential zone shall provide a minimum 10' landscaped buffer from the parking lot to the adjacent residential use or zone.	All parking stalls are at least 10 feet from the South property line with a residential use.	Yes

Site Requirements

Zone area standards	Required	provided
Minimum lot size	20,000 sq. ft.	29,758
Front setback	20 feet	57 feet
Side or rear yard setback when adjacent to a residential use or a residential zone (south side)	40 feet	42 feet
Side or rear yard setback when adjacent to a nonresidential zone (west side)	0 feet	7 feet
Side or rear yard setback when adjacent to a nonresidential zone (north side)	0 feet	175 feet

- The proposed plan meets the minimum lot size requirement of 20,000 square feet. The site is 29,758 square feet

Lindon Commercial Design Standards

Architectural Requirements

Buildings in the Commercial General zone are required to meet the Lindon Commercial Design Standards. Under the commercial design standards, commercial development should pick one of three building forms: one-part commercial block, two-part commercial block, and central block buildings.

The proposed building most aligns with the one-part commercial block building. Below are the standards for such building in the Commercial Design Standards:

Design Element	Design Standard Requirement	Applicants Proposal
Height and Scale/Size	Facades should be broken up every 15' to 25' with color, change of building materials, depth, height, or other architectural characteristics. Windows, doors, art or architectural detailing are all options for a blank wall.	The building is broken up with a combination of materials, colors and architectural elements that create depth and height.

Roofing	Sloped roofs should be the primary roof form and should use a material that is compatible in material and color with the exterior material of the building. Flat roofs can be used, but should always be used with a parapet and/or decorative cornice.	The applicant is requesting a flat roof design. The building has both parapet and cornice designs.
Exterior Walls and Surfacing (building Materials)	Brick, stone, or colored decorative block should be utilized as the primary building material (85% or greater of the building), especially on street-facing facades. All of the above, as well as stucco, wood, architectural metals, colored decorative concrete and cement board siding may be used as secondary (less than 40%) building materials, and on less visible facades.	The building materials consist of a combination stucco and stone with a wood canopy over the doors. The front façade of the building consists of 61% rock and fenestration and 39% stucco.
Fenestration (windows and doors)	Storefront windows should be framed with a material complementary to the primary building material(s). Wood or metal are framing materials that work well with brick or stone. If storefront windows do not reach to the ground, a projecting sill should be used at the bottom.	All windows are framed with a metal material and meet the storefront exterior requirement
Exterior Trim and Decorative Detailing	Simple decorative detailing; focused on the primary street; colors, textures, and changes in building materials to give definition; detailing focused on street-level; upper level less detail.	The applicant is proposing wood canopy element that provides decorative detailing to the building as well as different architectural cornice and trim elements.

Engineering Requirements

The City Engineer is working through technical issues related to the site plan and will conduct a final review if the planning commission grants final site plan approval.

Staff Analysis

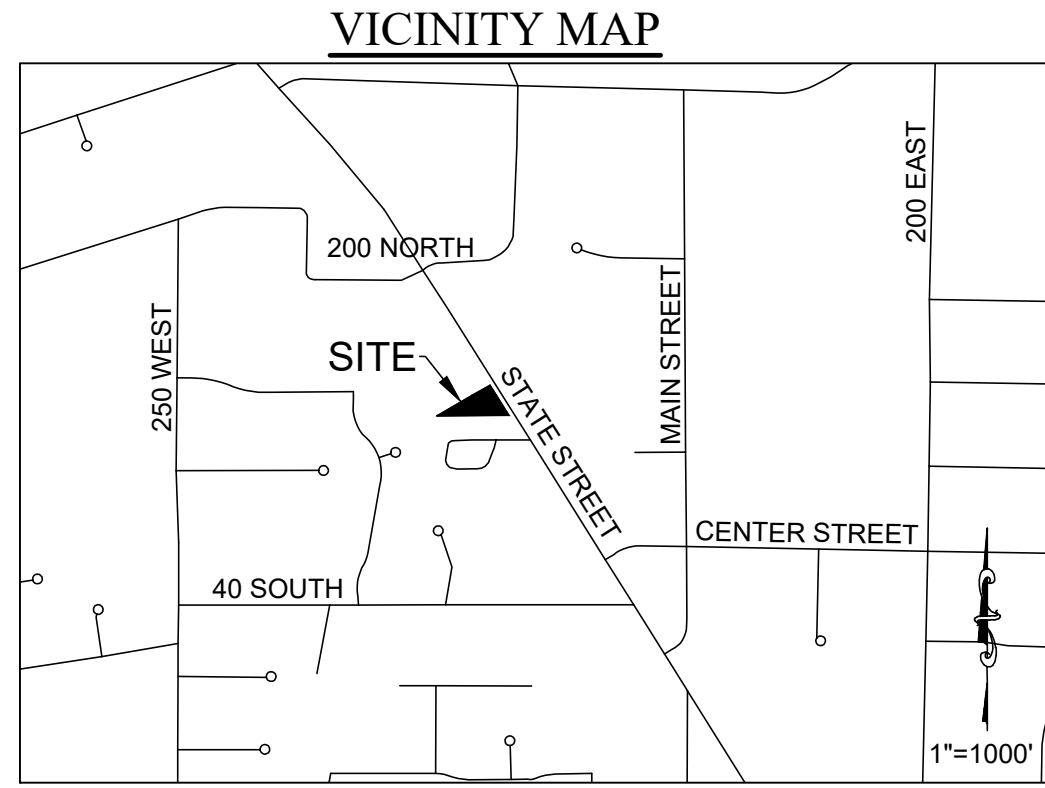
City staff believes that this development will be an amenity to Lindon City. The applicant has provided a plan that will allow for the development of a State Street property that has significant development difficulties due to the properties shape and setback requirements.

Exhibits

1. Aerial photo with zoning
2. Site plan
3. Landscaping Plan
4. Building elevations

Exhibit 1





LINDON FIZZ

GENERAL NOTES:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT* (ADA).
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING, UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
3. WATER METERS ARE TO BE LOCATED BEHIND BACK OF WALK OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
4. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.
5. NO PRESSURE REDUCING VALVES ARE PROPOSED ON THIS SITE.
6. ALL LANDSCAPING TO CONFORM TO LINDON STANDARD DRAWING C.
7. ZONE=CG, GENERAL COMMERCIAL.
8. IBC CONSTRUCTION TYPE: VB, OCCUPANCY CLASSIFICATIONS: B
9. INTERNATIONAL FIRE CODE CONSTRUCTION TYPE:VB, OCCUPANCY CLASSIFICATIONS: B
10. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
11. ALL PUBLIC UTILITIES ARE EXISTING IN THE STREET IN FRONT OF THE SITE.
12. SEE SEPARATE SUBMITTALS ON STORM DRAINAGE CALCULATIONS AND GEOTECHNICAL REPORT
13. THIS BUILDING WILL NOT BE FIRE SPRINKLED.
14. SITE LIGHTING AROUND THE BUILDING WILL BE BUILDING MOUNTED AND ON POLES AS SHOWN ON THE UTILITY PLAN. LIGHT IS DIRECTIONAL AND SHIELDED. SEE DETAIL ON DETAIL SHEET C8.
15. ALL PROPOSED UTILITIES ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.
16. THE SITE IS IN ZONE X ON FEMA MAP PANEL NUMBER 49049C0330F, EFFECTIVE DATE 06/19/2020.
17. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING USABLE POWER TO ENERGIZE ALL STREET LIGHTS FOR THE DEVELOPMENT.

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°11'51" EAST ALONG SECTION LINE 242.63 FEET AND WEST 1055.82 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 32°08'06" EAST ALONG THE WESTERLY STATE STREET RIGHT-OF-WAY A DISTANCE OF 185.73 FEET; THENCE SOUTH 89°38'23" WEST 376.01 FEET; THENCE NORTH 59°56'30" EAST 213.42 FEET; THENCE NORTH 60°18'26" EAST ALONG THE SOUTHERLY BOUNDARY OF OSMOND SENIOR SUBDIVISION PLAT "A" A DISTANCE OF 106.48 FEET TO THE POINT OF BEGINNING.

AREA = 0.683 ACRES

TABULATIONS:

TOTAL AREA: 29,758 S.F. = 100%
LANDSCAPING AREA: 7,567 S.F. = 25.4%
BUILDING/PARKING/CONCRETE AREA: 22,191 S.F. = 74.6%
PARKING LANDSCAPE AREA REQUIRED:
40 S.F. PER STALL X 17 STALLS = 680 S.F.
PARKING LANDSCAPE AREA PROVIDED: 1,926 S.F.

PARKING TABULATIONS:

RETAIL FOOD AREA: 4,659 S.F. @ 1/350 S.F. = 14 STALLS
TOTAL PARKING STALLS REQUIRED: 14
TOTAL PARKING STALLS PROVIDED INCLUDING ADA: 16
ADA STALLS REQUIRED: 1
ADA STALLS PROVIDED: 1
BICYCLE PARKING: (2 MIN. FOR FIRST 50) 2 REQUIRED AND 2 PROVIDED

STATE ROAD - 89 POSTED SPEED LIMIT

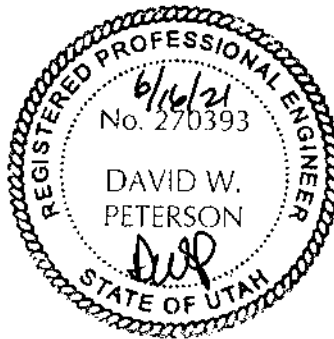
POSTED SPEED LIMIT ON SR-89 IS 40 MPH

UDOT NOTE

ALL STRIPING REMOVAL WILL BE TO UDOT STANDARDS - NO GRINDING

SHEET INDEX

- | | |
|-----|---|
| C1 | SITE PLAN |
| C2 | DEMOLITION PLAN |
| C3 | UTILITY PLAN |
| C4 | GRADING PLAN |
| C5 | EROSION CONTROL PLAN |
| C6 | BMP DETAILS |
| C7 | BMP DETAILS |
| C8 | DETAIL SHEET |
| C9 | UDOT DETAILS |
| C10 | DETAIL SHEET |
| C11 | LONG TERM STORM WATER POLLUTION PREVENTION AND MAINTENANCE PLAN |



BENCH MARK	REVISIONS		
	Rev.	Date	Description
EAST 1/4 CORNER, SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M ELEVATION = 4682.75 DATUM=NVGD29			

Developer: SHELBY HOMES

9657 N. 5650 W., Highland, UT 84003
Phone: (801) 717-6688



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

LINDON FIZZ

LINDON

105 N. STATE ST.

UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

SITE PLAN

Scale:

1"=20'

Date:

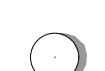
06/16/21

C1

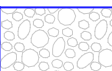


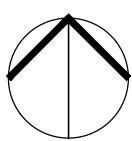
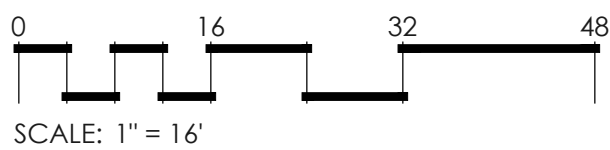
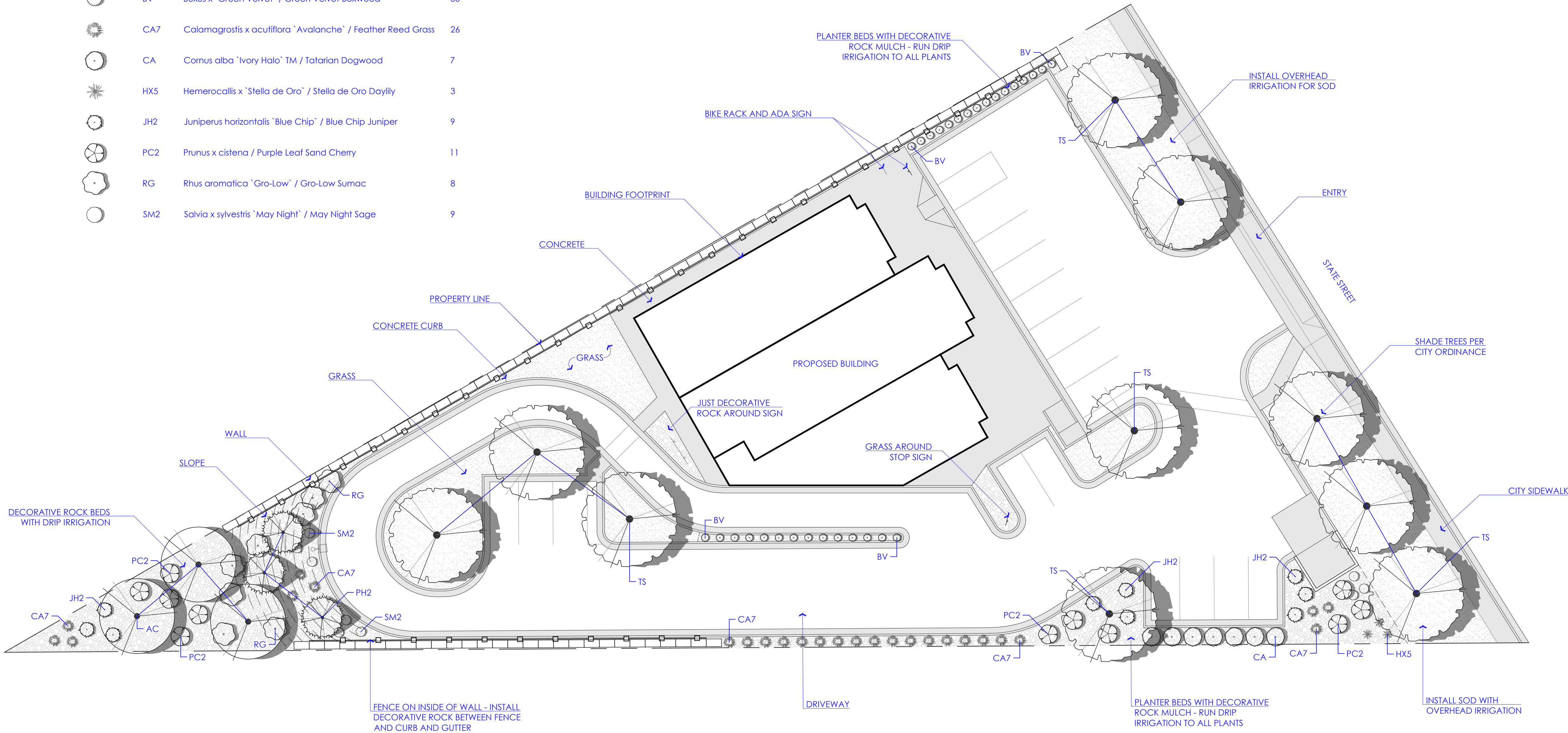
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

PLANT SCHEDULE .

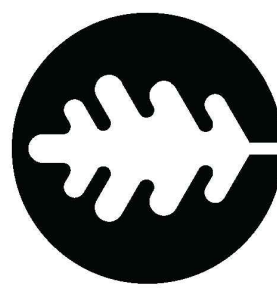
TREES	CODE	BOTANICAL / COMMON NAME	QTY
	AC	Acer campestre / Hedge Maple	3
	PH2	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce	3
	TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden	10
SHRUBS	CODE	BOTANICAL / COMMON NAME	QTY
	BV	Buxus x 'Green Velvet' / Green Velvet Boxwood	30
	CA7	Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass	26
	CA	Cornus alba 'Ivory Halo' TM / Tatarian Dogwood	7
	HX5	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	3
	JH2	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	9
	PC2	Prunus x cistena / Purple Leaf Sand Cherry	11
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	8
	SM2	Salvia x sylvestris 'May Night' / May Night Sage	9

REFERENCE NOTES SCHEDULE .

CODE	DESCRIPTION	QTY
9-1	EDGING	33 lf
SYMBOL	DESCRIPTION	QTY
	KENTUCKY BLUEGRASS SOD	4,860 sf
	DECORATIVE ROCK	3,755 sf



TREESBY
DESIGN



treesbydesign.com
801.888.4506
john@treesbydesign.com



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Installation contractor to verify all quantities, measurements, and site conditions.
Plan is scaled to be printed on 24" x 36" paper.

CUSTOMER INFO

LINDON FIZZ
105 N STATE STREET
LINDON, UT

SHEET NAME

layout
plan

SHEET #

L1-1



1
T1.7 FRONT PERSPECTIVE



2
T1.7 EAST ELEVATION
1/4" = 1'-0"

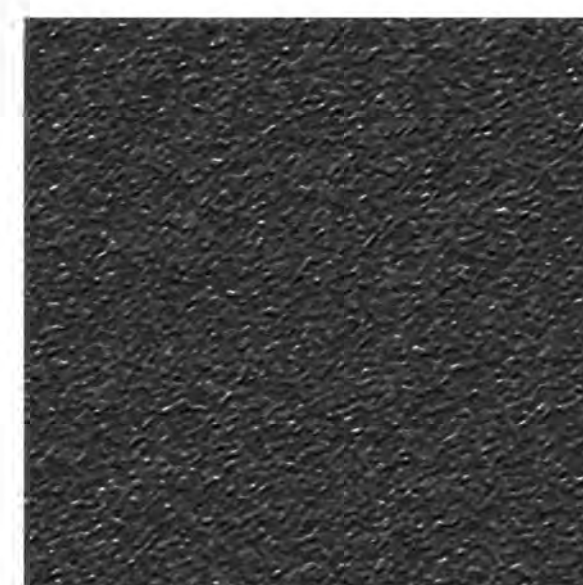
STUCCO - 39%
ROCK AND FENESTRATIONS - 61%
TOTAL - 100%



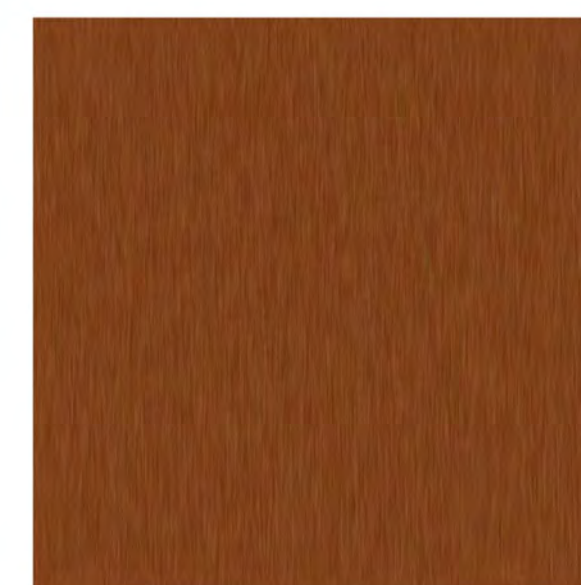
LIGHT SMOOTH STUCCO FINISH
- TUMBLEWEED



CHABLIS UINTAH LEDGESTONE
FINISH



ROUGH DARK STUCCO FINISH
- TUXEDO



CHERRY WOOD ACCENT

PROJECT NUMBER
20114

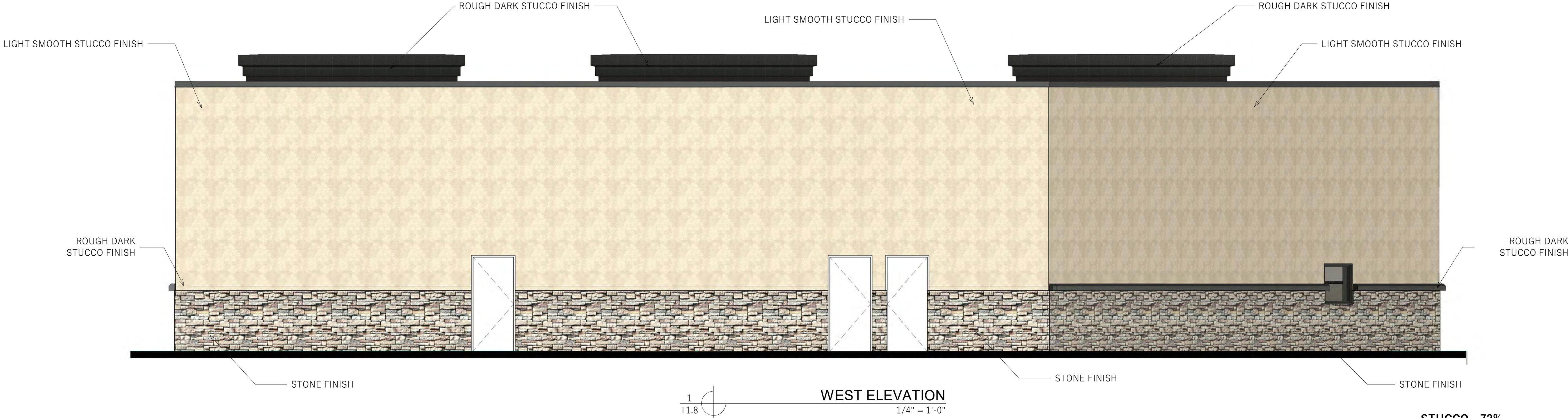
ISSUE DATE:
JULY 22, 2021

REVISIONS:
No. Date

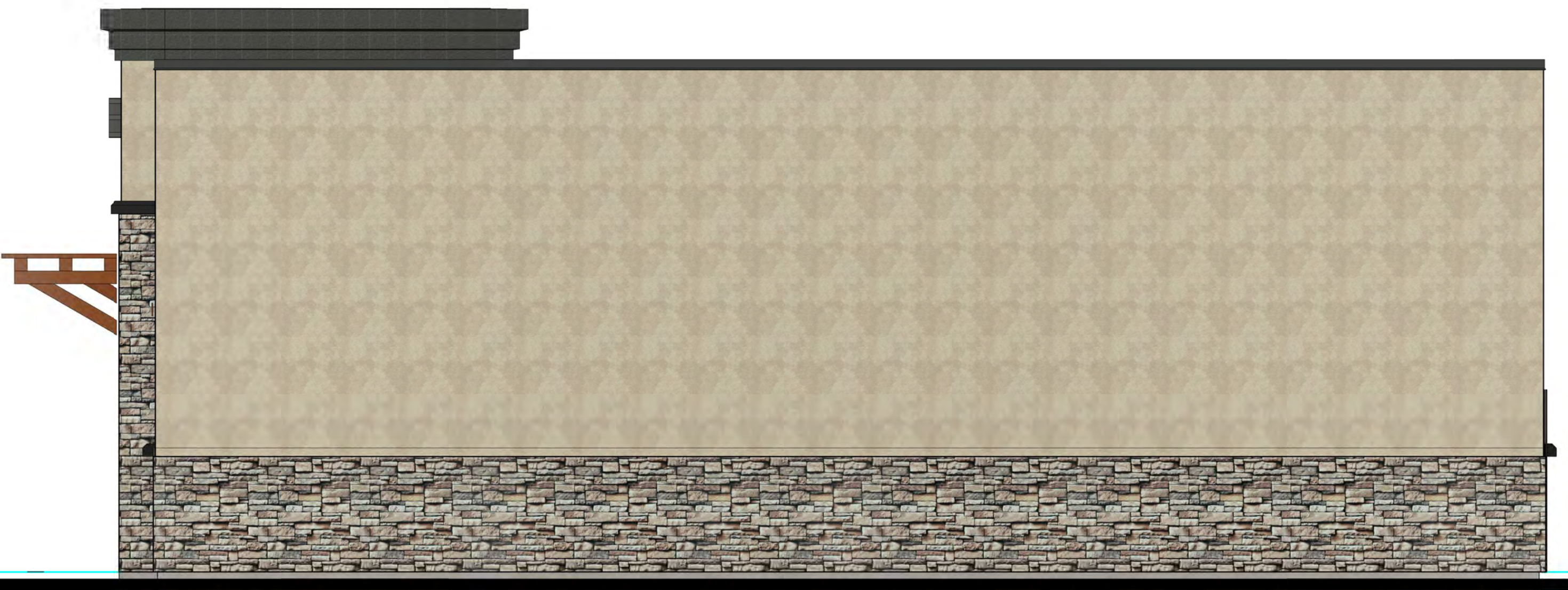
LINDON FIZZ OPTION 2
175 N STATE ST. LINDON, UT

MATERIAL BOARD

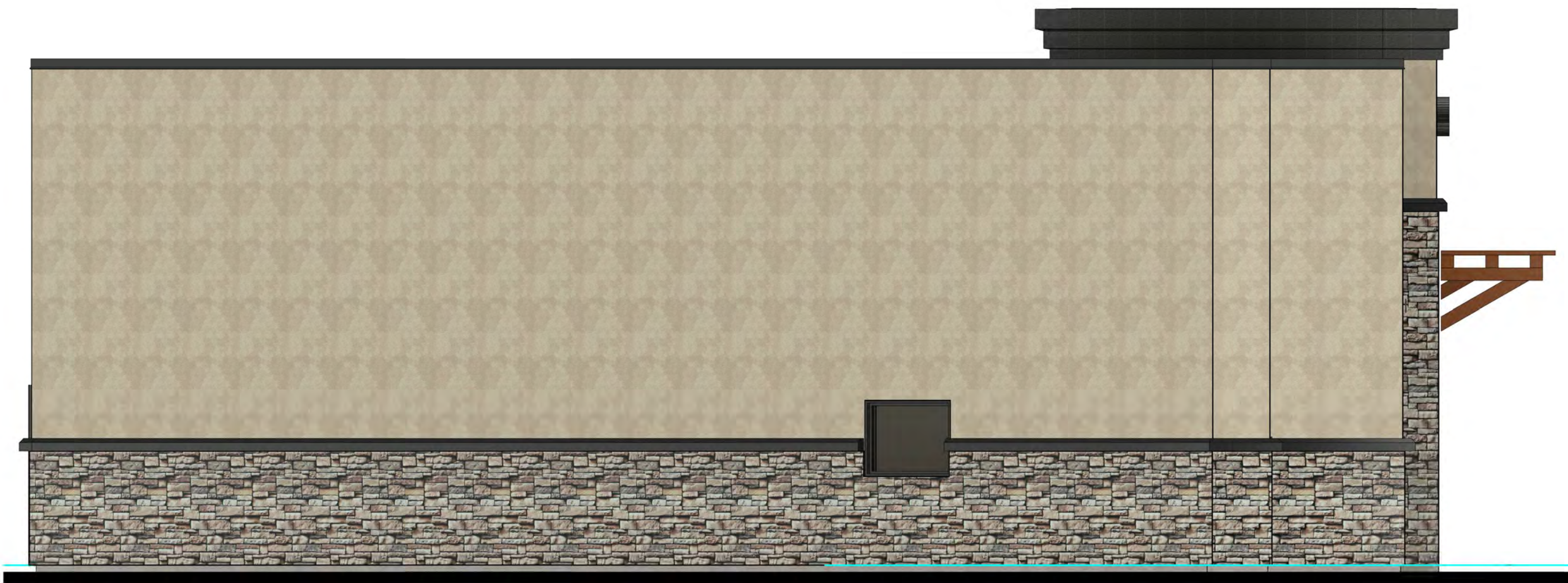
T1.7



STUCCO - 72%
ROCK AND FENESTRATIONS - 28%
TOTAL - 100%



STUCCO - 70%
ROCK AND FENESTRATIONS - 30%
TOTAL - 100%



STUCCO - 69%
ROCK AND FENESTRATIONS - 31%
TOTAL - 100%



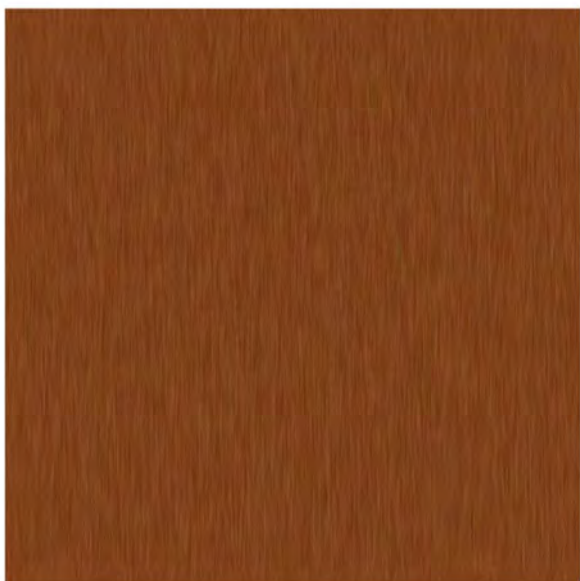
LIGHT SMOOTH STUCCO FINISH
- TUMBLEWEED



CHABLIS UINTAH LEDGESTONE
FINISH



ROUGH DARK STUCCO FINISH
- TUXEDO



CHERRY WOOD ACCENT

Item 8 - Concept Review —Lindon City Park Retail 200 N. State Street

Date: July 27, 2021
Applicant: Matthew Pinder
Presenting Staff: Michael
Florence

Location: 200 N. State
Street
General Plan: Commercial
Current Zone: Commercial
General
Size: 1.08 acres

Type of Decision: None
Council Action Required:
No



Overview

1. Concept reviews are to provide general feedback only and no decision will be made or voted on at the meeting.
2. The applicant is proposing a development consisting of three drive-thru buildings
3. The applicant is requesting feedback about decreasing the required landscaping along 200 N. from 20' to 8'.

Site and Building Design Standards

1. The property will be subject to the requirements of the General Commercial zone as well as the Commercial Design Standards.
2. The applicant has provided a concept site plan for the property.
3. The applicant has not provided renderings of the proposed buildings but they will need to meet the commercial design standards.
4. The Commercial General zone, 17.48.030, requires a 20' landscape strip along all public street frontages. The 20' landscape strip is measured at the back of the sidewalk.
 4. Landscaping Strip. Unless otherwise approved by the planning commission, a landscaped berm at least three feet (3') high and twenty feet (20') wide shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - a. The measurement of the twenty feet (20') in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty feet (20') measured from back of curb but may not count sidewalk width as part of the twenty feet (20') in landscaping requirement unless otherwise approved in a subdivision cross section. A minimum width of five feet (5') of the landscaping shall be on private property adjacent to the street right-of-way.
 - b. Thirty percent (30%) of the landscaping strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the nongrass areas shall be submitted and approved by the planning director.
 - c. Trees shall be planted thirty feet (30') on center, centered ten feet (10') from the edges of the strip in all required landscaped and bermed areas.

d. Landscaping requirements concerning berming, trees, and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the planning commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon commercial design standards may also be considered by the planning commission.

Exhibits

1. Aerial Image
2. Concept Site Plan

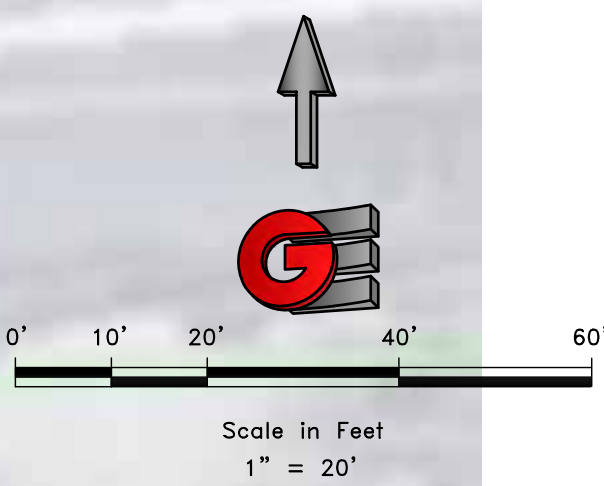


8/2/2016 - Worth Development Partners LLC - LINDON, UT DESIGN/CONCEPT - 3 Aug 7/20/2021 12:29:36 PM, 1/1



SITE TABLE		
BUILDING	3,825 SQ. FT.	8.10%
ASPHALT PAVING	23,216 SQ. FT.	49.17%
CONCRETE	4,261 SQ. FT.	9.02%
LANDSCAPE	15,917 SQ. FT.	33.71%
TOTAL SITE AREA	47,219 SQ. FT.	100%
PARKING STALLS PROVIDED = 22		
(INCLUDES 3 ADA STALLS)		
CURRENT ZONE - CG GENERAL COMMERCIAL		

LEGEND	
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	SETBACK LINE
	NEW ASPHALT PAVING
	NEW ASPHALT PAVING
	NEW LANDSCAPING
	NEW 2" CAL. TREE



REVISIONS		SCALE	1" = 20'
DATE	DESCRIPTION	DATE	7-20-2021
		DESIGN	BSD
		DRAWN	BSD
		CHECKED	TJN

SITE CONCEPT PLAN	
WORTH PARTNERS	
CONCEPT PLAN	
LINDON CITY, UTAH COUNTY, UTAH	



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